

Land Use Working Group Notes

Date: March 20, 2019, 4 P.M.
Location: Main Library, 101 E. Franklin St



Members Present:

Kim Chen, Co-Leader
Ted Ukrop, Co-Leader
Andrea Almond
Shawn Balon
Eldon Burton
Cyane Crump
Chuck Davidson
Albert Dobbins
Jeff Eastman
Stacey Farinholt
Tim Feehan
Jane Ferrara
Bruce Gould
Bernard Harkless
Timothy Hayes
Max Hepp-Buchanan
Barbara Jacocks
Dave Johannas
David Lambert
Preston Lloyd
Charles Macfarlane
Deborah Morton
LaJuan Neal
Clare Novak
Caitlin "Gray" O'Dwyer
Cristy O'Keefe
Jerry Peters
Damian Pitt
Rodney Poole
Andrea Quilici
Brooke Saba McDowell
Genni Sasnett
Darin Simmons Jr.
Sarah Weisiger
Alexander Winston
Alicia Zatcoff

Member Absent:

Duron Chavis
Nick Feucht
Shade Harris
Denis Lawus
Andrew Moore
Dironna Moore Clarke
Michael Phillips
Burt Pinnock
John Sydnor

Staff Present:

Leigh Kelley
Mark Olinger
Will Palmquist
Maritza Pechin
Marianne Pitts
Yessenia Revilla
Matthew Ebinger

Public Gallery:

Sarah Shaughnessy
Ruth Morison
Joh Gehlbach
Rex Scudder

3:45 PM Room opens

4:04 PM Call to Order

Ms. Pechin called the meeting to order at 4:04 p.m. Ms. Pechin gave an orientation presentation, which included: the Master Plan Process, the role of the Land Use Working Group, the Working Group schedule, the Working Group ground rules, the Land Use Working

Group composition, FIOA regulations, meeting ground rules, the Richmond 300 website, and the agenda.

4:19 PM Icebreaker

Ms. Pitts introduced the Icebreaker. The Working Group members subdivided into groups of two or three and answered the following questions: What areas of the city do you think are great? What areas of the city do you think need improvement? What areas of the city do you know nothing about? The members of the public also participated in this icebreaker. All participants wrote their responses on stick notes. The stick notes are transcribed here. Note: statements are listed multiple times because different groups wrote the same response.

What areas of the city do you think are great?

- Westover Hills
- North Side
- James River Park System
- James River Park System
- Shockoe Bottom
- North Side
- The Fan
- Forest Hill Park
- Jackson Ward
- Stony Point
- Scott's Addition
- Jackson Ward
- VCU/MCV
- The Fan
- Riverfront
- Forest Hill Area
- Mix of single family and small apartment buildings around the Museum District
- River!
- Church Hill
- Historic Areas
- Scott's Addition
- Carillon (racially mixed, stable, parks)
- Bryan Park
- The Fan
- Hull-Commerce Rd to the River
- James River
- Fan neighborhood (walkable)
- Parks - central parks like Byrd Park
- Central area with historic character, Manchester
- Rockett's Landing (editorial note, a good portion of Rockett's Landings is not in the city)
- Sense of neighborhoods
- The River
- James River Park
- Carytown
- The Fan
- Museum District
- Battery Park
- North Side (Ginter Park)
- The Fan
- Neighborhoods
- Historic fabric
- Vitality
- Manchester
- Blackwell
- The Canal Walk
- Lombardy Park
- Cultural attractions
- Libbie and Grove
- Museums
- Lafayette and Franklin
- Museum District (dense, walkable, wide sidewalks, big trees)
- Bellevue (designed to be mixed-use, early attempt live-work neighborhood)
- James River Park System
- Brookland Park - potential for urban mixed-income neighborhood
- Shockoe Slip
- Westover Hills
- The Fan
- Scott's Addition
- Carytown
- Church Hill
- Walkable neighborhoods
- Riverfront

- Jackson Ward
- Museum District
- Pockets of mixed-use within residential neighborhoods
- Carytown

What areas of the city do you think need improvement?

- Scott's Addition
- Manchester
- Hospital Road and Industrial areas under interstate (NW of Church Hill)
- South Side - Jeff Davis Corridor
- West Broad Street
- Road corridors to become more dense transit-oriented, making transit corridor appealing/pleasant
- Alleyways
- Jeff Davis Corridor
- Belt Boulevard
- Jeff Davis
- Blvd near Arthur Ashe
- Brookland Park Boulevard
- Hull Street Corridor
- South Side of Fan (between Main and 195)
- Jefferson Davis Corridor
- Richmond-Henrico Turnpike
- South Side
- RRHA projects and vicinity
- Monroe Ward
- Jackson Ward
- Hull Street (Manchester - all the way to Chippenham)
- Chamberlayne Avenue
- East End
- Shockoe Bottom
- Barriers of highways
- Fulton area
- Manchester and Hull
- Chamberlayne Corridor
- Jeff Davis and Hull
- Area around train station
- Public Housing
- East End
- Hill Side
- South Side
- North Jackson Ward
- South Side
- All projects south of Blvd
- Six Points Brookland Park
- Chamberlayne Avenue Industrial Area (VUU-Azalea)
- Chamberlayne VUU
- South Side - not as green as North Side of the river - heat island
- Route 1 - declined and need to give it energy
- Midlothian Turnpike - zoning
- Jeff Davis corridor
- Public housing
- Shockoe safety
- City-owned property
- Downtown - 24 hr activity - safety
- Broad Rock
- Access/connectivity
- Transportation
- Intercommunity communication
- Economic and racial isolation/segregation
- Jeff Davis
- South Side Plaza

What areas of the city do you know nothing about?

- Far South Side
- Far West End
- Area around the VA
- Jahnke Road area
- Jeff Davis - Hull
- Powhite South to 95 North
- Azalea Area of North Side
- Greater Fulton
- South Side (besides main corridors)
- Areas near the Chesterfield boundary
- South Side (the boundary with counties)
- Brookland Park
- South Side (other than Manchester)

- Lower South Side
- Highland Park
- East End
- South Side Transfer Plaza
- Northeast, bordering Henrico
- Fulton
- Walmsley Blvd
- Warwick
- Oliver Hill Way
- Area behind Gilpin
- Bensley
- Stoney Point
- Phillip Morris Area
- Walmsley/Warwick - not well integrated with the rest of the city
- Public housing areas
- Seven Pines (tip of North Side)
- Barton Heights
- Midlothian and Hull Street intersection
- Port of Richmond
- Jahnke Road to railroad to Jeff Davis
- South Side
- North Side - Laburnum Corridor, Highland Park
- South - Powhite, Swansboro, Jeff Davis
- Far East End - Fulton, Montrose

4:34 PM Background Presentation

Mr. Olinger gave a background presentation on the role of the Master Plan, examples from the 2001 Master Plan, and a review of existing land use, future land use, and zoning using Scott's Addition as an example.

5:00 PM Vision and Goals Presentation

Ms. Pechin reviewed the draft vision and goals developed by Planning and Development Review (PDR) staff and the Mayor's Office.

5:10 PM Small Group Discussion: Draft Land Use Goal

Working Group members discussed the draft Land Use goal in six small groups. The members of the public formed a seventh group. Each group had a discussion leader and a scribe. The comments from all seven groups are summarized here. Note: statements are listed multiple times because different groups wrote the same comment.

Comments on the Land Use Goal

- Don't use the word "neighborhoods"
- Switch out the word build
- Add create or sustain
- Richmond is a city of...
- Embrace growth
- Epicenter of the region's growth - urbanizing
- Growth within the existing fabric, infill
- Omit "existing and new"
- Too residential focused - not enough about business and industry
- "New" makes it seem like it's only young people coming
- Civic centers on mass transit
- Sustainability - higher level of consciousness about the environment
- Want the neighborhoods to connect to each other - grid to be continued neighborhoods to meet and grow into each other

- Accessibility as the idea that you can get to other places easily from different parts of the city
- Each goal could start with “Richmond is...” just like the vision statement
- Need to brag more about ourselves
- “Virginia’s downtown”
- Richmond is the center and star of the region
- Cultural and job center
- Leads the region’s growth
- Builds and rebuilds – regenerative
- Make LU connections to and through areas and the neighborhoods a tied together with use and greenspace
- Too residential focused – need to include other uses like business and industrial
- Having land use foster a social and civic interaction – using development pattern to foster civic engagement
- We are urban
- “Neighborhood” is too narrow
- Too housing focused
- What does inclusive mean?
- Make a more simple statement
- Sustainability
- Thriving
- Build
- Too much about “new residents” and not about retaining existing people
- Sustainability is too broad and has too many meanings
- Use the words “promote” and “access”
- Unique
- Opportunities
- Celebrate Richmond – brag about ourselves
- Leading growth
- We are not competing with the counties, we should stand alone
- Richmond should be leading growth in the region
- Vibrant urban core that leads the region
- More aspirational verbs – reaching, aspiring, (not builds)
- Richmond is a city...
- What about existing residents
- Sustainable for generations
- Vibrant
- “Neighborhood” – not the best term
- Also need to preserve existing neighborhoods
- Richmond a place of choice – for living, work, etc.
- Neighborhoods can sustain people at different phases of live
- Maintaining the character of existing areas and adding more people but without losing character
- Build off our intact neighborhoods
- Tie urban form to the health of residents

5:35 PM Break

5:55 PM Future Land Use Presentation

Mr. Palmquist gave a presentation summarizing the difference between future land use, existing land use and zoning, reviewing the future land use plans from other cities, and presenting the new draft future land use categories.

6:15 PM Small Group Discussion: Draft Future Land Use Categories

Working Group members discussed the draft Future Land Use Categories in six small groups. The members of the public joined the various small groups. Each group had a discussion leader and a scribe. The comments from all seven groups are summarized here. Note: statements are listed multiple times because different groups wrote the same comment.

Downtown:

- Create an existing fabric overlay
- In description, reword to say “residential” instead of apartments
- Buildings built to the property line
- Retail on first floor
- Parking access off side street and alley, not on principle street
- Urban design should have lots of movement and interaction. Form of building to give it texture
- No one-way streets
- Bike, transit, good sidewalks, easy crosswalks
- Prioritize pedestrian safety
- Business is primary use
- Residential is secondary
- Make sure amenities are there to make it attractive and livable
- Cultural and entertainment uses
- to protect the historic fabric and prevent demolitions
- Tall, high-density buildings
- Terracing urban design
- Transit - circulator?
- Uses: commercial, retail, office, residential
- Need open spaces (i.e. Maggie Walker Plaza), pocket parks - even by private developers
- Omit “mixed-use” from the title
- No monolithic walls
- Walkable environment
- Engaging streets
- Developer shouldn't define the character of the city
- Communication between uses
- Retail activity
- Vibrant urban center
- The city suffers as an urban center - too monolithic
- High density, high-rise buildings should have openings and address to street
- Setbacks and open plaza opportunities
- Walk, bike, transit are primary modes
- Parking is hidden
- Need more residential

Nodal Mixed-Use

- Could be as tall as Downtown
- Maybe call it "District Mixed-Use"
- Setback and open spaces for public enjoyment
- Parking is hidden
- Could six points be nodal mixed-use or VUU/Chamberlayne, Stony Point Fashion Park?
- High density buildings
- Should be at a major cross roads. Not just along a bus line
- Frequent transit (at least 10 min)
- Tied directly to transit resources
- Like Carytown but at a lower scale
- Like Grace ST through VCU
- Change to from nodal to hub mixed-use
- Depends on where they are. If historic structures are there, heights should be restricted. More step backs. Show have more light and air
- Corridor mixed-use should be 2-6 stories
- Define what "Frequent transit service" means for nodal mixed-use
- Residential above commercial
- Not needed. Modify corridor mixed-use to accommodate more density at nodes.

Corridor Mixed-Use

- Incorporate nodal mixed-use by allowing more density at nodes.
- More district architecture (massing, height, materials)
- Horizontal articulation
- Similar to Nodal Mixed-Use but at a smaller scale
- Could include some taller buildings
- Walkable on transit routes
- Linear

Neighborhood Mixed-Use

- Bike, walk, transit are primary uses
- Accessory dwelling units by-right
- Grid system with alley with pocket parks
- Variety in bldg. types
- Front porches
- Walkability with mixed-use
- Fan, Church Hill. Jackson Ward
- Entrance ways facing the street
- Bike, ped, car
- Corner stores, small scale businesses, neighborhood serving uses
- Use this in place of the residential-only land uses
- Use form-based code to regulate appropriate non-residential uses in residential neighborhoods (concern that all houses in a neighborhood mixed-use area would become commercial uses)

Industrial

- Keep industrial but narrowly define where it will be used spatially (along the river southside) and use industrial mixed-use elsewhere. Include broader range of commercial uses in industrial mixed-use.
- Replace industrial with commercial to allow a mix of commercial uses
- Industrial may not be right, but commercial is not right either
- Concerned that industrial designation may not be flexible in the future
- Truly industrial uses need a space where commercial uses will not run them out
- 1-2 story warehouses
- No height restriction
- Connection to transportation - highways, rail, port of Richmond
- All every use except residential
- Mostly industrial uses, not residential
- Do we want to bring more industrial uses in the city to bring back businesses?
- Scott's Addition is industrial mixed-use but it doesn't really have industry
- Focus both industrial land use categories on employment

Industrial Mixed-Use

- Do we want to bring more industrial uses in the city to bring back businesses?
- Scott's Addition is industrial mixed-use but it doesn't really have industry
- Focus both industrial land use categories on employment
- Character with warehouses - save and repurpose
- Light industry/small scale
- Transitioning from industrial to residential
- Include broader range of commercial uses in industrial mixed-use.
- Call it commercial rather than industrial

Institutional

- Should have an edge effect and be sensitive to adjacent neighborhoods
- New courthouses should be integrated in the urban fabric - e.g. fed courthouse
- Should locate off of public transit or major corridors. "citizen serving facilities should be on public transit
- GRTC should connect schools
- The use of schools after school hours - as community assets
- School resources are just sitting there
- How does the institutional category interact with downtown?
- Re-zone existing

Parks and Open Space

- Protected at all cost

Low-Density Residential

- Get rid of low-density residential
- Politically it would be a bad idea to get rid of low-density residential
- Like that there is no longer a single-family designation
- Encourage ADUs
- Should be 1-4 units
- Are the only residential designations necessary if we have neighborhood mixed-use, etc?
 - but we need protections for single-family neighborhoods
- Design issue vs. use
- There is a fear that we allow multi-family
- Form-base zoning?
- The three residential categories are confusing
- Don't need to specifically call out single-family
- Cars are the primary mode
- Can we add dwelling units per acres
- All residential categories should allow home businesses

Medium-Density Residential

- Should include small- and medium-sized apartments (what does this mean)
- Do we need to break out single-family attached and detached?
- Single-family Homes are Auto-dependent
- Small and mid-size apartments are transit supporting
- Really walkable
- Mix of uses, some services

High-Density Residential

- Not needed. High-density residential should be in a mixed-use area
- Only have 2 categories - Low and Medium. Low should be 1-4 units and Medium should include small and medium apartments. High-density residential should be in a mixed-use area so it should not be its own category.
- Eliminate - why would we have higher-density land uses without mix of uses incorporated?
- Encourages apartment courts and housing projects
- Are apartment courts really high-density residential? They're suburban
- Can this be eliminated? Can it be within Nodal or Corridor Mixed-Use?

General Comments

- Can we combine the low and medium density residential categories?
- Instead of land use, call them activity centers. Maybe Nodal Activity Center
- Walkability and bikability have to be everywhere
- We should let the market dictate where parking should be
- Discourage cars and encourage walkability in all categories
- We are letting small number of voices drive decisions
- The higher the density of a building, the closer it should be the street
- Design overlay districts to be implemented with these categories
- Parks and open space should be in all land uses

- Transportation modes/features should be included in land use descriptions
- Preserve community assembly spaces (i.e. don't allow old churches to be converted to condominiums)

6:55 PM Public Comment & Wrap Up

Ms. Pechin asked if any member of the public had a comment to share. None did. Ms. Pechin reviewed the post-meeting homework and asked everyone to fill out a meeting review form.

7:00 PM Meeting Adjourned

Parking Board Comments

The Parking Board is used to “park” ideas that can be addressed outside of the Working Group meeting or at a future Working Group meeting. During the meeting, Land Use Working Group members posted the following comments on the Parking Board:

- Incentivize or bonus density for a taller/skinnier building on a smaller land area vs. a squat, cube on a larger lot
- Richmond needs to brag more about itself