

INTRODUCED: December 14, 2015

AN ORDINANCE No. 2015-257

To authorize the special use of the properties known as 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, a portion of 1000 A Carlisle Avenue, 1000 B Carlisle Avenue, 1021 Carlisle Avenue, and a portion of Northampton Street for the purpose of authorizing multifamily dwellings with up to 204 dwelling units and accessory 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.

WHEREAS, the owner of the properties known as 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, a portion of 1000 A Carlisle Avenue, 1000 B Carlisle Avenue, 1021 Carlisle Avenue, and a portion of Northampton Street closed to public use and travel by Ordinance No. 2015-256, adopted January 11, 2016, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of multifamily dwellings with up to 204 dwelling units and accessory parking, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2015), as amended; and

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

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

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or

other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

**§ 2. Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, (i) the properties known as 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, a portion of 1000 A Carlisle Avenue, 1000 B Carlisle Avenue, and 1021 Carlisle Avenue, and identified as Tax Parcel Nos. E000-1792/001, E000-2030/001, E000-1792/041, E000-2400/072, E000-2400/071, and E000-2030/002 in the 2015 records of the City Assessor, and (ii) a portion of Northampton Street closed to public use and travel by Ordinance No. 2015-\_\_\_\_-\_\_\_\_, adopted \_\_\_\_\_, 20\_\_\_\_, being more 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., dated May 23, 2013, and last revised November 17, 2015, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of multifamily dwellings with up to 204 dwelling units and accessory parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Studio Row,” prepared by Glave & Holmes Architecture, and dated July 16, 2015, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the

fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be for multifamily dwellings with up to 204 dwelling units and accessory parking, substantially as shown on the Plans.

(b) A minimum of one parking space per dwelling unit shall be provided, substantially as shown on the Plans.

(c) Location and size of signs, including three monumental signs (maximum size of 40 square feet each), two primary entrance signs (maximum size of 30 square feet each), six secondary signs (maximum of 20 square feet each), five garage signs (maximum of 20 square feet each), two parking signs (maximum of 20 square feet each), and two field signs (maximum of 40 square feet each), shall be provided, substantially as shown on the Plans. Signs may include project branding and may be illuminated. The source of illumination shall not be visible, and the illumination shall be of such a type and be located, directed or shielded so as not to shine directly on adjoining properties or streets.

(d) Landscaping and lighting shall be substantially as depicted on the Plans. Alternative landscaping and lighting may be used, subject to the approval of the Director of Planning and Development Review prior to the issuance of a building permit.

(e) Exterior building design, materials and colors shall be substantially as shown on the Plans. Alternative design, materials, and colors may be used, subject to the approval of the Director of Planning and Development Review prior to the issuance of a building permit.

(f) The accessory parking, pools, and amenity building shall be permitted on 1000 B Carlisle Avenue and a portion of 1000 A Carlisle Avenue substantially as depicted on the Plans.

(g) 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 three calendar days in any given calendar week, shall not gate or barricade the Roads for any portion of more than six 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.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be

made within 730 calendar days following the date on which the utility easement on 4907 Goddin Street is abandoned. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7.     **Effective Date.** This ordinance shall be in force and effect upon adoption.





# City of Richmond

## O & R REQUEST

NOV 30 2015

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

### Intracity Correspondence

Chief Administration Office  
City of Richmond

Ordinance: a2015 - 519

4-4482

File Number: a2015 - 519

To authorize the special use of the properties known as 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, 1000 B Carlisle Avenue, a portion of 1000 A Carlisle Avenue, 1021 Carlisle Avenue, and a portion of Northampton Street for the purpose of authorizing multifamily dwellings with up to 204 dwelling units and accessory 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 authorize the special use of the properties known as 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, 1000 B Carlisle Avenue, a portion of 1000 A Carlisle Avenue, 1021 Carlisle Avenue, and a portion of Northampton Street for the purpose of authorizing multifamily dwellings with up to 204 dwelling units and accessory parking, upon certain terms and conditions.

### ORD. OR RES. No.

**PURPOSE:** To authorize the special use of the properties known as 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, 1000 B Carlisle Avenue, a portion of 1000 A Carlisle Avenue, 1021 Carlisle Avenue, and a portion of Northampton Street for the purpose of authorizing multifamily dwellings with up to 204 dwelling units and accessory parking, upon certain terms and conditions.

**REASON:** The properties are zoned R-5 Single-Family Residential, which does not permit the proposed 204 multi-family dwelling units.

**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. According to the Site Plan, the proposed development would occupy properties or portion of those properties totaling 3.55 acres.

The properties are zoned R-5 Single-Family Residential, which does not permit the proposed 204 multi-family dwelling units. In 2000, City Council adopted Ordinance No. 2000-218-231, which repealed Ordinance No. 97-28-291, and authorized a new special use permit for non-medical office uses, increased occupancy, increased frequency and operating hours of outdoor events and to incorporate additional land and parking. The primary property associated with this special use permit is known as 1000 Carlisle Avenue, which is occupied by the former public school, now occupied offices and working artist studios. The ordinance also included part of 1021 Carlisle Avenue and 910 Goddin Street.

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

The proposed development is for up to 204 multi-family dwelling units, divided into two buildings fronting on Carlisle Avenue. The unit mix would include one and two-bedroom units, ranging in size from just under 600 square feet to just under 900 square feet. 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 north side of Carlisle Avenue.

In addition, the applicant has applied to close the Northampton Street right-of-way. The existing Carlisle Avenue, as it runs through this site, is already maintained as a private road.

**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.15-14*



# 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: 5/7/15 (resubmittal)

Property Address: 4907 Godeen Street / 1000 B Carlsle Ave Tax Map #: E000-1792/041

Fee: 2,400 Total area of affected site in acres: 1.566  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")  
E000-2030/002  
E000-2400/071

## Zoning

Current Zoning: R-5

## Proposed Use

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

Existing Use: vacant + parking

Is this property subject to any previous land use cases?

Yes No

☐ If Yes, ☒ please list the Ordinance Number:

multifamily apartments

Applicant/Contact Person: Margaret Freund

Company: Fulton Hill Properties

Mailing Address: 1000 Carlsle Avenue

City: Richmond

State: VA

Zip Code: 23231

Telephone: (804) 226-9555

Fax: (804) 226-9554

Email: mfreund@fultonhillproperties.com

Property Owner: Fulton Hill Properties 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: 1000 Carlsle Avenue

City: Richmond

State: VA

Zip Code: 23231

Telephone: (804) 226-9555

Fax: (804) 226-9554

Email: mfreund@fultonhillproperties.com

Property Owner Signature: [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)



## 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: 5/7/15 (resubmittal)

Property Address: 1000 Goddard Street Tax Map #: E000-2030/001

Fee: paid 3/19/15 Total area of affected site in acres: 0.335  
(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: vacant

Is this property subject to any previous land use cases? multifamily apartments

Yes No  
☐ If Yes, ☒ please list the Ordinance Number:

Applicant/Contact Person: Margaret Freund

Company: Fulton Hill Properties

Mailing Address: 1000 Carville Avenue

City: Richmond

State: VA Zip Code: 23231

Telephone: (804) 226 9555

Fax: (804) 226 9554

Email: mfreund@fultonhillproperties.com

Property Owner: City of Richmond School Board

If Business Entity, name and title of authorized signer: \_\_\_\_\_

(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: 301 N Ninth Street

City: Richmond

State: VA Zip Code: 23219

Telephone: (804) 780-7710

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)





## 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: 5/7/15 (resubmitted)

Property Address: 910 Gordin Street Tax Map #: ECCC-1792/001

Fee: paid 3/19/15 Total area of affected site in acres: 0.703  
(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: vacant

Is this property subject to any previous land use cases?

Yes No

☐ If Yes, ☒ please list the Ordinance Number:

mult-family apartments

Applicant/Contact Person: Margaret Freund

Company: Fulton Hill Properties

Mailing Address: 1000 Caniste Avenue

City: Richmond

State: VA Zip Code: 23231

Telephone: (804) 224 9555

Fax: (804) 224 9554

Email: mfreund@fultonhillproperties.com

Property Owner: City of Richmond Department of Public Works

If Business Entity, name and title of authorized signer:

(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: 900 E Broad St Suite 704

City: Richmond

State: VA Zip Code: 23219

Telephone: (804) 646 7000

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)

Legacy Committee  
Historic Fulton Foundation  
1009 Nelson Street, Suite A  
Richmond, Virginia 23231

April 19, 2015

The Honorable Dr. Cynthia Newbille  
Richmond City Council  
City of Richmond City Hall  
900 E. Broad Street, Suite 305  
Richmond, Virginia 23219

Dear Dr. Newbille,

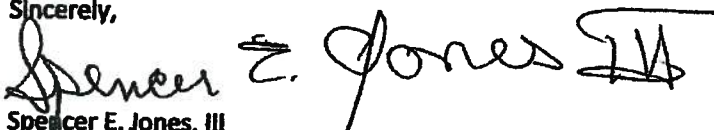
The Historic Fulton Foundation, Inc. supports the residential apartments project known as Studio Row that is being developed by Fulton Hill Properties.

The Greater Fulton community has not seen new multifamily or commercial development in many years. We believe that Studio Row will benefit the community by offering non-subsidized apartments that will attract new residents to Greater Fulton, as well provide housing options for residents who already live in the community. Studio Row will also re-open historic cobblestone Carlisle Avenue to pedestrian and vehicle traffic, and will once again connect Historic Fulton and Fulton Hill.

The Greater Fulton's Future Community Vision and Agreement of 2011 identified a need for additional density in order to meet the goals—such as a grocery store, café, school and sidewalks—that the community identified during the Greater Fulton's Future process. Studio Row is a first step towards meeting these goals.

Thank you for your support of our community. We look forward to your continuing to work with us as we strive forward with the visions ahead.

Sincerely,

A handwritten signature in black ink that reads "Spencer E. Jones III". The signature is written in a cursive, flowing style with a large initial "S" and a stylized "E".

Spencer E. Jones, III  
Founder and CEO  
Historic Fulton Foundation, Inc.

Reverend Mary Perez  
2506 Williamsburg Rd.  
Richmond, Virginia 23231

April 19, 2015

The Honorable Dr. Cynthia Newbille  
Richmond City Council  
City of Richmond City Hall  
900 E. Broad Street, Suite 305  
Richmond, Virginia 23219

Dear Dr. Newbille,

This is a communication of support for the project of Fulton Hill Properties called Studio Row. My association with Fulton Hill Properties compels me to embrace the vision of many things we have toiled arduously to obtain. Studio Row Apartments is a first step towards a realization of fulfillment (school, grocery store, senior/retirement village). Without a vision the people perish.

Fulton Hill Properties is accessible and candid with the concerns of the community and the churches in regards to questions about the property of Studio Row which will not be subsidized.

Studio Row will open Carlisle Avenue to the traffic again and replace the cobblestones on the street which is close to Historic Fulton Memorial Park. This is another opportunity to turn our community around. Thank you for your continued support.

Sincerely,

  
Reverend Mary P. Perez





P.O. Box 38112, Richmond, Virginia 23231

April 24, 2015

Ms. Margaret Freund, President  
Fulton Hill Properties  
1000 Carlisle Avenue  
Richmond, Virginia 23231

Re: Support of Studio Row apartments

Dear Ms. Freund,

The Executive Committee of the Greater Fulton Hill Civic Association supports the development of Studio Row apartments on Carlisle Avenue with the following provisions:

- Enhanced landscaping along Union and Goddin Streets
- Improved playing field open to the public
- Public access to Carlisle Avenue to facilitate walking between Fulton Hill and Fulton
- Parking below buildings to minimize parking impacts on neighboring streets
- Address neighbors' concerns about height and traffic
- Opportunities for residents of the apartments to become involved in community affairs, organizations and events.

We believe that Studio Row will be an asset to the Greater Fulton Hill community, and we appreciate that the developer is a part of this community. We believe that this type of development is necessary to spur the development of community services such as grocery stores, cafés, and infrastructure improvements.

Thank you for your involvement in the Greater Fulton Hill community.

Sincerely yours,

Brenda Vickers, President  
Greater Fulton Hill Civic Association

## **Special Use Permit Application**

### ***Studio Row***

3/5/15

REVISED 5/11/15

#### **Applicant's Report**

Studio Row will consist of approximately 200 units of multifamily housing targeted to working residents. Parking will be provided at a ratio of 1:1 and the project will include a variety of Transportation Demand Management strategies to encourage bicycling, walking and transit. Studio Row will be 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. It will also provide creative live-work opportunities, onsite amenities and will offer open space for both residents and the surrounding community.

Studio Row will be the first market-rate multifamily development in the Greater Fulton community. The project will offer housing options not currently available in the community: non-subsidized apartments for rent for people of all ages who wish to live in the burgeoning Greater Fulton community but who do not wish or who are not able to purchase or rent, repair and maintain a single family house.

Studio Row 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. Studio Row is supported by the community and 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.

Another conclusion of the Greater Fulton Initiative is that the community does not wish additional subsidized rental housing to be located in Greater Fulton. Greater Fulton already has a disproportionate amount of public, subsidized private and low-quality rental housing owned by absentee owners. The community believes that additional subsidized housing, with the exception of senior housing, would be detrimental to the cohesion of the neighborhood.

Studio Row is the first residential project that responds to the priorities and goals established by the Greater Fulton's Future Initiative. The project will bring more people—and therefore more density and more buying power—to the entire community. It is the first step towards the community receiving the investment in services and retail that it needs and wants. The project will also serve community members—including seniors—who wish to remain in the community but who no longer wish to own or no longer can maintain a single family house.

#### **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. Studio Row will address an upcoming need for market-rate workforce housing in response to the demand that the Stone Brewing Company's project will bring. Indeed, Studio Row is the first revenue-creating development project resulting from Stone Brewing Company's location to the Greater Fulton community. Not only will Studio Row house people who work at the brewery within walking and biking distance to their jobs, it will attract people who want to live—and live-work—in Greater Fulton because of its proximity to future jobs that will come to the community as a result of Stone's presence.

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.

Studio Row 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 Studio Row 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 Studio Row 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**

Studio Row will be located in a residential neighborhood adjacent to the Robert Fulton School, which has been redeveloped into creative offices and working artists' studios. The site 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. Studio Row 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 Studio Row 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 residential character and use of Studio Row is compatible with the surrounding residential community and will physically connect historic Fulton and Fulton Hill by re-opening historic cobblestone Carlisle Avenue between the two once-segregated neighborhoods.

Studio Row will provide a walkable and bikeable residential community and will provide the opportunity for limited retail to serve the residents of the development and the surrounding community, such as a café or a gallery. The community has been trying to attract a café to Greater Fulton for many years, and Studio Row presents an excellent opportunity to realize that long-standing community wish. Greater Fulton's active community civic association and neighborhood organizations will welcome Studio Row's residents to the community. There are numerous opportunities for Studio Row residents to become involved in the civic life of Greater Fulton should they choose to do so.

Specific features of Studio Row will ensure that the development will be compatible with the surrounding area and will be an appropriate use of the site. In addition to the features described above, Studio Row will provide numerous amenities to its residents, including a 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 city-wide non-profit organizations got their start at Fulton Hill Studios, including Art180 and the Blue Sky Fund.

The final phase of the project will focus on renovating the historic Robert Fulton School to accommodate additional creative office space and artists' studios.

Specifically, Studio Row will:

- NOT be detrimental to the safety, health, morals and general welfare of the community involved. In fact, Studio Row 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

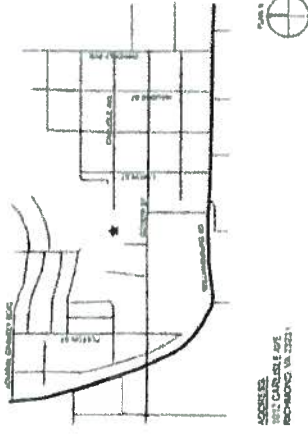
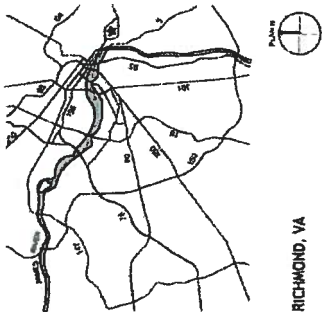
Union Street and Gilliam Street, allowing access between Admiral Gravelly Boulevard and Union Street. In addition, the Transportation Demand Management strategies, combined with the proximity to the Virginia Capital Trail, future bike routes, two GRTC bus routes within two blocks, and the Bus Rapid Transit 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.

**Amendment of Ord. No. 2000-218-231**

In order to apply for a Special Use Permit for E000-1792/041, E000-2030/002, E000-1792/001, and a 0.335-acre portion of E000-2030/001, Ord. No. 2000-218-231 must be amended to release E000-1792/041 and E000-2030/002 from the SUP and allow the community amenities and parking that will support Studio Row.



# Studio Row

Fulton Hill Properties

SUP Submission

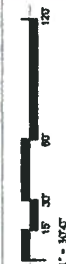
July 16, 2015

## INDEX

- SITE AND SIGNAGE PLAN
- ELEVATIONS - BUILDING 1
- ELEVATIONS - BUILDING 2
- STREET SECTION
- BUILDING 1 - LEVELS G1/G2 - FLOOR PLANS
- BUILDING 1 - LEVELS L1/L2 - FLOOR PLANS
- BUILDING 1 - LEVELS L3/L4 - FLOOR PLANS
- BUILDING 2 - LEVELS G1/G2 - FLOOR PLANS
- BUILDING 2 - LEVELS G3/L1 - FLOOR PLANS
- BUILDING 2 - LEVELS L2/L3 - FLOOR PLANS
- BUILDING 2 - LEVEL L4 - FLOOR PLAN
- BUILDING 1 - UNIT SCHEDULE
- BUILDING 2 - UNIT SCHEDULE
- LANDSCAPE AND LIGHTING PLAN
- UTILITY PLAN
- SURVEY
- AERIAL VIEW

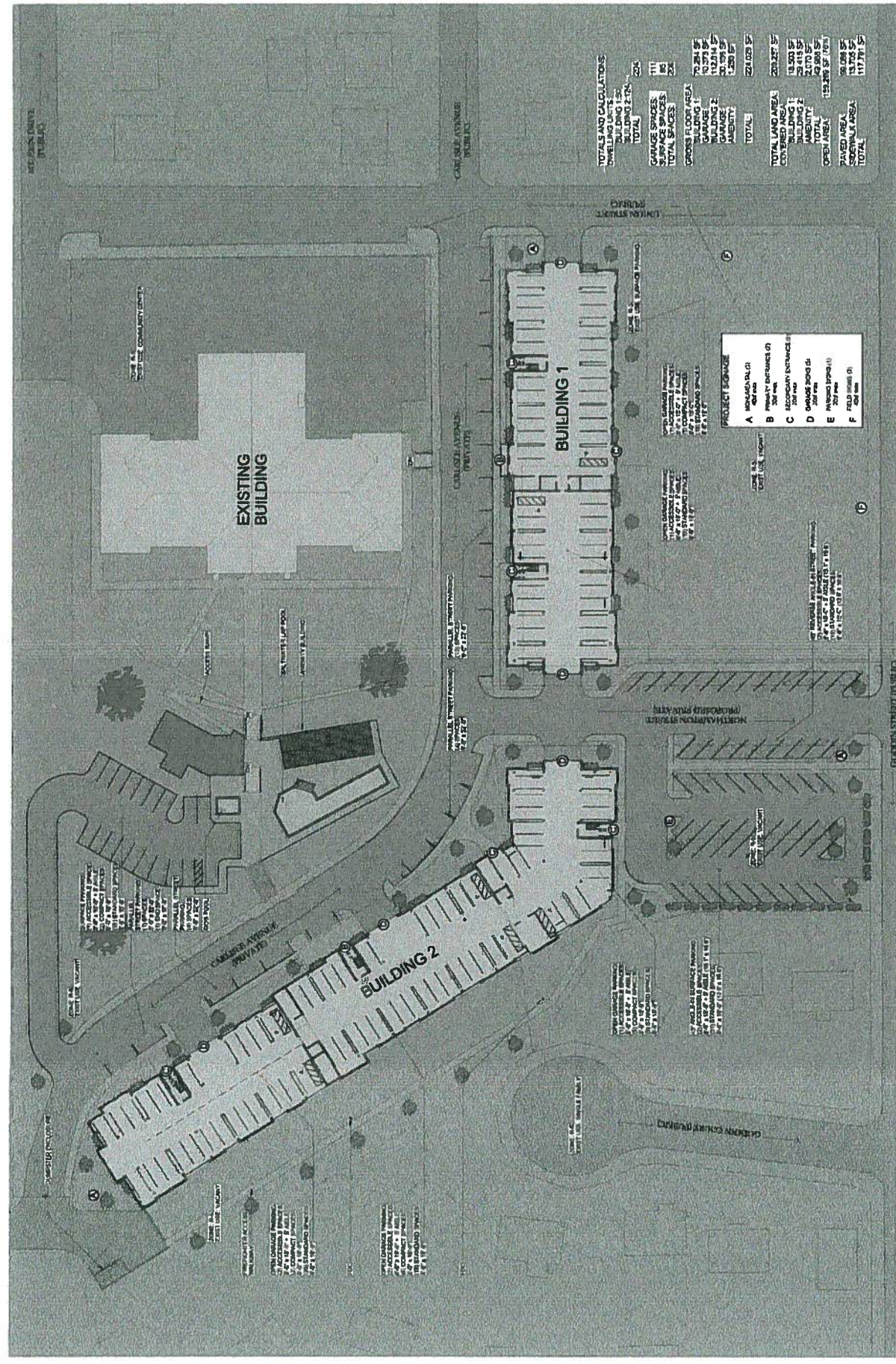






**STUDIO ROW**  
Fulham Hill Properties  
SUP Submission

**Site and Signage Plan**  
JULY 14, 2013



**TOTALS AND CALCULATIONS**

BUILDING 1 (270)	270
BUILDING 2 (270)	270
<b>TOTAL</b>	<b>540</b>

GARAGE SPACES	111
STREET SPACES	25
<b>TOTAL SPACES</b>	<b>136</b>

GROSS FLOOR AREA	70,284 SF
BUILDING 1	35,142 SF
BUILDING 2	35,142 SF
AMENITY	1,200 SF
<b>TOTAL</b>	<b>71,484 SF</b>

TOTAL LAND AREA	230,227 SF
CONCRETE PAVEMENT	19,500 SF
BUILDING 1	35,142 SF
BUILDING 2	35,142 SF
AMENITY	1,200 SF
OPEN AREA	139,283 SF
PAVED AREA	85,984 SF
CONCRETE PAVEMENT	19,500 SF
<b>TOTAL</b>	<b>117,774 SF</b>

**PROJECT SIGNAGE**

A	WALKWAY SIGN	400 mm
B	PRIMARY ENTRANCE (1)	300 mm
C	SECONDARY ENTRANCE (1)	200 mm
D	WALKWAY SIGN (1)	200 mm
E	WALKWAY SIGN (1)	200 mm
F	WALKWAY SIGN (1)	200 mm

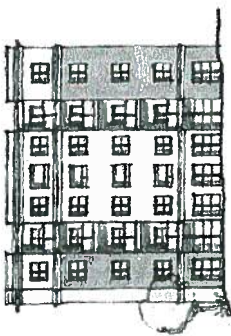




**STUDIO ROW**  
*Fulton Hill Properties*  
*SUP Submission*





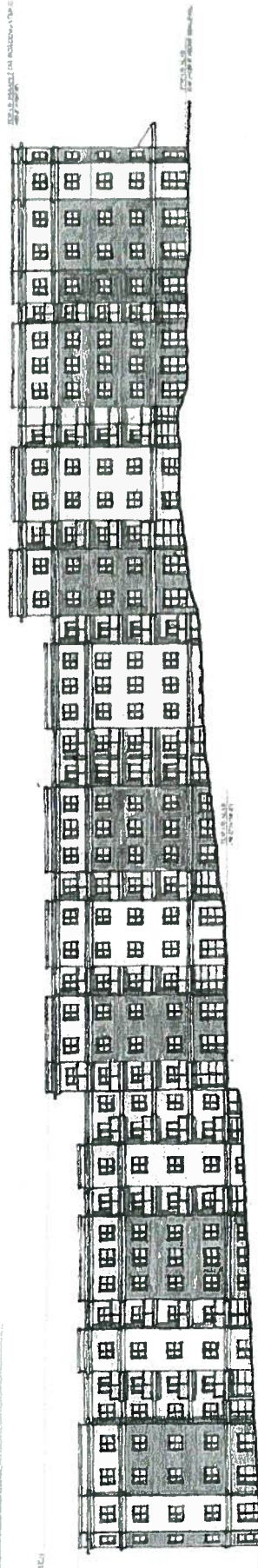


BUILDING 2, NORTH WEST ELEVATION

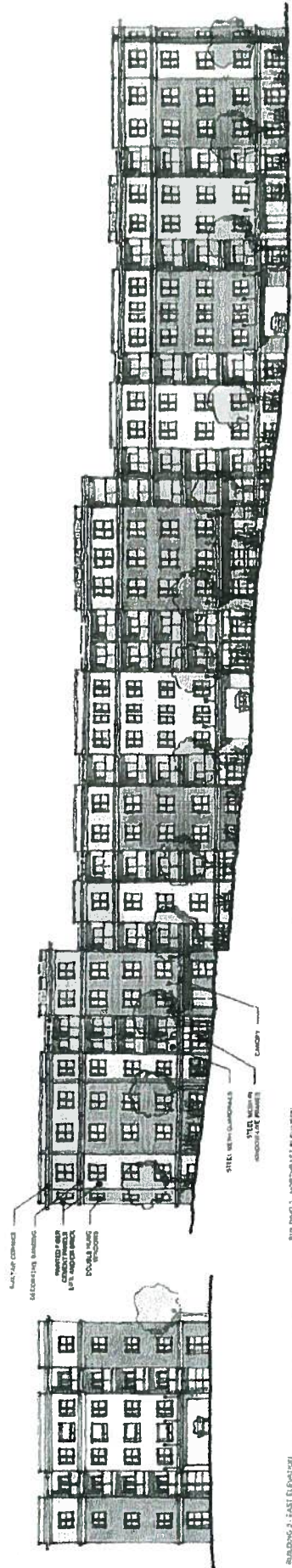
REPRESENTATIVE BUILDING  
 100' x 100' x 100'



PHOTOGRAPH OF PHYSICAL MODEL



BUILDING 1, SOUTH WEST ELEVATION



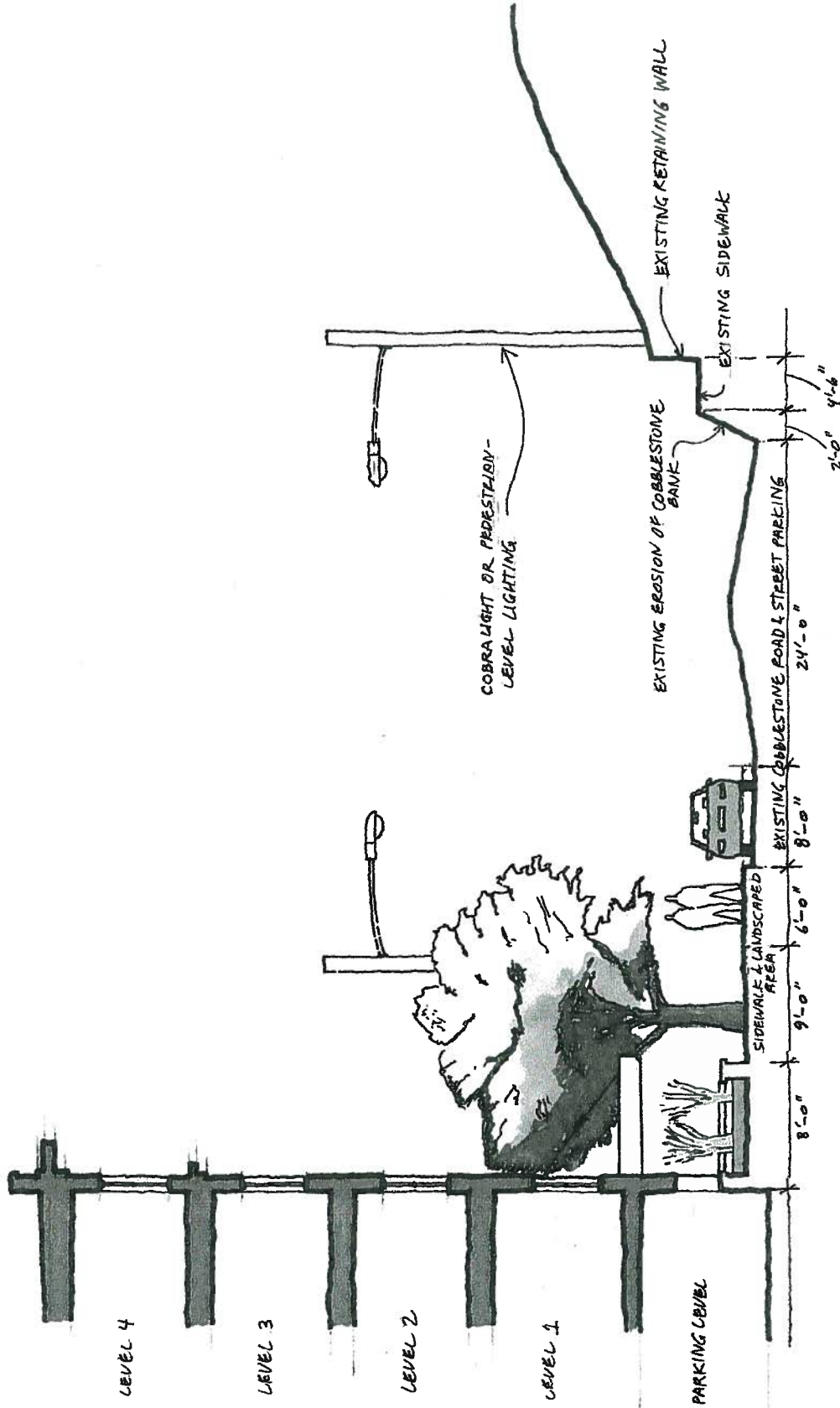
BUILDING 2, EAST ELEVATION

BUILDING 2, NORTH WEST ELEVATION

**BUILDING 2 ELEVATIONS**  
 JULY 16 2013

**STUDIO ROW**  
 Fulton Hill Properties  
 SUP Submission

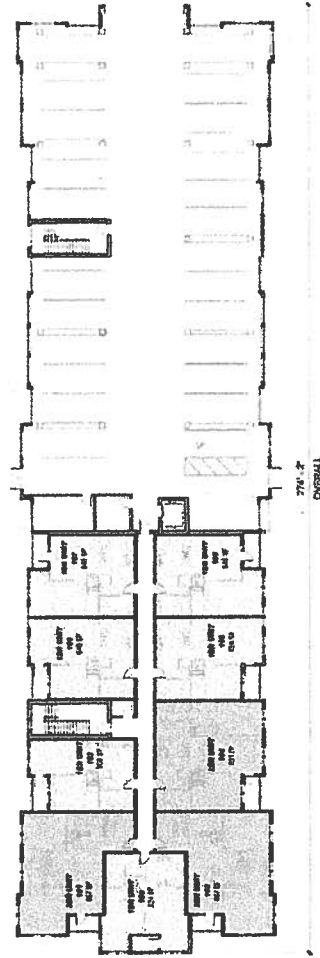




STREET SECTION  
July 10, 2015

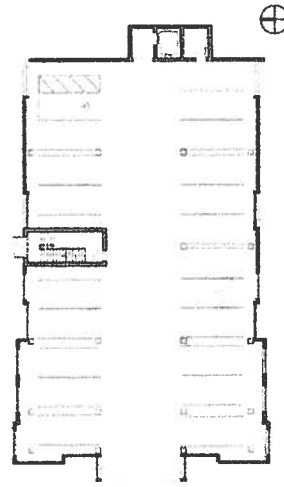
STUDIO ROW  
Fulton Hill Properties  
SLP Submission





2 FLOOR PLAN - LEVEL 02  
1/16" = 1'-0"

Revised Legend  
 100' 0" 100' 0" 100' 0"  
 100' 0" 100' 0" 100' 0"



1 FLOOR PLAN - LEVEL 01  
1/16" = 1'-0"

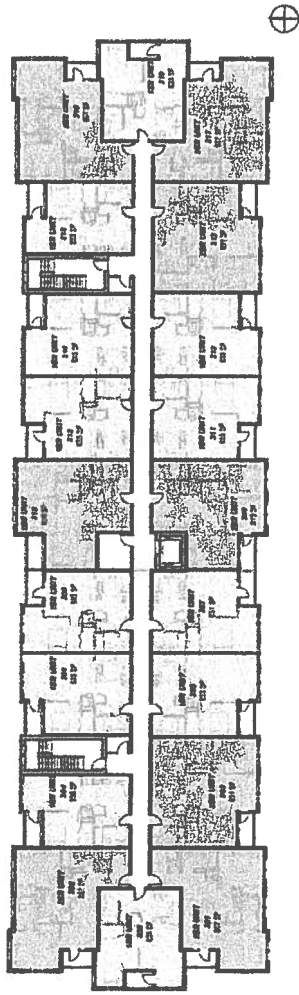
# BUILDING 1 - LEVELS G1/G2 - FLOOR PLANS

MAY 2, 2015

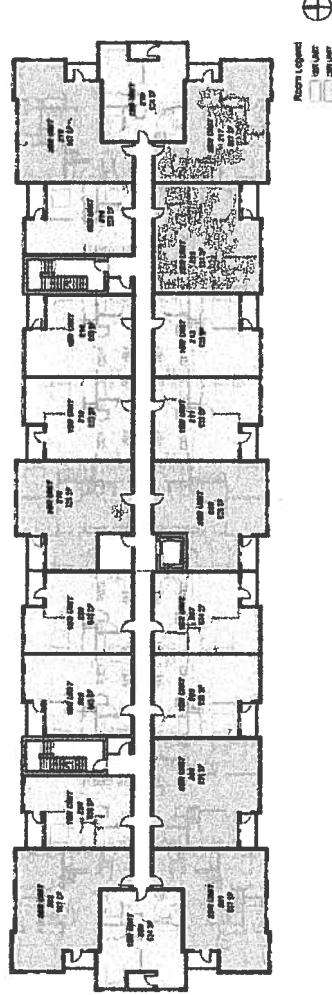
## STUDIO ROW

Fulton Hill Properties  
 SUP Submission





① FLOOR PLAN - LEVEL L2  
1/8" = 1'-0"

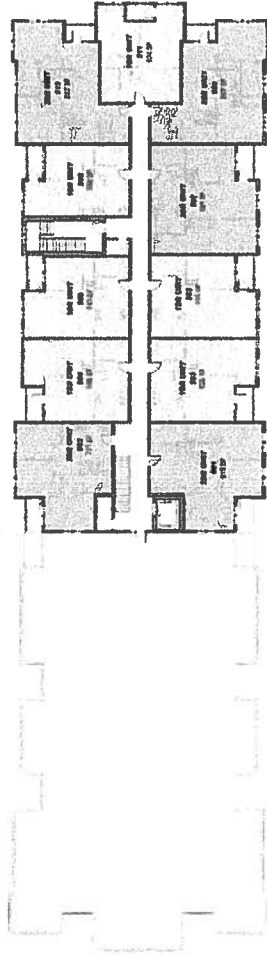


② FLOOR PLAN - LEVEL L1  
1/8" = 1'-0"

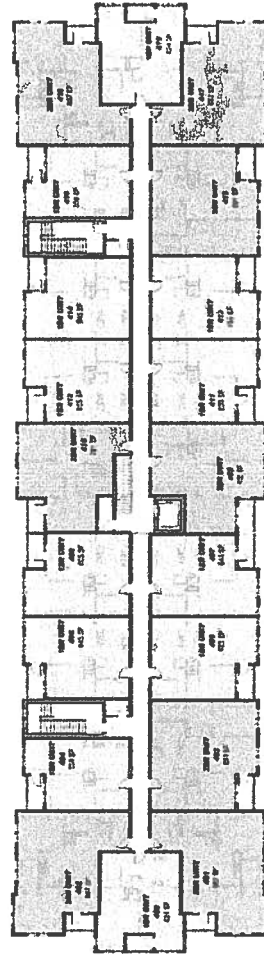
**BUILDING 1 - LEVELS L1/L2 - FLOOR PLANS**  
MAY 7, 2015

**STUDIO ROW**  
Fulcon Hill Properties  
SUR Submission





2 FLOOR PLAN - LEVEL 14  
1/16" = 1'-0"



1 FLOOR PLAN - LEVEL 13  
1/16" = 1'-0"

Room Legend  
 100' x 100'  
 100' x 100'  
 100' x 100'

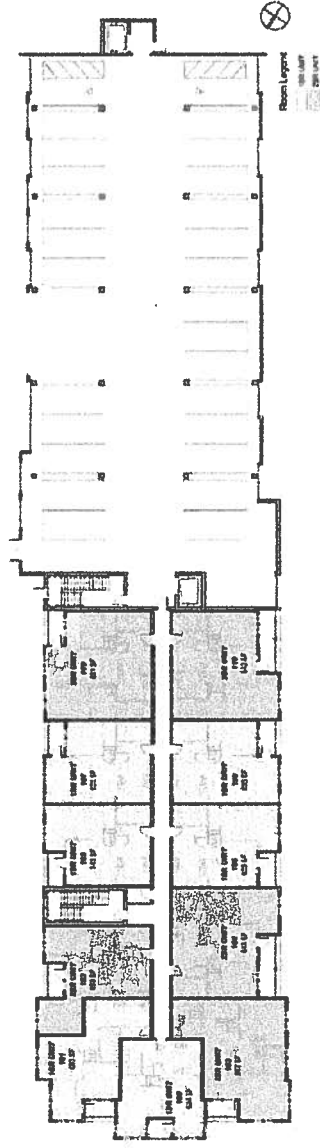
# BUILDING 1 - LEVELS L3/L4 - FLOOR PLANS

AMR71.0115

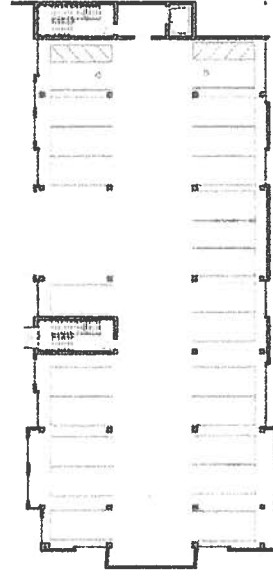
## STUDIO ROW

Fulton Hill Properties  
 SUP Submission





2 FLOOR PLAN - LEVEL 02  
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 01  
1/8" = 1'-0"

# BUILDING 2 - LEVELS G1/G2 - FLOOR PLANS

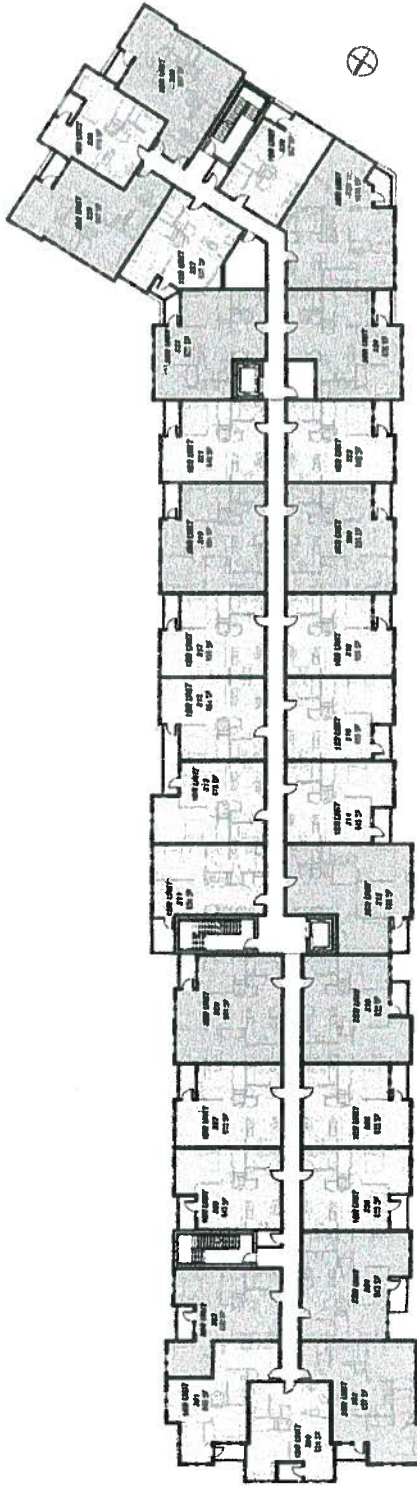
MAY 7, 2015

## STUDIO ROW

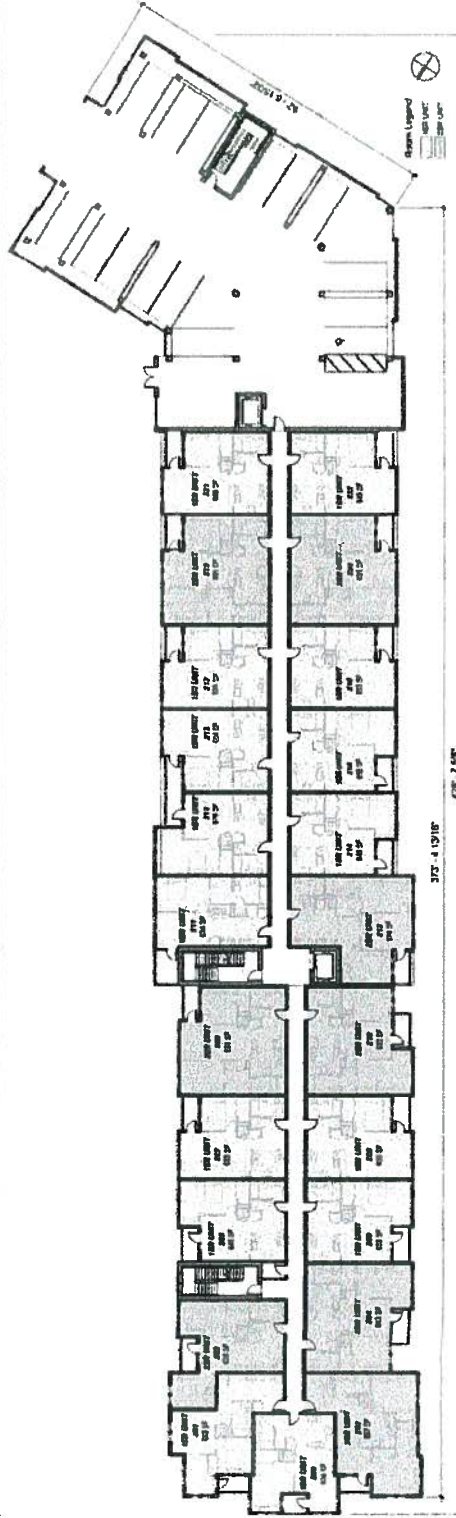
Fulton Hill Properties  
SOP Submission







② FLOOR PLAN - LEVEL L1  
1/16" = 1'-0"



① FLOOR PLAN - LEVEL L0  
1/16" = 1'-0"

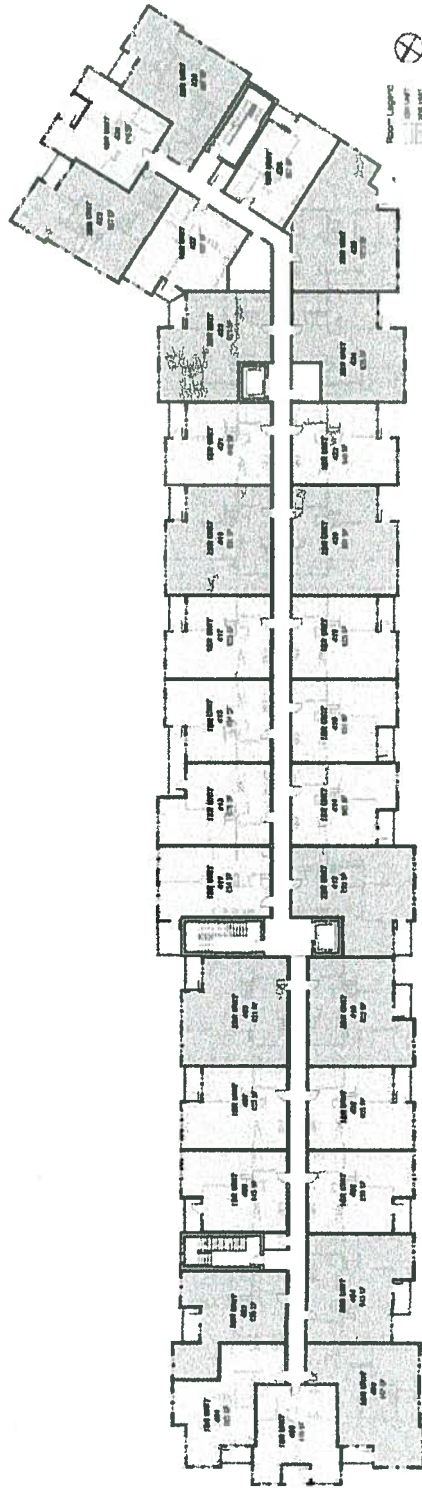
# BUILDING 2 - LEVELS G3/L1 - FLOOR PLANS

At AY 7, 2015

# STUDIO ROW

Fulton Hill Properties  
SLUP Submission

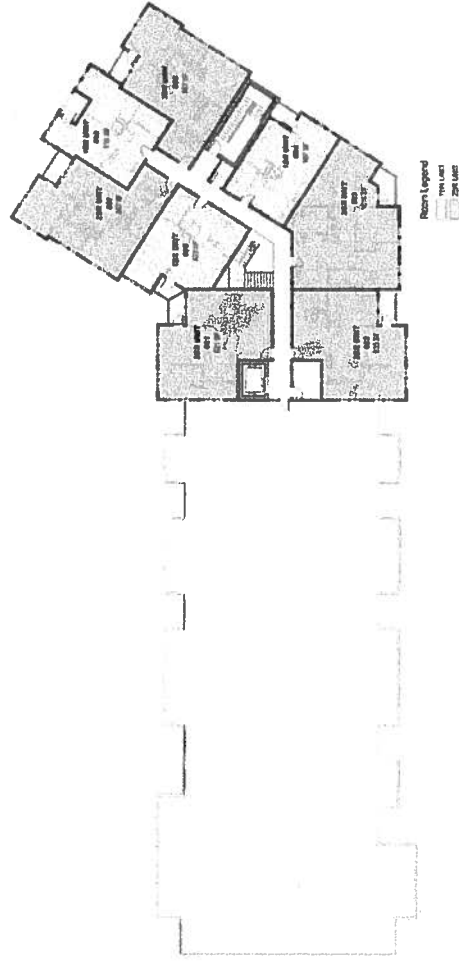




**STUDIO ROW**  
Falcon Hill Properties  
SVP Submission

**BUILDING 2 - LEVELS L2/L3 - FLOOR PLANS**  
MAY 7, 2015





FLOOR PLAN LEVEL L4  
1/16" = 1'-0"

# BUILDING 2 - LEVEL L4 - FLOOR PLAN

MAY 7, 2015

## STUDIO ROW

Fuhrman Hill Properties  
SL/P Submission





## MAY 7, 2015

UNIT SCHEDULE					UNIT SCHEDULE					UNIT SCHEDULE					UNIT SCHEDULE				
Level	Name	Amount	Amount	Comments	Level	Name	Amount	Amount	Comments	Level	Name	Amount	Amount	Comments	Level	Name	Amount	Amount	Comments
1	UNIT 1	100.00	100.00		1	UNIT 1	100.00	100.00		1	UNIT 1	100.00	100.00		1	UNIT 1	100.00	100.00	
2	UNIT 2	200.00	200.00		2	UNIT 2	200.00	200.00		2	UNIT 2	200.00	200.00		2	UNIT 2	200.00	200.00	
3	UNIT 3	300.00	300.00		3	UNIT 3	300.00	300.00		3	UNIT 3	300.00	300.00		3	UNIT 3	300.00	300.00	
4	UNIT 4	400.00	400.00		4	UNIT 4	400.00	400.00		4	UNIT 4	400.00	400.00		4	UNIT 4	400.00	400.00	
5	UNIT 5	500.00	500.00		5	UNIT 5	500.00	500.00		5	UNIT 5	500.00	500.00		5	UNIT 5	500.00	500.00	
6	UNIT 6	600.00	600.00		6	UNIT 6	600.00	600.00		6	UNIT 6	600.00	600.00		6	UNIT 6	600.00	600.00	
7	UNIT 7	700.00	700.00		7	UNIT 7	700.00	700.00		7	UNIT 7	700.00	700.00		7	UNIT 7	700.00	700.00	
8	UNIT 8	800.00	800.00		8	UNIT 8	800.00	800.00		8	UNIT 8	800.00	800.00		8	UNIT 8	800.00	800.00	
9	UNIT 9	900.00	900.00		9	UNIT 9	900.00	900.00		9	UNIT 9	900.00	900.00		9	UNIT 9	900.00	900.00	
10	UNIT 10	1000.00	1000.00		10	UNIT 10	1000.00	1000.00		10	UNIT 10	1000.00	1000.00		10	UNIT 10	1000.00	1000.00	
11	UNIT 11	1100.00	1100.00		11	UNIT 11	1100.00	1100.00		11	UNIT 11	1100.00	1100.00		11	UNIT 11	1100.00	1100.00	
12	UNIT 12	1200.00	1200.00		12	UNIT 12	1200.00	1200.00		12	UNIT 12	1200.00	1200.00		12	UNIT 12	1200.00	1200.00	
13	UNIT 13	1300.00	1300.00		13	UNIT 13	1300.00	1300.00		13	UNIT 13	1300.00	1300.00		13	UNIT 13	1300.00	1300.00	
14	UNIT 14	1400.00	1400.00		14	UNIT 14	1400.00	1400.00		14	UNIT 14	1400.00	1400.00		14	UNIT 14	1400.00	1400.00	
15	UNIT 15	1500.00	1500.00		15	UNIT 15	1500.00	1500.00		15	UNIT 15	1500.00	1500.00		15	UNIT 15	1500.00	1500.00	
16	UNIT 16	1600.00	1600.00		16	UNIT 16	1600.00	1600.00		16	UNIT 16	1600.00	1600.00		16	UNIT 16	1600.00	1600.00	
17	UNIT 17	1700.00	1700.00		17	UNIT 17	1700.00	1700.00		17	UNIT 17	1700.00	1700.00		17	UNIT 17	1700.00	1700.00	
18	UNIT 18	1800.00	1800.00		18	UNIT 18	1800.00	1800.00		18	UNIT 18	1800.00	1800.00		18	UNIT 18	1800.00	1800.00	
19	UNIT 19	1900.00	1900.00		19	UNIT 19	1900.00	1900.00		19	UNIT 19	1900.00	1900.00		19	UNIT 19	1900.00	1900.00	
20	UNIT 20	2000.00	2000.00		20	UNIT 20	2000.00	2000.00		20	UNIT 20	2000.00	2000.00		20	UNIT 20	2000.00	2000.00	

## MAY 7, 2015

**Fulton Hill Properties**  
**SUP Submission**

[illegible]

# BUILDING 2 - UNIT SCHEDULE

MAY 7, 2015

STUDIO ROW  
Fulton Hill Properties  
SUR Submarket



Room Schedule			
Unit	Name	Number	Area
101	101 UNIT	104	104 SF
102	102 UNIT	105	105 SF
103	103 UNIT	106	106 SF
104	104 UNIT	107	107 SF
105	105 UNIT	108	108 SF
106	106 UNIT	109	109 SF
107	107 UNIT	110	110 SF
108	108 UNIT	111	111 SF
109	109 UNIT	112	112 SF
110	110 UNIT	113	113 SF
111	111 UNIT	114	114 SF
112	112 UNIT	115	115 SF
113	113 UNIT	116	116 SF
114	114 UNIT	117	117 SF
115	115 UNIT	118	118 SF
116	116 UNIT	119	119 SF
117	117 UNIT	120	120 SF
118	118 UNIT	121	121 SF
119	119 UNIT	122	122 SF
120	120 UNIT	123	123 SF
121	121 UNIT	124	124 SF
122	122 UNIT	125	125 SF
123	123 UNIT	126	126 SF
124	124 UNIT	127	127 SF
125	125 UNIT	128	128 SF
126	126 UNIT	129	129 SF
127	127 UNIT	130	130 SF
128	128 UNIT	131	131 SF
129	129 UNIT	132	132 SF
130	130 UNIT	133	133 SF
131	131 UNIT	134	134 SF
132	132 UNIT	135	135 SF
133	133 UNIT	136	136 SF
134	134 UNIT	137	137 SF
135	135 UNIT	138	138 SF
136	136 UNIT	139	139 SF
137	137 UNIT	140	140 SF
138	138 UNIT	141	141 SF
139	139 UNIT	142	142 SF
140	140 UNIT	143	143 SF
141	141 UNIT	144	144 SF
142	142 UNIT	145	145 SF
143	143 UNIT	146	146 SF
144	144 UNIT	147	147 SF
145	145 UNIT	148	148 SF
146	146 UNIT	149	149 SF
147	147 UNIT	150	150 SF
148	148 UNIT	151	151 SF
149	149 UNIT	152	152 SF
150	150 UNIT	153	153 SF
151	151 UNIT	154	154 SF
152	152 UNIT	155	155 SF
153	153 UNIT	156	156 SF
154	154 UNIT	157	157 SF
155	155 UNIT	158	158 SF
156	156 UNIT	159	159 SF
157	157 UNIT	160	160 SF
158	158 UNIT	161	161 SF
159	159 UNIT	162	162 SF
160	160 UNIT	163	163 SF
161	161 UNIT	164	164 SF
162	162 UNIT	165	165 SF
163	163 UNIT	166	166 SF
164	164 UNIT	167	167 SF
165	165 UNIT	168	168 SF
166	166 UNIT	169	169 SF
167	167 UNIT	170	170 SF
168	168 UNIT	171	171 SF
169	169 UNIT	172	172 SF
170	170 UNIT	173	173 SF
171	171 UNIT	174	174 SF
172	172 UNIT	175	175 SF
173	173 UNIT	176	176 SF
174	174 UNIT	177	177 SF
175	175 UNIT	178	178 SF
176	176 UNIT	179	179 SF
177	177 UNIT	180	180 SF
178	178 UNIT	181	181 SF
179	179 UNIT	182	182 SF
180	180 UNIT	183	183 SF
181	181 UNIT	184	184 SF
182	182 UNIT	185	185 SF
183	183 UNIT	186	186 SF
184	184 UNIT	187	187 SF
185	185 UNIT	188	188 SF
186	186 UNIT	189	189 SF
187	187 UNIT	190	190 SF
188	188 UNIT	191	191 SF
189	189 UNIT	192	192 SF
190	190 UNIT	193	193 SF
191	191 UNIT	194	194 SF
192	192 UNIT	195	195 SF
193	193 UNIT	196	196 SF
194	194 UNIT	197	197 SF
195	195 UNIT	198	198 SF
196	196 UNIT	199	199 SF
197	197 UNIT	200	200 SF
198	198 UNIT	201	201 SF
199	199 UNIT	202	202 SF
200	200 UNIT	203	203 SF
201	201 UNIT	204	204 SF
202	202 UNIT	205	205 SF
203	203 UNIT	206	206 SF
204	204 UNIT	207	207 SF
205	205 UNIT	208	208 SF
206	206 UNIT	209	209 SF
207	207 UNIT	210	210 SF
208	208 UNIT	211	211 SF
209	209 UNIT	212	212 SF
210	210 UNIT	213	213 SF
211	211 UNIT	214	214 SF
212	212 UNIT	215	215 SF
213	213 UNIT	216	216 SF
214	214 UNIT	217	217 SF
215	215 UNIT	218	218 SF
216	216 UNIT	219	219 SF
217	217 UNIT	220	220 SF
218	218 UNIT	221	221 SF
219	219 UNIT	222	222 SF
220	220 UNIT	223	223 SF
221	221 UNIT	224	224 SF
222	222 UNIT	225	225 SF
223	223 UNIT	226	226 SF
224	224 UNIT	227	227 SF
225	225 UNIT	228	228 SF
226	226 UNIT	229	229 SF
227	227 UNIT	230	230 SF
228	228 UNIT	231	231 SF
229	229 UNIT	232	232 SF
230	230 UNIT	233	233 SF
231	231 UNIT	234	234 SF
232	232 UNIT	235	235 SF
233	233 UNIT	236	236 SF
234	234 UNIT	237	237 SF
235	235 UNIT	238	238 SF
236	236 UNIT	239	239 SF
237	237 UNIT	240	240 SF
238	238 UNIT	241	241 SF
239	239 UNIT	242	242 SF
240	240 UNIT	243	243 SF
241	241 UNIT	244	244 SF
242	242 UNIT	245	245 SF
243	243 UNIT	246	246 SF
244	244 UNIT	247	247 SF
245	245 UNIT	248	248 SF
246	246 UNIT	249	249 SF
247	247 UNIT	250	250 SF
248	248 UNIT	251	251 SF
249	249 UNIT	252	252 SF
250	250 UNIT	253	253 SF
251	251 UNIT	254	254 SF
252	252 UNIT	255	255 SF
253	253 UNIT	256	256 SF
254	254 UNIT	257	257 SF
255	255 UNIT	258	258 SF
256	256 UNIT	259	259 SF
257	257 UNIT	260	260 SF
258	258 UNIT	261	261 SF
259	259 UNIT	262	262 SF
260	260 UNIT	263	263 SF
261	261 UNIT	264	264 SF
262	262 UNIT	265	265 SF
263	263 UNIT	266	266 SF
264	264 UNIT	267	267 SF
265	265 UNIT	268	268 SF
266	266 UNIT	269	269 SF
267	267 UNIT	270	270 SF
268	268 UNIT	271	271 SF
269	269 UNIT	272	272 SF
270	270 UNIT	273	273 SF
271	271 UNIT	274	274 SF
272	272 UNIT	275	275 SF
273	273 UNIT	276	276 SF
274	274 UNIT	277	277 SF
275	275 UNIT	278	278 SF
276	276 UNIT	279	279 SF
277	277 UNIT	280	280 SF
278	278 UNIT	281	281 SF
279	279 UNIT	282	282 SF
280	280 UNIT	283	283 SF
281	281 UNIT	284	284 SF
282	282 UNIT	285	285 SF
283	283 UNIT	286	286 SF
284	284 UNIT	287	287 SF
285	285 UNIT	288	288 SF
286	286 UNIT	289	289 SF
287	287 UNIT	290	290 SF
288	288 UNIT	291	291 SF
289	289 UNIT	292	292 SF
290	290 UNIT	293	293 SF
291	291 UNIT	294	294 SF
292	292 UNIT	295	295 SF
293	293 UNIT	296	296 SF
294	294 UNIT	297	297 SF
295	295 UNIT	298	298 SF
296	296 UNIT	299	299 SF
297	297 UNIT	300	300 SF
298	298 UNIT	301	301 SF
299	299 UNIT	302	302 SF
300	300 UNIT	303	303 SF
301	301 UNIT	304	304 SF
302	302 UNIT	305	305 SF
303	303 UNIT	306	306 SF
304	304 UNIT	307	307 SF
305	305 UNIT	308	308 SF
306	306 UNIT	309	309 SF
307	307 UNIT	310	310 SF
308	308 UNIT	311	311 SF
309	309 UNIT	312	312 SF
310	310 UNIT	313	313 SF
311	311 UNIT	314	314 SF
312	312 UNIT	315	315 SF
313	313 UNIT	316	316 SF
314	314 UNIT	317	317 SF
315	315 UNIT	318	318 SF
316	316 UNIT	319	319 SF
317	317 UNIT	320	320 SF
318	318 UNIT	321	321 SF
319	319 UNIT	322	322 SF
320	320 UNIT	323	323 SF
321	321 UNIT	324	324 SF
322	322 UNIT	325	325 SF
323	323 UNIT	326	326 SF
324	324 UNIT	327	327 SF
325	325 UNIT	328	328 SF
326	326 UNIT	329	329 SF
327	327 UNIT	330	330 SF
328	328 UNIT	331	331 SF
329	329 UNIT	332	332 SF
330	330 UNIT	333	333 SF
331	331 UNIT	334	334 SF
332	332 UNIT	335	335 SF
333	333 UNIT	336	336 SF
334	334 UNIT	337	337 SF
335	335 UNIT	338	338 SF
336	336 UNIT	339	339 SF
337	337 UNIT	340	340 SF
338	338 UNIT	341	341 SF
339	339 UNIT	342	342 SF
340	340 UNIT	343	343 SF
341	341 UNIT	344	344 SF
342	342 UNIT	345	345 SF
343	343 UNIT	346	346 SF
344	344 UNIT	347	347 SF
345	345 UNIT	348	348 SF
346	346 UNIT	349	349 SF
347	347 UNIT	350	350 SF
348	348 UNIT	351	351 SF
349	349 UNIT	352	352 SF
350	350 UNIT	353	353 SF
351	351 UNIT	354	354 SF
352	352 UNIT	355	355 SF
353	353 UNIT	356	356 SF
354	354 UNIT	357	357 SF
355	355 UNIT	358	358 SF
356	356 UNIT	359	359 SF
357	357 UNIT	360	360 SF
358	358 UNIT	361	361 SF
359	359 UNIT	362	362 SF
360	360 UNIT	363	363 SF
361	361 UNIT	364	364 SF
362	362 UNIT	365	365 SF
363	363 UNIT	366	366 SF
364	364 UNIT	367	367 SF
365	365 UNIT	368	368 SF
366	366 UNIT	369	369 SF
367	367 UNIT	370	370 SF
368	368 UNIT	371	371 SF
369	369 UNIT	372	372 SF
370	370 UNIT	373	373 SF
371	371 UNIT	374	374 SF
372	372 UNIT	375	375 SF
373	373 UNIT	376	376 SF
374	374 UNIT	377	377 SF
375	375 UNIT	378	378 SF
376	376 UNIT	379	379 SF
377	377 UNIT	380	380 SF
378	378 UNIT	381	381 SF
379	379 UNIT	382	382 SF
380	380 UNIT	383	383 SF
381	381 UNIT	384	384 SF
382	382 UNIT	385	385 SF
383	383 UNIT	386	386 SF
384	384 UNIT	387	387 SF
385	385 UNIT	388	388 SF
386	386 UNIT	389	389 SF
387	387 UNIT	390	390 SF
388	388 UNIT	391	391 SF
389	389 UNIT	392	392 SF
390	390 UNIT	393	393 SF
391	391 UNIT	394	394 SF
392	392 UNIT	395	395 SF
393	393 UNIT	396	396 SF
394	394 UNIT	397	397 SF
395	395 UNIT	398	398 SF
396	396 UNIT	399	399 SF
397	397 UNIT	400	400 SF
398	398 UNIT	401	401 SF
399	399 UNIT	402	402 SF
400	400 UNIT	403	403 SF
401	401 UNIT	404	404 SF
402	402 UNIT	405	405 SF
403	403 UNIT	406	406 SF





Engineers  
Scientists  
Planners  
Designers



30 0 30 60  
SCALE IN FEET

Project Name	Studio Row Fulton Hill Properties
Location	Richmond, Virginia
Client	Studio Row Fulton Hill Properties
Design Team	Vhb
Date	May 7, 2023
Drawn By	
Checked By	
Approved By	
Scale	
Sheet	UT-1

Studio Row  
Fulton Hill Properties

Richmond, Virginia

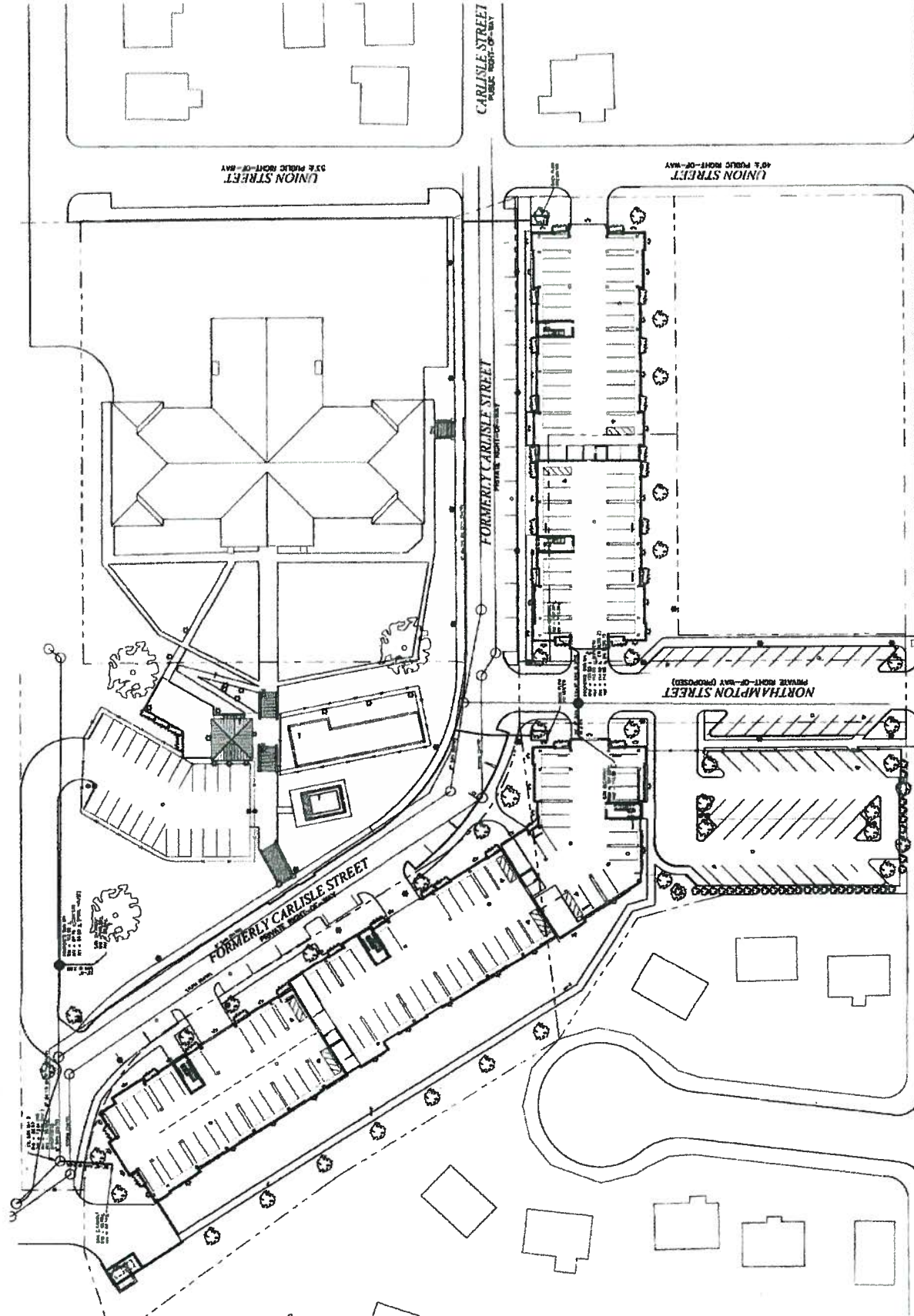
Special Use Permit

Not Approved for Construction

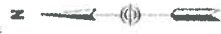
Utility Plan

UT-1

12/04/23



NOTE:  
 ACTUAL LOCATIONS OF STREET LIGHTS  
 WILL BE DETERMINED BY THE ELECTRICAL  
 PLAN PREPARED AS PART OF THE PLAN'S  
 DEVELOPMENT.  
 ACTUAL LANDSCAPING WILL BE DETERMINED BY  
 LANDSCAPING PLAN PREPARED AS PART OF THE  
 PLAN OF DEVELOPMENT.



1	Owner	Studio Row
2	Design Team	vhb
3	Client	Studio Row
4	Project No.	17-001
5	Project Name	Studio Row
6	Project Address	115 West 12th Street
7	Project City	Richmond, VA
8	Project State	VA
9	Project Zip	23219
10	Project Date	10/1/2017
11	Project Status	Final
12	Project Type	Commercial
13	Project Sub-Type	Office
14	Project Sub-Type	Residential
15	Project Sub-Type	Industrial
16	Project Sub-Type	Public Works
17	Project Sub-Type	Transportation
18	Project Sub-Type	Utilities
19	Project Sub-Type	Healthcare
20	Project Sub-Type	Education
21	Project Sub-Type	Government
22	Project Sub-Type	Other

Studio Row  
 Fulton Hill Properties

Richmond, Virginia

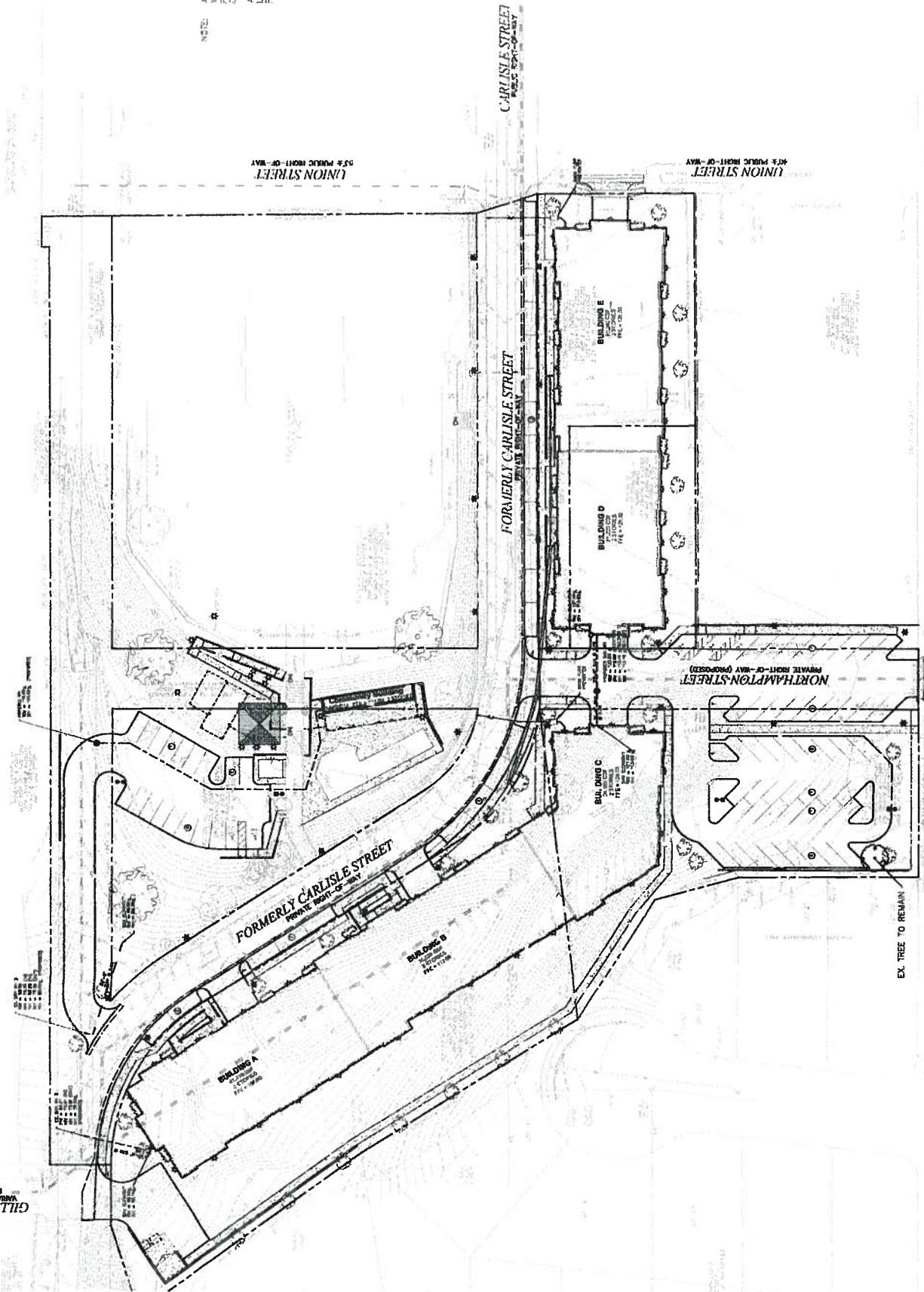
Special Use Permit

Not Approved for Construction

Landscape and  
 Lighting Plan

LP-1

10/1/2017



vhb



Engineers  
Scientists  
Planners  
Designers



115 South 12th Street  
Ft. Worth, TX 76102  
817.335.7272  
FAX 817.335.7273

NOTE: ACTUAL NUMBER OF STREET LIGHTS  
PLANNED FOR THIS DEVELOPMENT  
PLAN PREPARED AS PART OF THE PLAN OF  
DEVELOPMENT.  
ACTUAL LIGHTING WILL BE DETERMINED BY  
FURNISHING PLAN PREPARED AS PART OF THE  
PLAN OF DEVELOPMENT.



SCALE IN FEET  
0 10 20 30 40 50

NO.	DATE	DESCRIPTION	BY	CHECKED BY	APPROVED BY
1	10/1/2010	PRELIMINARY	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
2	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
3	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
4	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
5	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
6	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
7	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
8	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
9	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
10	10/1/2010	REVISED	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS

Studio Row  
Fulton Hill Properties

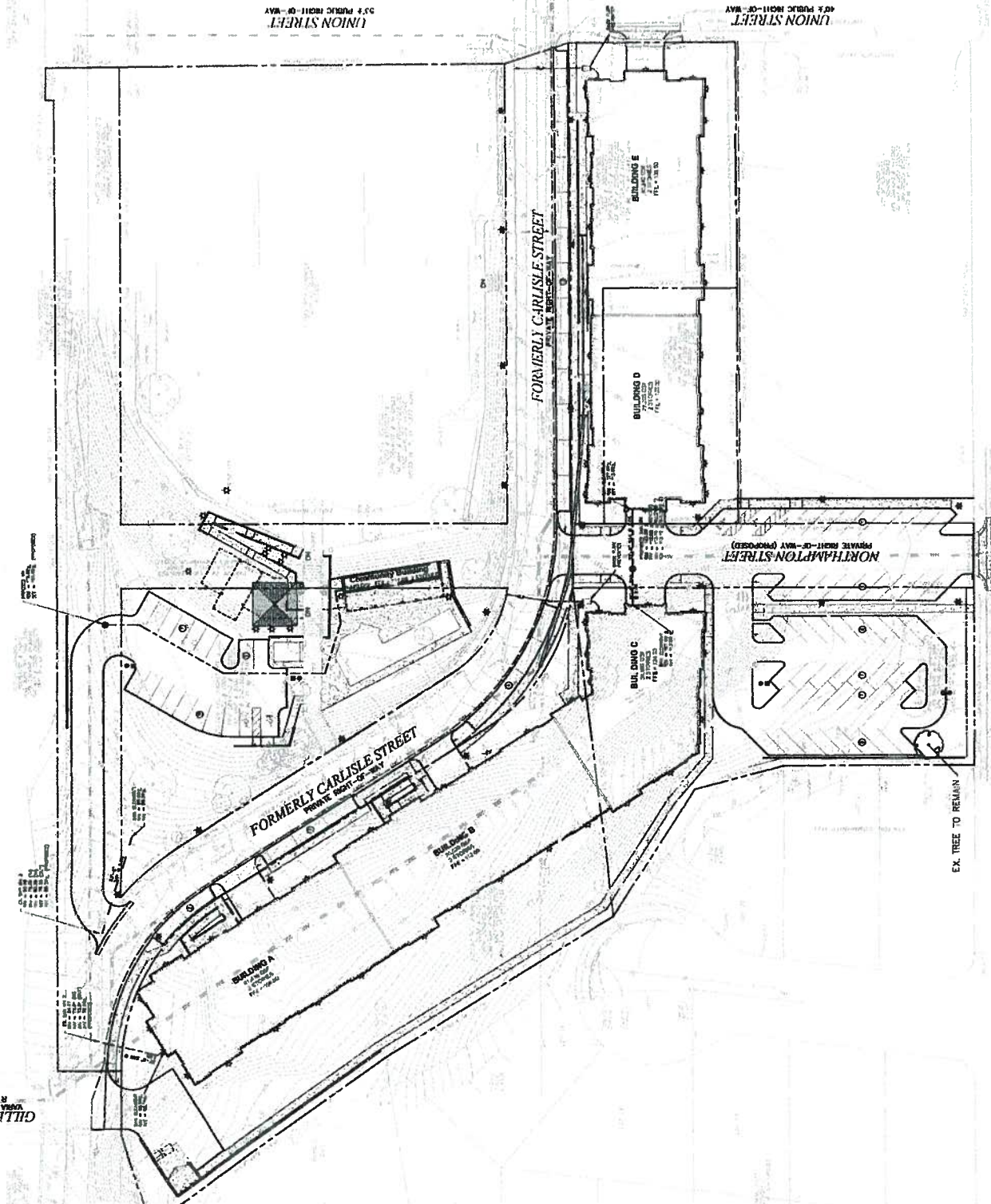
Richmond, Virginia  
Special Use Permit

Not Approved for Construction

Utility Plan

UT-1

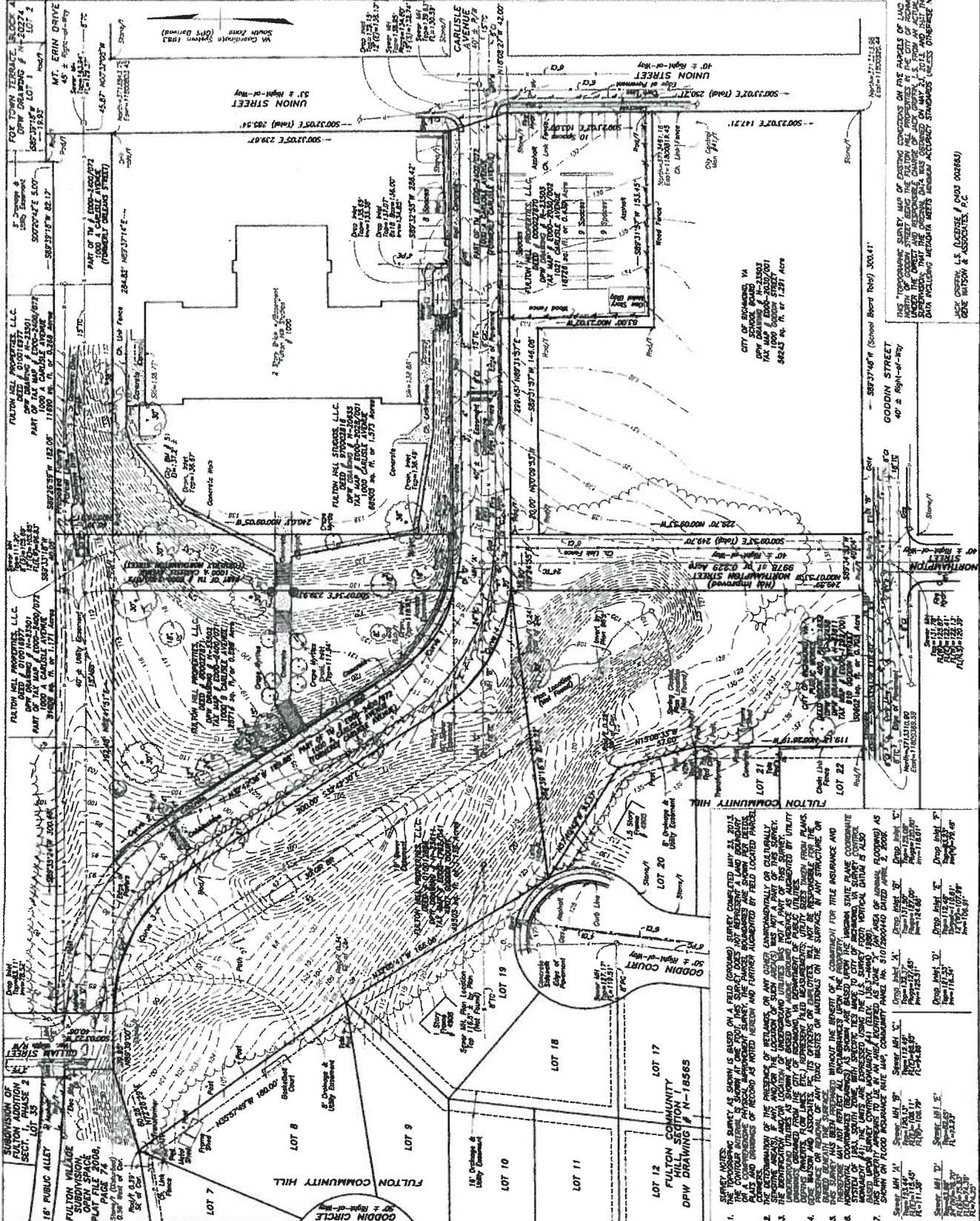
11794.00



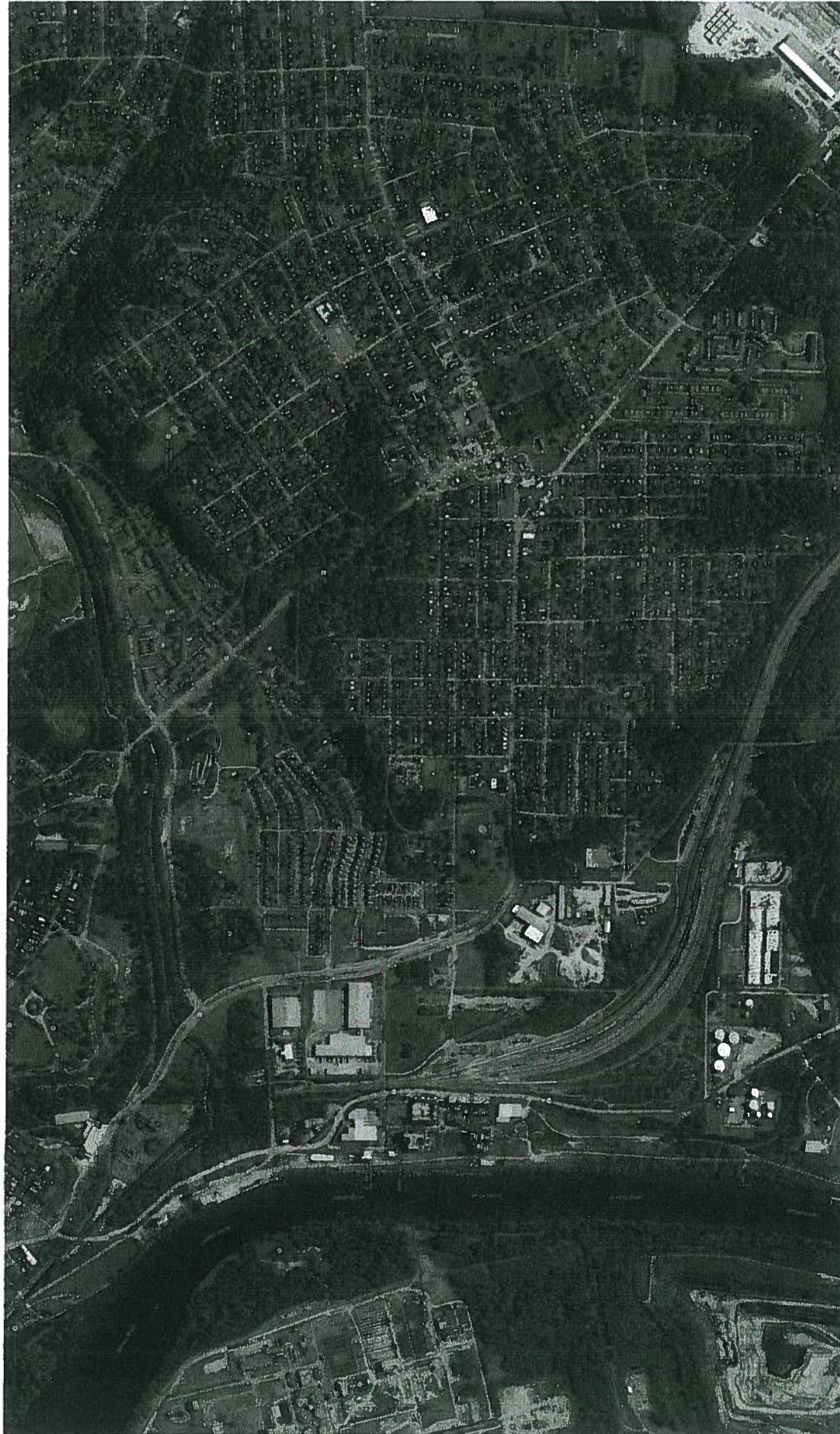


GENE WATSON &  
ASSOCIATES, P.C.,  
Land Surveyors  
12109 WERTH STREET  
CHESLER, VIRGINIA 22021  
PH. 6  
CH. 8  
JESSE

Curve 1	Curve 2	Curve 3	Curve 4
Area=23.7	Area=13.7	Area=22.54	Area=10.94
Per=7.27	Per=14.18	Per=17.17	Per=12.17
Contg=17.23	Contg=17.23	Contg=17.17	Contg=15.57
Chord=17.15	Chord=17.04	Chord=16.51	Chord=10.40
Chord=17.15	Chord=17.04	Chord=16.51	Chord=10.40







**AERIAL VIEW**  
MAY 7, 2015

**STUDIO ROW**  
*Fulton Hill Properties*  
*SLP Submission*

