



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**ORD. 2026-003:** To declare surplus and direct the conveyance of the City-owned real estate known as 301 Boroughbridge Road, consisting of 3.636± acres, 201 Covington Road, consisting of 1.284± acres, 209 Covington Road, consisting of 0.367± acres, 301 Covington Road, consisting of 0.367± acres, 307 Covington Road, 6, of 0.367± acres, and 313 Covington Road, consisting of 0.367± acres and commonly known as Sankofa Community Orchard, for nominal consideration to Central Virginia Agrarian Commons for the purpose of facilitating urban agriculture.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 20, 2026

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#### **PETITIONER**

City of Richmond

#### **LOCATION**

301 Boroughbridge Road, 201 Covington Road, 209 Covington Road, 301 Covington Road, 307 Covington Road, and 313 Covington Road. (9<sup>th</sup> District)

#### **SUMMARY**

This ordinance is to declare surplus and direct the conveyance of the City-owned real estate known as 301 Boroughbridge Road, 201 Covington Road, 209 Covington Road, 301 Covington Road, 307 Covington Road, and 313 Covington Road, commonly known as Sankofa Community Orchard, for nominal consideration to Central Virginia Agrarian Commons for the purpose of facilitating urban agriculture.

Established in 2021, Sankofa Community Orchard is a two-acre garden in Richmond's Southside that embodies food justice, environmental resilience, and community building. Created by food justice advocate Duron Chavis through Richmond Grows Gardens, the orchard features over 80 fruit trees, 30 blueberry bushes, raised beds, an outdoor kitchen with solar panels, murals by local Black artists, and event space. More than just growing produce, the Orchard is envisioned as a gathering place that uses food as a tool to break down barriers across class, gender, and generation, while acknowledging historical inequities like the Southside annexation.

#### **Recommendation**

The City Administration recommends approval of this ordinance.

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#### **FINDINGS OF FACT**

##### **Site Description**

The properties are currently owned by the City of Richmond (Parks, Recreation & Community Facilities). The Sankofa Community Orchard is currently located on the property.

## **Proposed Use of the Property**

Urban Agriculture.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Corridor Mixed-Use, which is found along major commercial corridors and envisioned to provide for medium- to medium high-density pedestrian- and transit-oriented development.

**Development Style:** The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue introduce a gridded street pattern to increase connectivity.

**Ground Floor:** Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

**Intensity:** Buildings generally ranging from two to ten stories, based on street widths, and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

**Primary Uses:** Retail/office/ personal service, multi-family residential, cultural, and open space.

**Secondary Uses:** Single-family houses, institutional, and government

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