



## **AIA RICHMOND CHAPTER 2007 DESIGN AWARDS HONOR AWARD WINNER**

**MANCHESTER ART AND DESIGN DISTRICT MASTER PLAN (Un-built Work)**  
**Manchester district, Richmond, Virginia**  
**SMBW Architects; Richmond, VA**

### **PROJECT DESCRIPTION**

#### **Hull Street Residential Development**

Located at the southern end of the Mayo Island Bridge, the first of two parcels has the opportunity to create a powerful architectural statement in the form of an urban gateway to the Manchester Historic District and provides unrivaled opportunities for sweeping uninterrupted views of the Richmond, Virginia skyline. The project on this site has been conceived as a mixed-use high-rise to take advantage of its unique setting. At street level, the tower completes an existing quadrant, the culmination of a pedestrian promenade, through the infill of a surface parking lot to create a new urban courtyard.

The tower is organized into two primary zones; lower level mixed-use and upper level residential. The lower level is comprised of two floors of commercial and/or retail space and street level vehicular access to five trays of structured parking. The roof of the parking facility accommodates shared community spaces, including a fitness center and lounge, which open onto a large outdoor roof garden. The upper level, tower, is comprised of fifteen floors of one and two-bedroom unit condominiums.

A project on the second parcel has been designed as a large, modern, and dynamic mixed-use development that will be the urban centerpiece of the flourishing arts community within Manchester. This scheme is organized into three building components around a large central courtyard space conceived as a flexible outdoor room to accommodate multiple public events such as performance art, sculpture exhibits, musical events, festivals, and outdoor theater and film.

The primary building component is, again, a mixed-use tower which creates a platform to accommodate street level uses such as retail, parking, and commercial space. The roof of the four-story platform provides an extensive green roof to accommodate resident amenities including a jogging track, swimming pool, and outdoor lounge spaces. A nine-story condominium tower, comprised of one and two bedroom contemporary lofts, sits atop the platform. The massing of the tower steps back away from the street in order to respect the scale of the surrounding buildings yet achieve a higher density than would be afforded otherwise. A second component of this composition is a bar of three-story live/work loft units sited to enhance the residential character initiated by a newly renovated building.

## Parcel One



Located at the southern end of the Mayo Island Bridge, Parcel One has the opportunity to create a powerful architectural statement in the form of an urban gateway to the Southside. Concurrently this location provides unrivaled opportunities for sweeping uninterrupted views of the Richmond skyline. The project has been conceived as a mixed-use high-rise to take advantage of its unique setting.

At street level Parcel One completes The Commons quadrant by infilling the existing surface parking lot. Sensitivity to the low-rise structures is manifested by defining an urban courtyard at the intersection of the three buildings. This outdoor room is the

culmination of a pedestrian promenade that connects through the block to the Plant Zero plaza.

The tower is organized into two primary zones; lower level mixed, and upper level residential. The lower level, or platform for the project, is comprised of two floors of commercial and/or retail space and street level vehicular access to five trays of structured parking. The roof of the parking facility accommodates shared community spaces, including a fitness center and lounge that open onto a large outdoor roof garden. The upper level, tower, is comprised of fifteen floors of one and two-bedroom unit condominiums.

## **Parcel Two**

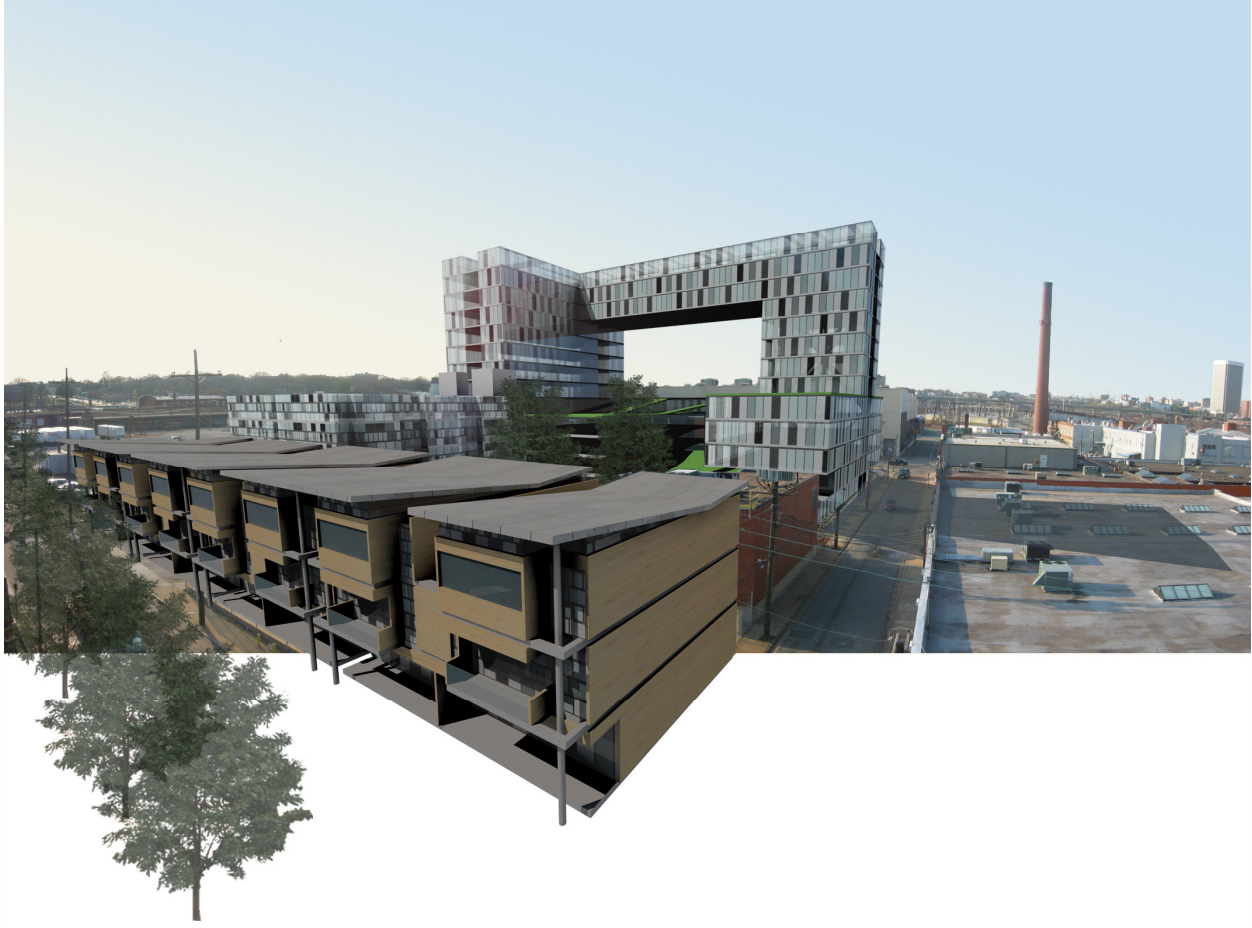
Located on Hull Street and directly across Fourth Street from the Plant Zero entrance, Parcel Two has been designed as a large, modern, and dynamic mixed-use development that will be the urban centerpiece of the flourishing arts community. Planned as the southern terminus of the Plant Zero promenade that originates at The Commons, this scheme is organized into three building components around a large central courtyard space. This space is conceived as a large multi-use outdoor room that accommodates public events such as performance art, sculpture exhibits, musical events, festivals, and outdoor theater and film.

The primary building component, similar to Parcel One, is a mixed-use tower. Again the strategy of creating a platform is employed to accommodate street level uses such as retail, parking, and commercial space. The roof of the four-story platform provides an extensive green roof which accommodates resident amenities such as a jogging track, swimming pool, and outdoor lounge spaces. Atop the platform rests a nine-story condominium tower comprised of one and two bedroom contemporary lofts. The massing of the tower is stepped back away from Hull Street and Fourth Street in order to respect the scale of the surrounding buildings yet achieve a higher density than would be afforded otherwise.

The second component of the composition is a bar of three-story live/work loft units oriented along Decatur Street to enhance the residential character initiated by The Decatur Condominiums and The Parachute Factory apartments. Finally, capturing the rear of the courtyard and tucked between the live/work lofts and the condominium tower, thirty apartment units are located on Fifth Street.

The jury had the following comments regarding the project:

“The master plan successfully captures and incorporates the wonderful grittiness of the area – a quality which should not be lost. The scheme is well planned and innovative in its architecture and urban design.”



**Project Team:**

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**Owner/Client:**

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