



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondva.gov/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 512 Hull Street, Richmond Date: 3/24/2017  
 Tax Map #: S0000076001 Fee: \$2,400.00  
 Total area of affected site in acres: 0.588 ACRES (25,613 SF)

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: B-7

Existing Use: B- Business

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Multi-Family dwellings/Retail  
 Existing Use: Vacant Land

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Spencer Grice

Company: SMBW  
 Mailing Address: 111 Virginia Street  
 City: Richmond State: Va Zip Code: 23219  
 Telephone: (804) 233-5343 Fax: ( )  
 Email: SGRICE@SMBW.COM

**Property Owner:** Property Results

If Business Entity, name and title of authorized signee: Sam McDonald

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest )

Mailing Address: 201 Hull Street  
 City: Richmond State: Va Zip Code: 23224  
 Telephone: (804) 233-8330 Fax: ( )  
 Email: sam@propresults.com

**Property Owner Signature:** 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

## SUP Application

Wednesday, March 31, 2017

**To:**  
 Mark Olinger  
 Director Planning  
 City of Richmond, Virginia

**Project:**  
 512 Hull Street  
**Project No:**  
 M210001.07

### Project Overview

The project described here and in the collateral drawings is submitted for a SUP request to allow additional height for a proposed multi-family development at the corner of Hull and 6<sup>th</sup> Streets in Manchester. The building design envisions a zero lot line concrete frame podium for the first three (3) floors. On the ground level of the podium there are two retail spaces, one on Hull Street and one on 6<sup>th</sup> street. The apartment tenant entrance is on 6<sup>th</sup> street as are both vehicular entrances. On the second and third floor of the podium at the corner of Hull and 6<sup>th</sup> streets there is a design for a glass cube that will house a large scale art piece yet to be designed. This is to provide some light and energy back to that prominent corner of the parking structure. On top of the podium will be a 9 story steel frame residential tower that is set back on all sides from the podium. The podium roof will also accommodate a pool and sundeck amenity. The parking podium accommodates 181 car spaces. The building is on a bus line and provides bike storage and maintenance for tenants who choose not to drive. The residential tower accommodates 188 apartment units that are a mix of studio and one bedroom apartments similar to the successful Port RVA micro unit concept next door. The development targets as tenants young professionals who work in the Manchester and Central Business Districts and desire high end amenities and great light but do not need large spaces.

### Existing Zoning

The proposed building is currently in a B-7 zoning district. This zone allows 5 floors of height with a maximum allowable height of approximately 80 feet.

### SUP Proposal

The proposed development is requesting a Special Use Permit to allow a twelve (12) story building in a B-7 zoning district. To visually mitigate the proposed height the development has been broken into three volumes. The podium volume picks up the 'cornice' line set by Port RVA and continues that around 6<sup>th</sup> Street. This sets the dominant building scale for the streets. The tower has been set back from the podium face on Hull Street and 6<sup>th</sup> Street to de-emphasize the scale. Further, the tower is broken into two volumes and the tower's long facade has been turned onto 6<sup>th</sup> street which lessens the visual impact on Hull Street. The development will provide 95% of the required off street parking. The development will also provide street level retail space for both Hull Street and 6<sup>th</sup> Street. The Hull Street retail is a continuation of the retail design previously developed in the Port RVA building that shares the same block. This will provide a cohesive street frontage for Hull Street and make that block 100% ground level retail. The vehicular entrances for the parking deck as well as the tenant pedestrian entrance are located on 6<sup>th</sup> Street. 6<sup>th</sup> Street is one way east so access from Hull Street in both directions is available. Two new curb cuts on 6<sup>th</sup> Street will be required for garage access. All building services will be located inside the podium structure (trash, transformers, etc).

By allowing additional height and subsequently additional development density it affords the opportunity for structured parking with activated retail street frontages. It is also similarly scaled to the current development two blocks west of Hull in the RF1 district.