

INTRODUCED: December 14, 2015

AN ORDINANCE No. 2015-258

To amend Ord. No. 2000-218-231, adopted May 22, 2000, which authorized the property known as 1000 Carlisle Avenue for the purpose of the conversion and occupancy of the existing building as an arts center and performance and reception facility, together with accessory off-street parking, substantially in accordance with the attached site plan and floor plans, to authorize up to 62 multi-family dwelling units and commercial uses and to remove part of 1021 Carlisle Avenue, part of Rear 901 State Street, and 910 Goddin Street, and reduce the required accessory off-street parking, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Jones (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JAN 11 2016 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2000-218-231, adopted May 22, 2000, be and is hereby amended and reordained as follows:

§ 1. That the real estate, [~~property~~] properties known as 1000 Carlisle Avenue[;] and part of [~~1021~~] 1000 A Carlisle Avenue, [~~part of 1021 Carlisle Avenue, part of Rear 901 State Street, and 910 Goddin Street~~] located at the northwest intersection of Carlisle Avenue and Union Street[;] and identified as Tax Parcel Nos. E000-2028/001[, ~~E000-2030/001, E000-2400/070, and E000-~~

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: JAN 11 2016 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

~~1792/001] and E000-2400/072, respectively, in the [2000] 2015 records of the City Assessor, being more [completely described as follows: beginning at the point of intersection of the west right of way line of Union Street and the north right of way line of Orleans Street (unimproved), thence extending in a southerly direction along the west right of way line of Union Street 424.72 feet to a point; thence extending in a westerly direction 153.45 feet along a property line to a point; thence extending in a northerly direction 83.00 feet to a point; thence extending in a westerly direction 146.08 feet to a point on the east right of way line of Northampton Street (unimproved); thence extending in a northerly direction 20.00 feet along the east right of way line of Northampton Street (unimproved) to a point on the south right of way line of Carlisle Avenue; thence extending in a westerly direction 40.00 feet along the south right of way line of Carlisle Avenue to a point on the west right of way line of Northampton Street (unimproved); thence extending in a southerly direction 249.57 feet along the west right of way line of Northampton Street (unimproved) to a point on the north right of way line of Goddin Street; thence extending in a westerly direction 110.40 feet along the north right of way line of Goddin Street to a point; thence extending in a northerly direction 119.12 feet along a property line to a point; thence extending in a northerly direction 57.00 feet along a property line to a point; thence extending in a westerly direction 93.37 feet along a property line to a point on the east right of way line of Goddin Court; thence extending in a northerly direction 346.06 feet along a property line to a point; thence extending in an easterly direction 60.28 feet along a property line to a point on the west right of way line of Gilliam Street; thence extending in an easterly direction 39.95 feet across said right of way line to its intersection with the south right of way line of Carlisle Avenue; thence extending in a northerly direction 40.00 feet across said right of way line to its intersection with the north right of way line of Orleans Street (unimproved); thence extending in an easterly direction along said right of way line 648.00~~

~~feet to the point of beginning, is]~~ particularly shown on a survey entitled “Topographic Survey, Map of Existing Conditions on Five Parcels of Land Lying West of Union Street and North of Goddin Street Being The Fulton Hill Properties in the City of Richmond,” prepared by Gene Watson & Associates, P.C., and dated May 23, 2013, and revised November 17, 2015, a copy of which is attached to and made a part of this ordinance, are hereby permitted to be used for the purpose of the conversion and occupancy of the existing building as an arts center and performance and reception facility, up to sixty-two (62) multi-family dwelling units, and/or office uses and/or permitted principal uses on corner lots allowed in the R-63 Multi-family Urban Residential District together with accessory off-street parking, substantially in accordance with the attached site plan and floor plans entitled: “Special Use Plans for: Fulton Studios”, prepared by Hanson Associates P.C., dated March 10, 1997, as revised through May 16, 1997, “Fulton Studios Parking Plan”, prepared Hanson Associates P.C., dated April 21, 2000, as revised on ~~[May 4, 2000]~~ June 24, 2015, and “FHS Main Building Block Diagrams Schematic Design, dated November 25, 2015, copies of which are attached to and made a part of this ordinance.

§ 2. That adoption of this ordinance shall constitute the granting of a special use permit for the real estate, which shall be transferable from the owner of the real estate to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed, or otherwise, and shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of said real estate a building permit for the conversion of the existing building and improvements to the property, and to permit the occupancy of the property in accordance with the above-referenced plans for such purpose(s), subject to the following terms and conditions:

(a) That the owner of the properties shall be bound by, observe, and shall comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and building, except as otherwise provided in this ordinance;

(b) That application for a building permit shall be made within twenty-four (24) months from the effective date of this ordinance, which building permit shall expire by limitation and become null and void if construction is not commenced within one hundred eighty (180) days from the date of the building permit, or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after work is commenced, as provided in the applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months from the effective date of this ordinance or should the building permit expire and become null and void after the expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this ordinance shall terminate and this special use permit shall become null and void;

(c) ~~[That the use of the building at 1000 Carlisle Avenue shall be limited to an arts center and performance and reception facility and non medical office uses, with renovations substantially as depicted on the attached plans;]~~ The following uses shall be permitted at 1000 Carlisle Avenue:

(1) Up to sixty-two (62) multi-family dwelling units;

(2) An arts center and studios for artists, craftsmen and musicians, and performance and reception facilities;

(3) Office use;

(4) Any use permitted as a permitted principal use on a corner lot as allowed in the R-63 Multi-family Urban Residential District by sections 30-419.3(a) through 30-419.5

of the Code of the City of Richmond (2015), as amended. The total floor area devoted to such uses shall not exceed 16,000 square feet, as substantially shown on the attached plans. In addition, any deck, patio, terrace for the service of patrons shall be permitted within 100 feet of any property in an R district.

(d) ~~[That the building shall include a minimum of thirty (30) studios leased or available for lease to artists, craftsmen and/or musicians, or for non-medical office use;~~

(e) That indoor activities, in addition to the ~~[use of the building as studios for artists, craftsmen and/or musicians, and non-medical office]~~ uses otherwise permitted herein, may include private or public events such as art and craft fairs; art, craft or dance classes; receptions; meetings; presentations and/or performances, provided that the total aggregate occupancy of the building and property shall not exceed ~~[the lesser of the product of four times the number of off-street parking spaces provided, but not exceeding]~~ five hundred (500) persons, or the maximum occupancy permitted under the building code. The hours that the building may be occupied for events with an attendance exceeding sixty (60) persons shall be limited to between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday, and between the hours of 8:00 a.m. and 12:30 a.m. Friday or Saturday;

~~[(f)]~~ (e) That outdoor activities may include private or public events, including art and craft fairs; art, craft or dance classes; receptions; meetings; presentations and/or performances, provided that there shall be a maximum of twenty-five (25) days per calendar year on which there is an event or events with an attendance in excess of sixty (60) persons. That there shall be a maximum of ten (10) days per calendar year on which there is an event or events which include outdoor amplified entertainment, performances, or presentations, either live or recorded. The maximum combined occupancy of the building and property at any time during an outdoor event shall not exceed the

occupancy authorized in (e) above. Events with a total outdoor attendance greater than sixty (60) persons shall be limited to between the hours of 8:00 a.m. and 11:00 p.m. The use of any amplified entertainment or public address system at an outdoor event shall be limited to the west side of the building on the property, and shall not begin on any day before 11:00 a.m. and shall cease before 8:00 p.m. This authorization under zoning to permit amplified entertainment shall not be construed to supersede any other City noise control regulation. The owner shall maintain a record of any outdoor event with attendance in excess of sixty (60) persons, with such record also indicating the hours of such event and whether or not the event included the use of any amplified entertainment or public address system, and such record shall be provided to the Zoning Administrator upon request;

~~[(g) — That there shall be no retail sales on premises, except for work produced on premises offered by appointment only within the studio of the producer, and/or as necessary to arts and crafts shows or fairs authorized in (d) or (e) above.~~

~~(h) — That there shall be no exterior alterations or additions to the existing building except for normal repair and maintenance and those depicted on the attached plans, provided that minor alterations necessary to achieve certification for historic rehabilitation tax credits may be authorized by the Director of Community Development upon submittal of documentation that such alterations are required to achieve certification.~~

(f) Any exterior alterations or additions to the existing building, except for normal repair and maintenance and those depicted on the attached plans, shall be approved by the Director of Planning and Development Review or approved by the Department of Historic Resources if Historic Tax Credits are applied for, prior to the issuance of any building permits;

(g) All dwelling units shall have at least one (1) window to the exterior and access to natural light. Dwelling units depicted on the third floor in the attached plans shall not be permitted

if exterior modifications to the building that would provide windows to dwelling units are not possible;

(h) That a [~~maximum of one hundred and fifty (150)~~] minimum of 69 off-street parking spaces shall be provided, substantially as shown on the attached plans, and the parking area and access aisles shall be paved with a dust free, all weather surface, and parking spaces shall be delineated on the pavement surface. Any reconfiguration of the parking area shall be subject to the approval of the Director of [~~Community~~] Planning and Development Review. Any entrance to the parking area from a public street shall be in accordance with the requirements of the Director of Public Works;

~~[(j)]~~ (i) That the existing pavement of the parking area adjacent to the former school building, shall be removed where indicated, and additional fencing and landscaping shall be provided, substantially as shown on the attached plans. Where “low evergreen shrubs” are depicted on the plans around the perimeter of the parking areas, such shrubs shall be a minimum of eighteen (18) inches in height, and where trees are shown on the perimeter of the parking area, the trees shall have a minimum caliper of one (1) inch, at a point three feet upon the tree trunk, at planting. Interior parking area planting areas along the building where asphalt has been removed may be planted with trees, shrubs, annuals, perennials, or a combination thereof. Should the existing vegetation on the property to the north cease to exist or provide screening, additional landscaping shall be required along the northern boundary of the subject property, subject to the approval of the Director of [~~Community~~] Planning and Development Review for type, height, etc. [~~The existing chain link fence along Union Street may be maintained, provided that the fencing material is painted black. Any replacement fence or additional fencing shall be subject to the approval of the Director of Community Development for type, height, material, etc. A detailed plan or plans~~]

~~depicting the proposed handicapped ramp and any proposed trash collection facilities and/or air conditioner compressor locations shall be submitted for the review of the Director of Community Development prior to or concurrent with the building permit application. Such plan(s) shall include site plans for the trash collection facilities and/or air conditioner compressors and a landscape plan for the screening necessary for those features. No building permit shall be issued until the Director has approved such plan;~~

~~(k) — That the existing pavement of the parking area adjacent to the property labeled City of Richmond School Board on the attached plans, shall be removed from the areas indicated as planting and landscaping strip, and additional fencing and landscaping shall be provided, substantially as shown on the attached plans. Any alternative or additional fencing and landscaping shall be subject to the approval of the Director of Community Development for type, height, material, etc. Any reconfiguration of the parking area shall comply with City parking regulations and shall be subject to the approval of the Director of Community Development prior to the issuance of any permits. Said parking area shall be open for public use associated with the use of the adjacent soccer field, and events as authorized in (d) and (e) above, shall not conflict with the said public use of the parking area;~~

~~(l) — That any future placement of access control gates placed across the closed portion of Carlisle Avenue may be permitted provided that such gates shall remain open to vehicular access during events authorized in (d) and (e) above;~~

~~(m) — That a final lighting plan shall be approved by the Director of Community Development of the City prior to the issuance of building permits;~~

~~(n) — That final grading and drainage plans shall be approved by the Director of Community Development of the City prior to the issuance of building permits;~~



~~(j)~~ (j) That storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm and surface water from the land or buildings shall be provided and maintained at all times by the owner at its cost and expense so as not to adversely affect or damage adjacent properties or public streets and alleys and the use thereof;

~~(k)~~ (k) That identification of the premises shall be limited to one sign, not exceeding twelve (12) square feet in area, which may either be attached flat against a vertical surface of the building, or freestanding, provided that if freestanding, the sign shall be ground mounted and shall not exceed five (5) feet in height. Such sign may be illuminated, provided that the source of illumination is not visible;

~~(l)~~ (l) That facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works, and such facilities shall be located or screened, within gated enclosures if necessary, so as to not be visible from adjacent properties and public streets;

~~(m)~~ (m) The Owner shall maintain Northampton Street and Carlisle Avenue as roads suitable for vehicular travel (the "Roads"). The Roads may remain private, however, the Owner shall permit public pedestrian and vehicular access, subject to the reasonable control of the Owner to revoke such access to individuals on a case by case basis, and the Owner shall not gate or otherwise barricade the Roads against such public access except as provided herein. The Owner shall not post "No Trespassing" signs or signs otherwise indicating general public access is forbidden on the Roads; provided, however the Owner or the person lawfully in charge, pursuant to section 19-83 of the Code of the City of Richmond (2015), as amended, may, in their reasonable discretion, forbid individuals from going upon the Roads orally or in writing. The Owner shall designate the City's Department of Police as "persons lawfully in charge" in accordance with

section 19-83 of the Code of the City of Richmond (2015), as amended. Notwithstanding the foregoing, the Owner may temporarily gate or barricade the Roads from time to time for temporary events; provided, however that the Owner shall not gate or barricade the Roads for any portion of more than 3 calendar days in any given calendar week, shall not gate or barricade the Roads for any portion of more than 6 calendar days in any given calendar month, and shall not gate or barricade the roads for any portion of more than 40 calendar days in any given calendar year.

(n) That in all other respects, the properties shall be subject to the applicable underlying zoning district regulations.

§ 4. That should the owner use the premises for any purpose which is not permitted by this ordinance, or fails, refuses or neglects to comply with all applicable terms and conditions, and does not terminate such use or comply with such terms and conditions within sixty (60) days after written notice to do so has been given by the Zoning Administrator, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void, unless an application for a special use amendment is filed with the Director of ~~[the Department of Community]~~ Planning and Development Review, which shall stay the sixty (60) day period. Failure to comply with the terms of this ordinance shall constitute a violation of [~~§ 32-1080~~] 30-1080 of the Code of the City of Richmond~~[-1993]~~ (2015), as amended, or other applicable provision.

§ 5. That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when the use of the premises is abandoned for a period of twenty-four (24) consecutive months, use of the real estate shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is then situated.

§ 6. This ordinance shall be in force and effect upon adoption, and Ordinance No. 97-289-291, adopted October 13, 1997, shall be hereby repealed.

II. This amendatory ordinance shall be in force and effect upon adoption.



## City of Richmond

### Intracity Correspondence

Ordinance: a2015 - 520

# O & R REQUEST

NOV 30 2015

1000 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
Chief Administration Office  
City of Richmond  
www.richmondgov.com

4-4481

File Number: a2015 - 520

To amend Ord. No. 2000-218-231, adopted May 22, 2000, which authorized the property known as 1000 Carlisle Avenue for the purpose of the conversion and occupancy of the existing building as an arts center and performance and reception facility, together with accessory off-street parking, substantially in accordance with the attached site plan and floor plans, to authorize up to 62 multi-family dwelling units and commercial uses and to remove part of 1021 Carlisle Avenue, part of Rear 901 State Street, and 910 Goddin Street, and reduce the required accessory off-street parking, upon certain terms and conditions.

### O & R Request

DATE: November 30, 2015

EDITION: 1

DEC 10 2015

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor  
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To amend Ord. No. 2000-218-231, adopted May 22, 2000, which authorized the property known as 1000 Carlisle Avenue for the purpose of the conversion and occupancy of the existing building as an arts center and performance and reception facility, together with accessory off-street parking, substantially in accordance with the attached site plan and floor plans, to authorize up to 62 multi-family dwelling units and commercial uses and to remove part of 1021 Carlisle Avenue, part of Rear 901 State Street, and 910 Goddin Street, and reduce the required accessory off-street parking, upon certain terms and conditions.

ORD. OR RES. No.

**PURPOSE:** To amend Ord. No. 2000-218-231, adopted May 22, 2000, which authorized the property known as 1000 Carlisle Avenue for the purpose of the conversion and occupancy of the existing building as an arts center and performance and reception facility, together with accessory off-street parking, substantially in accordance with the attached site plan and floor plans, to authorize up to 62 multi-family dwelling units and commercial uses and to remove part of 1021 Carlisle Avenue, part of Rear 901 State Street, and 910 Goddin Street, and reduce the required accessory off-street parking, upon certain terms and conditions.

**REASON:** The existing ordinance was adopted on May 22, 2000, and includes properties that are part of another special use permit application. Therefore, the applicant is requesting removal of these properties from the ordinance. In addition, the applicant is proposing to redevelop the existing building for up to 62 multi-family dwelling units and commercial space.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its January 4, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject properties are located along the south side of Carlisle Avenue, just west of Union Street, and were made part of Ord. No. 2000-21-231, which was adopted by City Council on May 22, 2000. The properties at 910 Goddin Street and 1021 Carlisle Avenue are included in another special use permit application, entitled Studio Row, where the applicant is seeking approval for a multi-family development of 204 units.

A portion of 901 State Street was sold as surplus to the current owner as part of the special use permit in 2000. This property became 1000 B Carlisle Avenue and is included as part of the Studio Row special use permit application.

As part of Ord. No. 2000-21-231, 1021 Carlisle Avenue was authorized to be used as accessory parking in support of the activities at the former school building. By removing 1021 Carlisle from the existing ordinance, 44 parking spaces will be removed from the Fulton Studios Parking Plan. In addition, 30 on-street parking spaces, located along the north side of Carlisle Avenue, are being proposed for removal as part of this amendment. The final number of spaces required would become 69 spaces. The special use permit application for the Studio Row apartments would reauthorize 23 parking spaces along south side of Carlisle Avenue.

In addition, the applicant proposes to potentially renovate the existing building for the purposes of multi-family dwelling units and commercial uses. The total number of units

would limited to 62 and the total floor area devoted to commercial uses permitted in the R-63 Multi-family Urban Residential District would be limited to 16,000 square feet. The uses permitted by the existing ordinance would be retained in the amended ordinance.

The proposed Studio Row development is for up to 204 multi-family dwelling units, divided into two buildings fronting on Carlisle Avenue. Garage parking would provide 110 parking spaces and the remaining 101 spaces would be provided through a mix of angle-in surface parking, alley parking, parallel street parking, and surface parking on the south side of Carlisle Avenue.

The Richmond Master Plan recommends "public and open space" for the subject properties, which reflects the previous uses as a school and City park.

**FISCAL IMPACT:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**COST TO CITY:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** December 14, 2015

**CITY COUNCIL PUBLIC HEARING DATE:** January 11, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, January 4, 2016

**AFFECTED AGENCIES:** Office of Chief Administrative Officer; Law Department (for review of draft ordinance); and City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORDINANCES:** None.

**ATTACHMENTS:** Application Form, Applicant's Letter, Draft Ordinance, Plans, Survey

**STAFF:** Willy Thompson, Senior Planner  
Land Use Administration (Room 511)  
646-5734

*DCD O&R No.15-18*



## 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.richmondgov.com/>

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

Project Name: Studio Row Date: 11/9/15

Property Address: 1000 Carlisle Avenue Tax Map #: 5000-2028/001

Fee: paid 3/19/15 Total area of affected site in acres: 1.573  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-5

### Proposed Use

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

Existing Use: studios + office

Is this property subject to any previous land use cases?

Yes No

☒ If Yes, ☐ please list the Ordinance Number:

studios, office, multi-family  
+ retail

2000-218-231

Applicant/Contact Person: Maritza Pechin

Company: Fulton Hill Properties

Mailing Address: 1000 Carlisle Avenue Suite 215

City: Richmond State: VA Zip Code: 23231

Telephone: (804) 226-9555 Fax: (804) 226-9557

Email: mpechin@fultonhillproperties.com

Property Owner: Fulton Hill Studios LLC

If Business Entity, name and title of authorized signee: Margaret Freund

(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: same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: (\_\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

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)

**Special Use Permit Application**  
***Fulton Hill Studios - Renovation***  
11/12/15

**Applicant's Report**

The Fulton Hill Studios Renovation will be the second renovation of the Robert Fulton School. Currently, Fulton Hill Studios houses artist studios, office space, and a gallery in three levels (basement, 1<sup>st</sup> floor and 2<sup>nd</sup> floor). The Fulton Hill Studios Renovation will involve the renovation of the entire structure, from the basement to the formerly un-renovated attic area, and introduce up to 62 residential units and a café to the building, while retaining a gallery and some creative office space. Depending on the feasibility of introducing new windows to the attic level, the attic level may be renovated for residential or commercial use. Parking will be provided at a ratio of 1:1 for residential units in adjacent surface parking. Café customers and residents will share parking spaces, as the timeframe when the two user groups use the parking spaces is complimentary. This renovation will include a variety of Transportation Demand Management strategies to encourage bicycling, walking and transit. Fulton Hill Studios is within walking and biking distance to the GRTC Bus Rapid Transit route and two GRTC regular bus routes, the Virginia Capital Trail, and the proposed Gillies Creek Greenway. The renovation project will provide creative live-work opportunities.

This renovation project responds to several recent initiatives in the Greater Fulton Community, including the Greater Fulton's Future Initiative, the location of Stone Brewery and World Bistro & Gardens in the community, the future nearby Bus Rapid Transit line, the completion of the Virginia Capital Trail and the proximity to the James River. This project is supported by community organizations, including the Greater Fulton Hill Civic Association Executive Committee, the Neighborhood Resource Center, Greater Fulton's Future, Youth With A Mission (YWAM) and the Historic Fulton Foundation.

**Greater Fulton's Future Initiative**

The Greater Fulton community initiated a ground-up planning and visioning initiative in 2010 under the leadership of Local Initiatives Support Corporation (LISC). The Greater Fulton's Future Initiative resulted in priorities and goals established by members of the community in six specific areas: Economic Development, Housing, Legacy, Parks and Recreation and Services (including Education and Infrastructure). The overriding conclusion of the Greater Fulton's Future Initiative is that in order to attract businesses and services that the community wants and needs—such as grocery stores, sidewalks, crosswalks, cafes, restaurants, senior housing and a school—the community needs more people to provide more density and more buying power in the community.

**Stone Brewery and World Bistro & Gardens**

The selection of the site of Stone Brewing Company's east coast brewery and World Bistro and Gardens in Greater Fulton is a game changer for this neighborhood. Greater Fulton has suddenly become a very desirable place in which to invest, live and work. The Fulton Hill Studios Renovation will address an upcoming need for market-rate workforce housing in response to the demand that the Stone Brewing Company's project will bring.



Currently, the only housing options in the community are:

- subsidized apartments (both public and private), which have income restrictions and are often considered undesirable,
- single family rentals, which require tenant commitment to lawncare and maintenance and are often in substandard condition and owned by absentee landlords, and
- single family houses for purchase, which requires the ability and desire to own and maintain a house and yard.

The Fulton Hill Studios Renovation fills the housing gap in the community by providing market rate workforce rental housing that is well designed, well-managed, and does not require a substantial financial commitment. Greater Fulton is quickly becoming a desirable destination to live and work, and the Fulton Hill Studios Renovation responds to that market and will significantly contribute to the tax base of the community and the City of Richmond.

#### **GRTC Bus Rapid Transit, Virginia Capital Trail and the James River**

The location of Fulton Hill Studios is desirable for both current residents and newcomers attracted by Stone Brewing Company, the nearby James River, the Virginia Capital Trail, downtown Richmond and Virginia Commonwealth University. The project will be located within walking distance of the new GRTC Bus Rapid Transit (BRT) line between Rocketts Landing/Stone Brewery and Willow Lawn through downtown Richmond on Broad Street. The developer and the community have already started conversations with Stone Brewing Company and staff of the City's Planning and Economic Development departments and the Trails-Pedestrian-Bicycle Coordinator to ensure that pedestrian and bicycle connections are established between the neighborhood and the James River and Virginia Capital Trail. The proposed Gillies Creek Greenway, currently in the concept stage of development, is already piquing the interest of people both within and outside of the Greater Fulton community.

#### **Neighborhood Context**

Fulton Hill Studios is within walking distance to the Powhatan Recreation Center, several recreational playing fields, the future Fulton Memorial Park, the Neighborhood Resource Center and new residential development of solar houses on Williamsburg Avenue. It is also within walking distance of Stone Brewery, which is currently under construction, the James River and the Virginia Capital Trail. The Fulton Hill Studios Renovation will provide a housing option priced midpoint between the subsidized apartments that is currently available and the market-rate for-sale solar houses that are being developed on Williamsburg Avenue and will balance the housing options in the community.

The neighborhood adjacent to Fulton Hill Studios consists of older single-family houses in Fulton Hill as well as newer single-family houses in the valley that is known as historic Fulton. Historic Fulton was a mixed use, cohesive neighborhood with a variety of housing types, churches, schools and businesses that was razed during the 1970s urban renewal process.

The Fulton Hill Studios Renovation will provide a walkable and bikeable residential community and will provide the opportunity for limited retail (café) to serve the residents of the development and the surrounding community. The community has been trying to attract a café to Greater Fulton for many years, and the Fulton Hill Studios Renovation presents an excellent opportunity to realize that long-standing community wish. Greater

Fulton's active community civic association and neighborhood organizations will welcome the new residents to the community. There are numerous opportunities for Fulton Hill Studios residents to become involved in the civic life of Greater Fulton should they choose to do so.

Fulton Hill Studios residents and tenants will have access to the amenities provided by the adjacent Studio Row development, which include swimming pool and clubhouse, and open space that will include gardens and potentially an orchard. Residents of the surrounding community will also benefit from a proposed café or gallery space, and more "eyes on the street" to deter crime—a significant and ongoing concern of the neighborhood. Fulton Hill Properties will continue to support community organizations with fundraisers held in the Robert Fulton School. Several important citywide non-profit organizations got their start at Fulton Hill Studios, including Art180 and the Blue Sky Fund.

Specifically, the Fulton Hill Studios Renovation will:

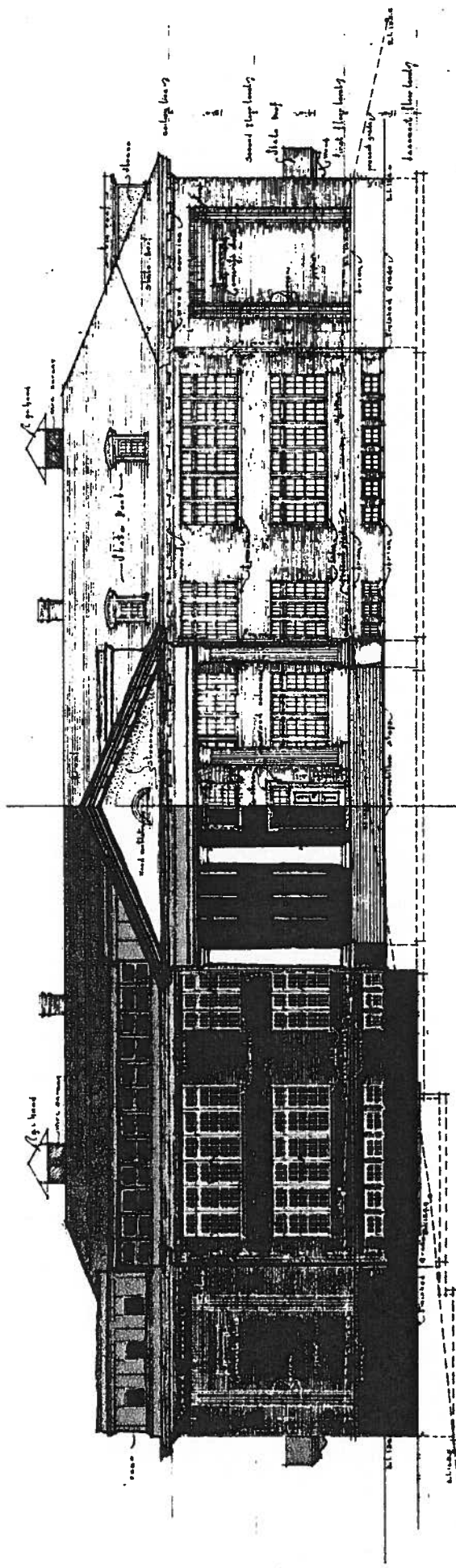
- NOT be detrimental to the safety, health, morals and general welfare of the community involved. In fact, the Fulton Hill Studios Renovation will improve the safety, health, morals and general welfare of the community by reducing crime such as drug dealing, prostitution, and truancy that has been a problem in the community for years.
- NOT tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. Carlisle Avenue will be re-opened between Union Street and Gilliam Street, allowing access between Admiral Gravelly Boulevard and Union Street. In addition, the Transportation Demand Management strategies, combined with the proximity to the Virginia Capital Trail, future bike routes, two GRTC bus routes within two blocks, and the Bus Rapid Transit route within one-half mile, will reduce vehicle trips that would otherwise be generated by the project. Parking at a 1:1 ratio will ensure that parking impacts are minimized on neighboring streets.
- NOT create hazards from fire, panic or other dangers.
- NOT tend to cause overcrowding of and undue concentration of population.
- NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirement, conveniences and improvements.
- NOT interfere with adequate light and air.

The Applicant believes that the above conditions will be met by the features of the plan and the compatible character of the proposed use and surrounding community.

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LAND USE ADMINISTRATION

FULTON HILL STUDIOS

	Floor GSF	Unit GSF/Ftr	Core Area	Eff.	Units	Avg. Unit SF	Exterior GSF
BASEMENT	16,707	14,161	2,546	15.2%	16	885.08	4,521
FIRST FLOOR	16,707	14,308	2,399	14.4%	15	953.87	1,328
SECOND FLOOR	16,707	14,308	2,399	14.4%	17	841.65	0
THIRD FLOOR	14,540	12,223	2,317	15.9%	14	873.07	2,186
<b>Totals</b>	<b>64,661 SF</b>	<b>55,000 SF</b>	<b>9,661 SF</b>	<b>14.9%</b>	<b>62</b>	<b>887.10 SF</b>	<b>8,013 SF</b>



FRONT ELEVATION

Schematic Elevation

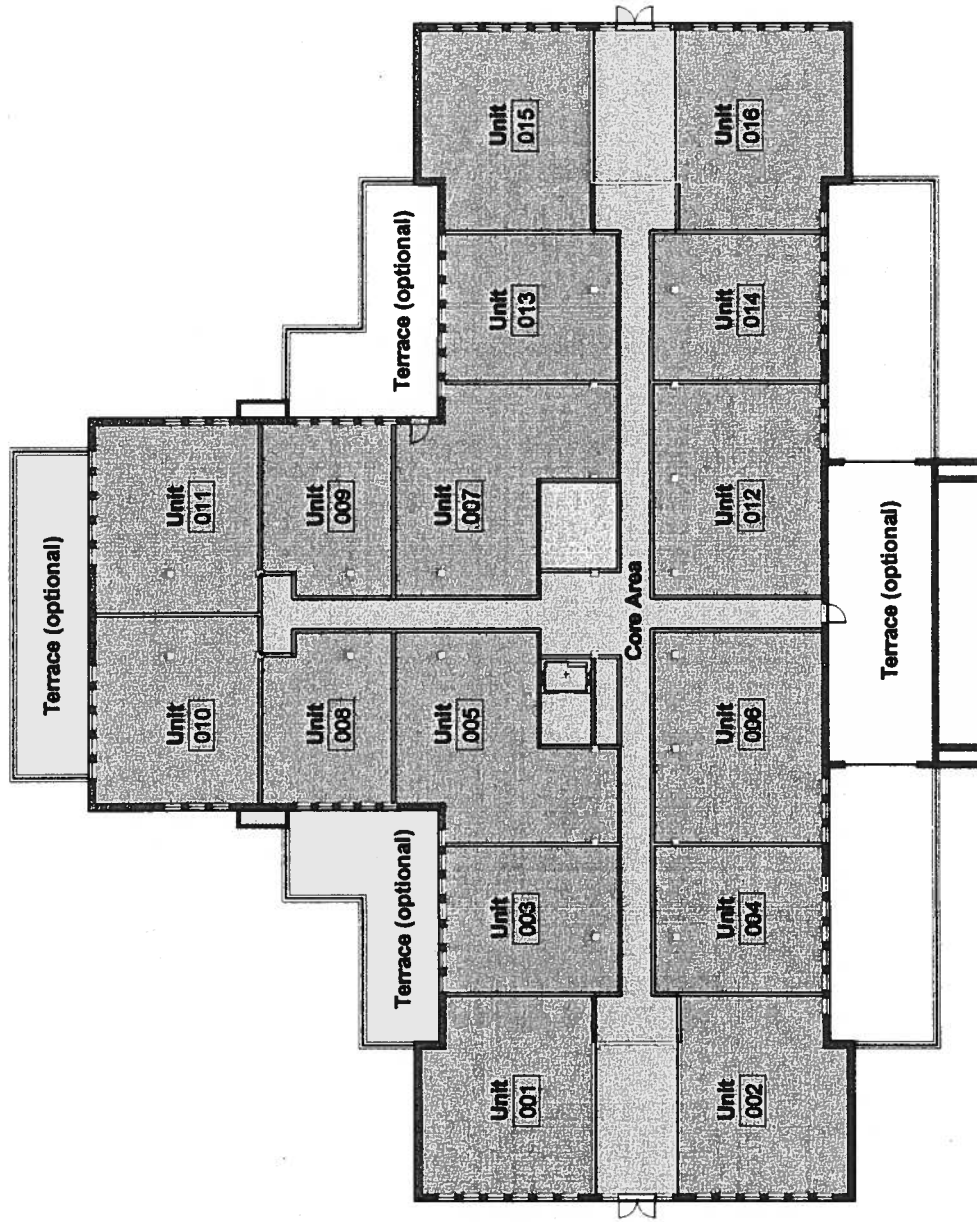
NOVEMBER 25, 2015

12" = 1'-0"

FHS - Main Building  
Block Diagrams  
Schematic Design

# Garden Level Square Footage

USE	SF
Business, Artist Studio or Living Area* (16 units, average SF 885)	14,161
Core Area	2,546
<b>Gross SF</b>	<b>16,707</b>
Terrace	4,516
<b>Total SF</b>	<b>21,223</b>



**Building Area Legend**

- BUSINESS, ARTIST STUDIO OR LIVING AREA\*
- CORE AREA
- TERRACE (OPTIONAL)

\*BUSINESS UNITS SIZED TO BE INTERCHANGABLE WITH LIVING UNITS

## Garden Level Plan

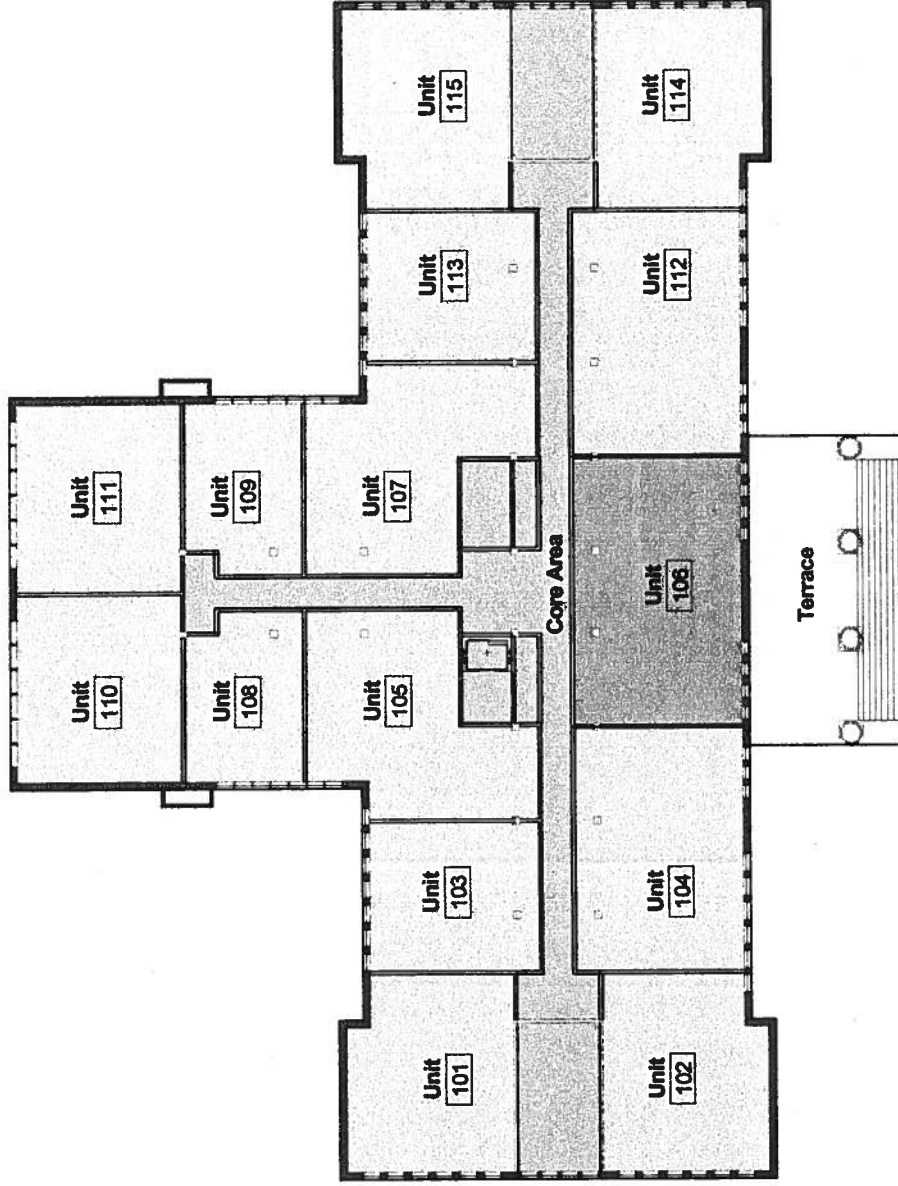
NOVEMBER 25, 2015  
1" = 20'-0"

## FHS - Main Building Block Diagrams Schematic Design



# First Level Square Footage

USE	SF
Business, Artist Studio or Living Area*	1,236
Living Area	13,072
(14 units, average SF 934)	
Core Area	2,399
<b>Gross SF</b>	<b>16,707</b>
Terrace	1,326
<b>Total SF</b>	<b>18,033</b>



- Building Area Legend**
- BUSINESS, ARTIST STUDIO OR LIVING AREA\*
  - CORE AREA
  - LIVING AREA
  - TERRACE
- \*BUSINESS UNITS SIZED TO BE INTERCHANGABLE WITH LIVING UNITS

## First Floor Plan

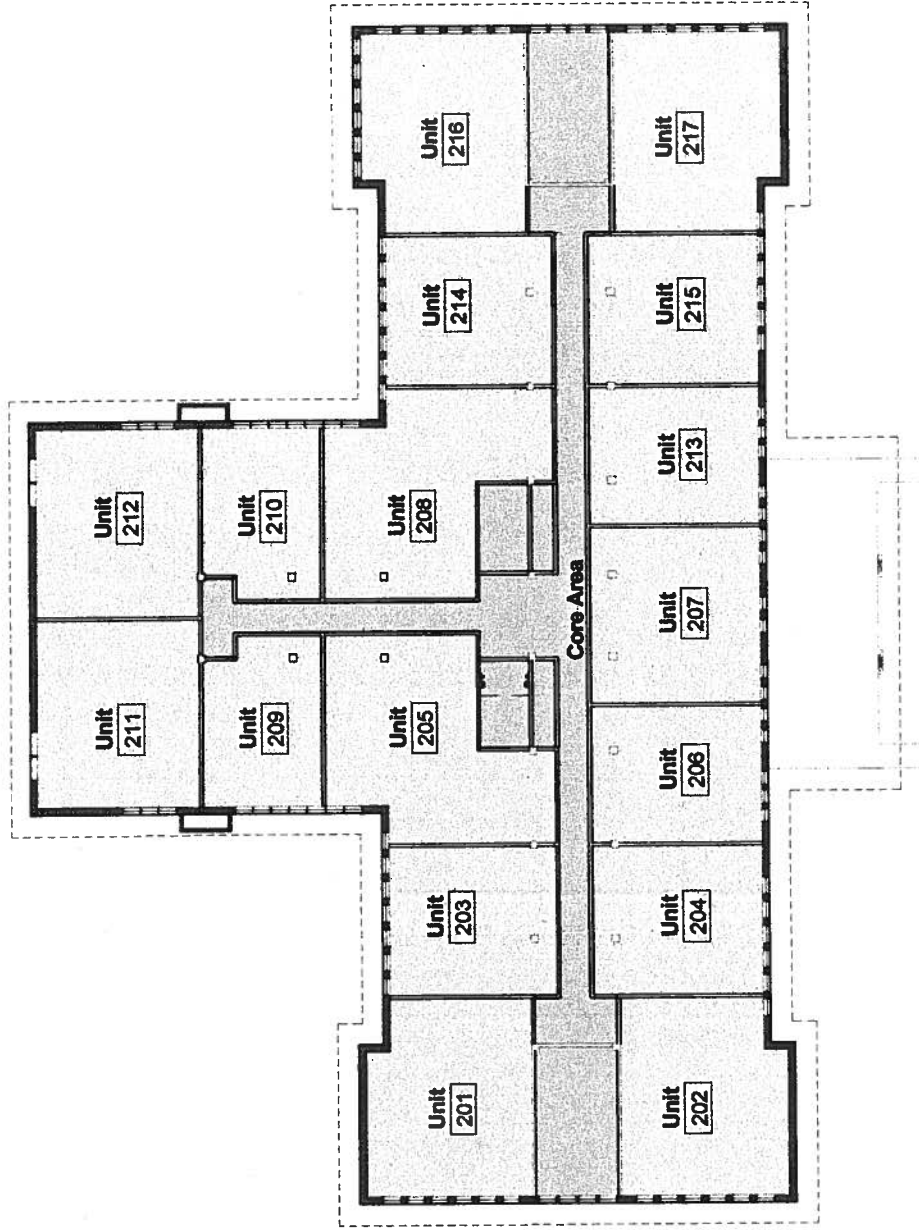
NOVEMBER 25, 2015  
1" = 20'-0"

## FHS - Main Building Block Diagrams Schematic Design



# Second Level Square Footage

USE	SF
Living Area (17 units, average SF 842)	14,308
Core Area	2,399
<b>Gross SF</b>	<b>16,707</b>
Terrace	0
<b>Total SF</b>	<b>16,707</b>



## Building Area Legend

- CORE AREA
- LIVING AREA

## Second Floor Plan

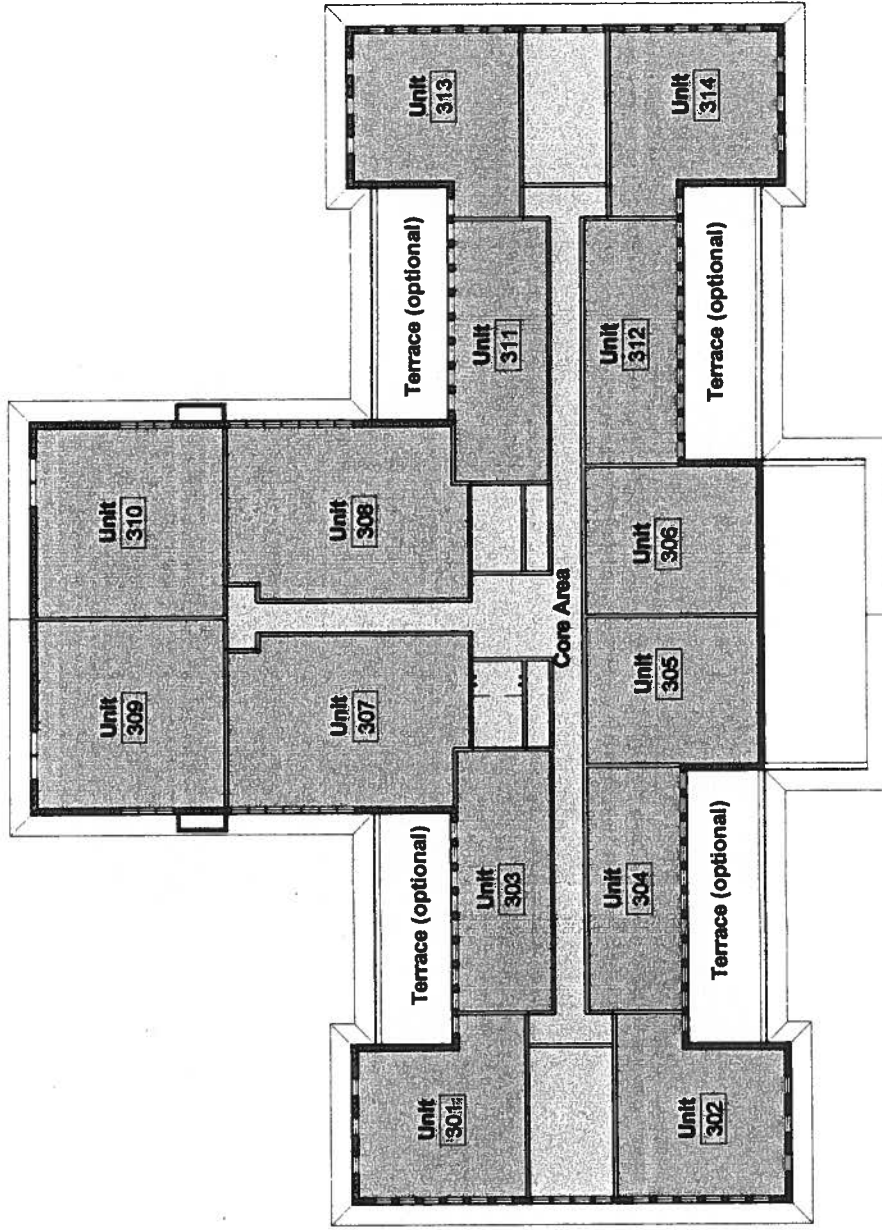
NOVEMBER 25, 2015  
1" = 20'-0"

## FHS - Main Building Block Diagrams Schematic Design



### Third Level Square Footage

USE	SF
Business, Artist Studio or Living Area*	12,223
(14 units, average SF 873)	
Core Area	2,317
<b>Gross SF</b>	<b>14,540</b>
Terrace	2,166
<b>Total SF</b>	<b>16,706</b>



#### Building Area Legend

- BUSINESS, ARTIST STUDIO OR LIVING AREA\*
- CORE AREA
- TERRACE (OPTIONAL)

\*BUSINESS UNITS SIZED TO BE INTERCHANGABLE WITH LIVING UNITS

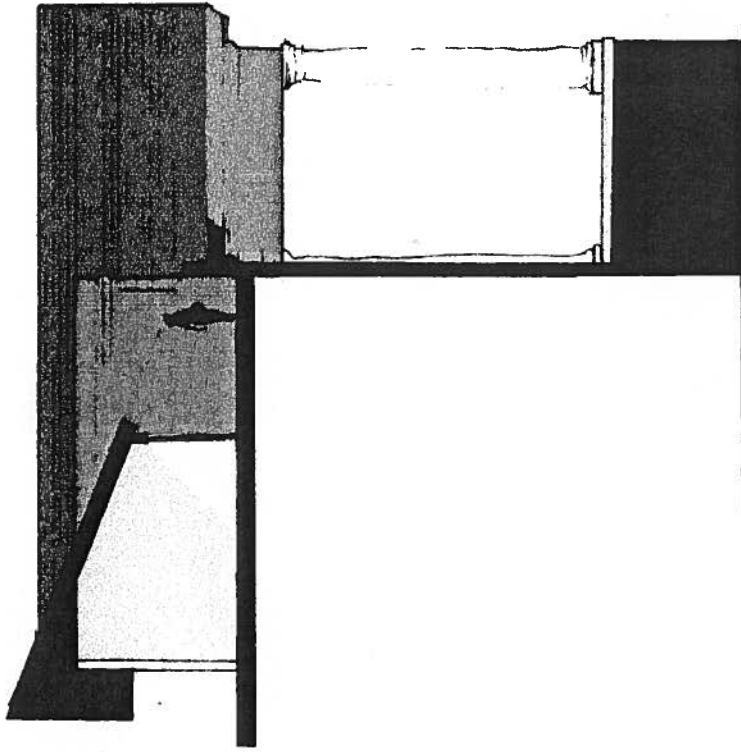
### Third Floor Plan

NOVEMBER 25, 2015  
1" = 20'-0"

### FHS - Main Building Block Diagrams Schematic Design







**FHS - Main Building  
Block Diagrams  
Schematic Design**

**Schematic Section**  
NOVEMBER 25, 2015

Section 2  
Fulton Community Hall

