

INTRODUCED: January 26, 2026

A RESOLUTION No. 2026-R008

To name the alley located in the block bounded by T Street, North 31st Street, Kuhn Street and North 32nd Street as “Strong Oak Alley.”

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 23 2026 AT 6 P.M.

WHEREAS, in accordance with sections 8-7 through 8-10 of the Code of the City of Richmond (2020), as amended, Dominion Area Development Group, LLC, as the applicant, has requested that the alley located in the block bounded by T Street, North 31st Street, Kuhn Street and North 32nd Street be named “Strong Oak Alley.”

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

1. That the alley located in the block bounded by T Street, North 31st Street, Kuhn Street and North 32nd Street and shown as the public right-of-way enclosed in bold lines and labeled as “Alley to be named ‘Strong Oak Alley’” on a drawing prepared by the Department of

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 23 2026 REJECTED: _____ STRICKEN: _____

Public Works, designated as DPW Drawing No. N-29175, dated December 4, 2025, and entitled “Proposed Naming of a Public Alley in the Block Bounded by T Street, N 31st Street, Kuhn Street and N 32nd Street as ‘Strong Oak Alley,’” a copy of which drawing is attached to and incorporated into this resolution, be and hereby is named and designated as “Strong Oak Alley.”

2. That, in order to effectuate the provisions of paragraph 1 of this resolution, the Chief Administrative Officer shall (i) cause the appropriate City agency to prepare and erect signs appropriately marking “Strong Oak Alley,” (ii) request that all City agencies note such naming in the records maintained by each such agency, and (iii) take all other appropriate actions to effectuate the naming of the alley as “Strong Oak Alley.”

3. That paragraphs 1 and 2 of this resolution shall be effective only upon the completion of the following to the satisfaction of the Chief Administrative Officer within 12 months from the date on which this resolution is adopted:

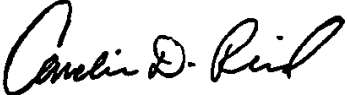
(a) Dominion Area Development Group, LLC, as applicant, shall furnish the Chief Administrative Officer with sufficient funds to cover the costs of the street naming, including, but not necessarily limited to, the preparation and erection of appropriate signs.

(b) The applicant shall furnish all abutting landowners with written notice of the naming.

(c) The applicant shall comply with all applicable requirements set forth in sections 8-7 through 8-10 of the Code of the City of Richmond (2020), as amended.

(d) Should any condition of this paragraph 3 not be met within 12 months of the date on which the Council adopts this resolution, this resolution shall be null and void and of no further legal effect.

**A TRUE COPY:
TESTE:**



City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: December 17, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Alfred Wiggins, Deputy Chief Administrative Officer

THROUGH: Bobby Vincent Jr., Director, Department of Public Works

FROM: M.S. Khara, P.E., City Engineer, Department of Public Works

RE: **PROPOSED NAMING OF A PUBLIC ALLEY IN THE BLOCK BOUNDED BY T STREET, NORTH 31ST STREET, KUHN STREET AND NORTH 32ND STREET AS “STRONG OAK ALLEY”**

ORD. OR RES. No. _____

PURPOSE: To name a public alley in the block bounded by T Street, North 31st Street, Kuhn Street and North 32nd Street as “Strong Oak Alley”, as shown enclosed in bold lines on a plan prepared by the Department of Public Works designated as DPW Dwg. No. N-29175, dated December 4, 2025, and entitled “PROPOSED NAMING OF A PUBLIC ALLEY IN THE BLOCK BOUNDED BY T STREET, N 31ST STREET, KUHN STREET AND N 32ND STREET AS ‘STRONG OAK ALLEY’”.

BACKGROUND: The owner of the property at 1404 North 32nd Street has received approval by way of a Special Use Permit (Ordinance No. 2025-130) for the construction of four (4) single-family attached dwellings and one (1) dwelling unit within an accessory structure. Two (2) of the proposed dwellings will have frontage along an existing public alley. One of the conditions of the SUP Ordinance requires this alley to be officially named. Naming of the alley will ensure the safety of the residents and provide an address that is both unique and descriptive. This will ensure that City services, such as trash pickup, utility distribution and emergency services, may be provided to the new units. The name choice has been approved by the Richmond Regional Planning District Commission (PlanRVA) using the “Street Name Clearinghouse Request” form.

Other reviewing administrative agencies were contacted regarding this naming. While not specific to the proposed alley name, the Fire Department expressed concern that the existing alley, once being named and it becomes the primary frontage for two (2) new dwelling units, is not compliant with the Virginia Statewide Fire Prevention Code for fire apparatus access roads (Sec. 503.2.1). The width of the existing alley is 16’; the Fire Prevention Code requires fire apparatus

access roads shall have an unobstructed width of not less than 20 feet, except fire apparatus access roads exclusively serving single family dwelling or townhouse that are fully sprinklered shall have an unobstructed width of not less than 18 feet. The applicant has committed to working with the Department of Planning & Development to ensure that the necessary subdivision plat satisfies applicable codes for fire access.

The criteria and guidelines for submission, evaluation, approval, and implementation of proposals for naming or renaming City facilities are described in sections 8-7 thru 8-10 of the City Code. Section 8-10(5) requires the City Council to conduct a public hearing to review recommendations, suggestions and provide an opportunity for public comments from affected parties prior to any final action on a naming resolution. The application and information as submitted satisfies the current City Code requirements and criteria to allow consideration of this request for approval.

The applicant will be responsible for all costs of required signage denoting the alley's name.

The resolution conditions will have to be satisfied in accordance with the City Attorney's Office review and acceptance of follow-up information provided by the applicant.

COMMUNITY ENGAGEMENT: Planning Commission meeting held on June 17, 2025, to discuss Ordinance No. 2025-130 (Special Use Permit), public encouraged to attend and provide comment; City Council meeting held on June 23, 2025, for the public hearing regarding Ordinance No. 2025-130; the applicant sent notification letters (certified mail) to all adjacent property owners advising of the alley naming.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan (Goal 14: Housing); City Council Resolution No. 2023-R019 (Declare a housing crisis); City Council Ordinance 2025-130 (Special Use Permit).

FISCAL IMPACT: None

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 26, 2026

CITY COUNCIL PUBLIC HEARING DATE: February 23, 2026

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation Committee (LUHT)

AFFECTED AGENCIES: Public Works; City Attorney; Planning & Development Review; Public Utilities; Assessor; Finance; Budget and Strategic Planning; Fire Department; Police Department, Mayor's Office, and CAO's Office

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. No. 2025-130 (Special Use Permit)

ATTACHMENTS:

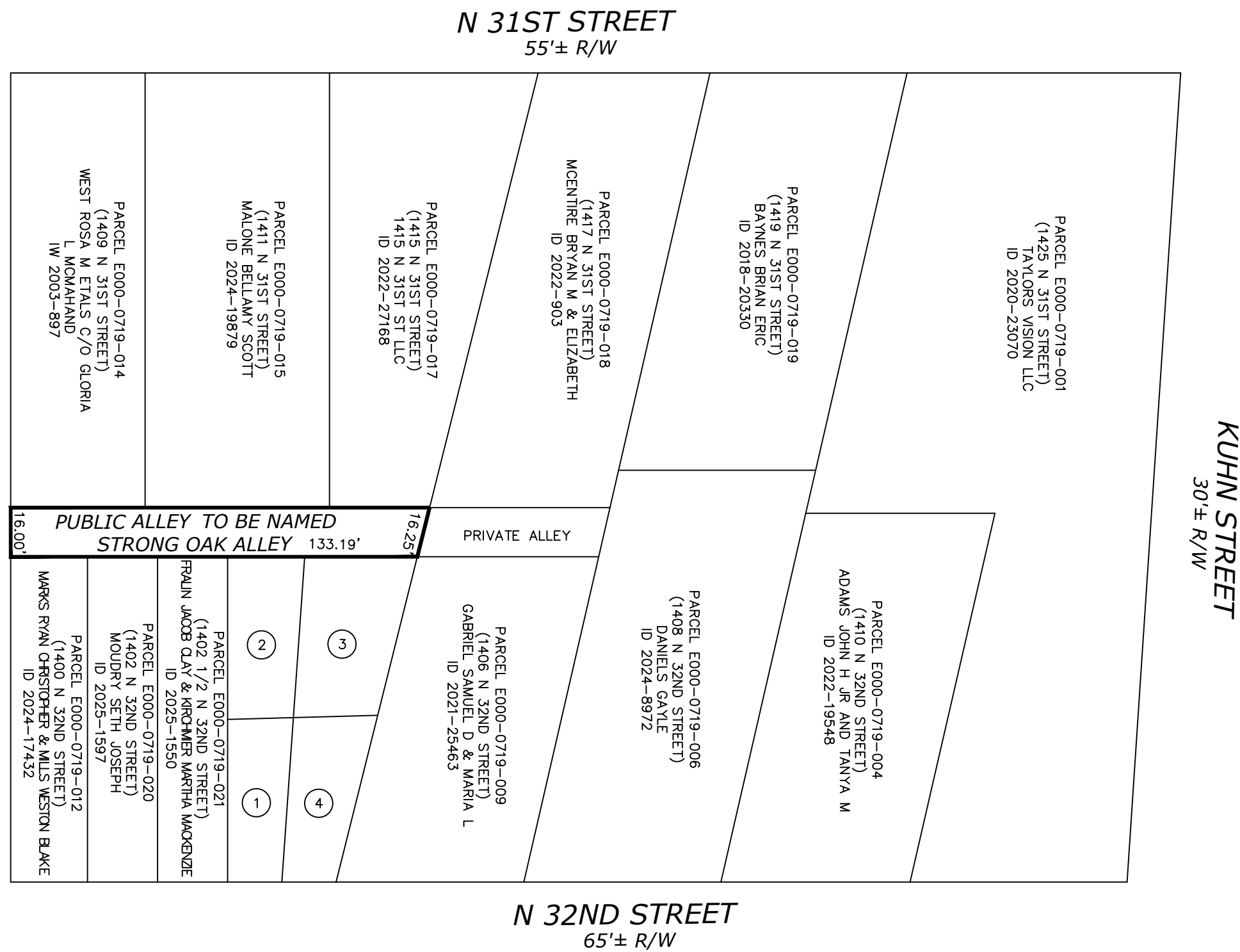
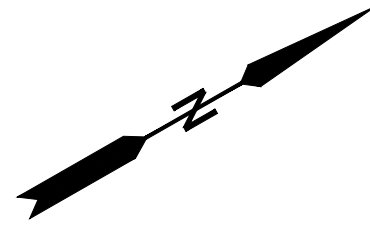
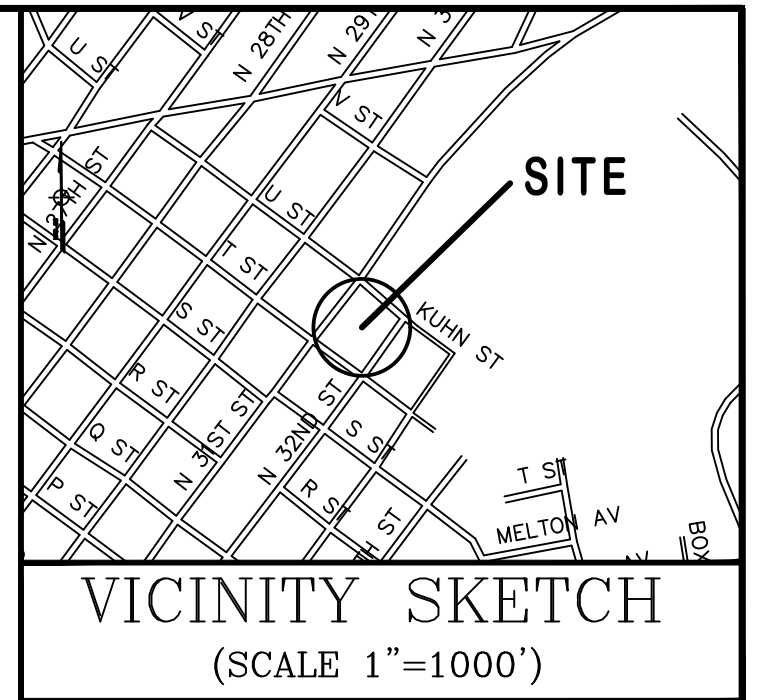
1. DPW Dwg. No. N-29175
2. Applicant's request letter dated August 1, 2025 (Baker Development Resources, on behalf of Dominion Area Development Group, LLC)
3. Applicant's email dated December 3, 2025 (Baker Development Resources, on behalf of Dominion Area Development Group, LLC)
4. RRPDC Street Name Clearinghouse Request Authorization (Strong Oak Alley)

STAFF:

Prepared for Bobby Vincent, Jr., Director, DPW

Prepared by M.S. Khara, City Engineer, DPW (646-5413)

Research and Drawing Coordinated By: DPW/Right-of-Way Management



NOTES:
 1. AREA OF ALLEY PROPOSED NAMING SHOWN IN BOLD .
 2. THIS DRAWING IS BASED ON A COMPILATION OF DATA FROM RECORD SOURCES.

1. PARCEL E000-0719-022
(1413 UNNAMED ALLEY)
DOMINION AREA DEVELOPMENT GROUP LLC
ID 2023-10135
2. PARCEL E000-0719-023
(1404 N 32ST STREET)
DOMINION AREA DEVELOPMENT GROUP LLC
ID 2023-10135
3. PARCEL E000-0719-025
(1417 UNNAMED ALLEY)
DOMINION AREA DEVELOPMENT GROUP LLC
ID 2023-10135
4. PARCEL E000-0719-024
(1404 1/2 N 32ST STREET)
DOMINION AREA DEVELOPMENT GROUP LLC
ID 2023-10135



Council District 7 Block No. E-719

NOTES

1. Property owners correct as of DECEMBER 4, 2025
2. Ordinance No: _____
3. Adopted: _____
4. Accepted: _____

Engineering Specialist: _____
 Survey Superintendent: _____
 Right Of Way Manager: _____

Surveys Division, Room 600 City Hall
 900 E. Broad Street, Richmond, Va. 23219
 DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA



PROPOSED NAMING OF A PUBLIC ALLEY IN THE BLOCK BOUNDED BY T STREET, N 31st STREET, KUHN STREET AND N 32nd STREET AS "STRONG OAK ALLEY"

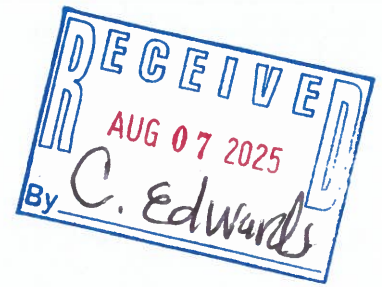
Requested By: Dominion Area Development Group LLC

REFERENCES: BL 24NW

REVISIONS

DRAWN BY: J.F.
 CHECKED BY: _____

FIELD NOTE	SCALE 1"=40'	DATE 12/4/2025	PROJECT E-719-AN	DRAWING NO. N-29175
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August 1, 2025

Bobby Vincent, Jr.,
Director of Public Works
Department of Public Works, City Hall, Room 701
900 East Broad Street
Richmond, Virginia 23219

COPY

RE: Right-of-Way Naming Request: Alley to the Rear of 1404 N 32nd Street (E000-0719/010)

Dear Mr. Vincent,

I represent Dominion Area Development Group, LLC in its application to name the alley lying to the rear of 1404 N 32nd Street (the "Property"). The Property is located on the west side of North 32nd Street between Khun and T Streets. The Property backs up to a north-south alley which the applicant would like to name "North 32nd Alley." This request would authorize creating a name for that alley.

A recently approved Special Use Permit (No. 2025-130) authorized the construction of four dwellings on the Property. Two of those dwellings will front on the alley and, as a result, the subdivision process requires the alley to be named. North 32nd is the preferred name for the alley because it is also the name of the Street the other two dwellings would front. The name has been approved by the Richmond Regional Planning District Commission and is in keeping with the naming criteria laid out in Sec. 8-17 of the City Code. Additionally, notice has been provided to the Church Hill Central Civic Association and adjoining landowners of the proposed change.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at 874-6275.

Sincerely,

Mark R. Baker
Baker Development Resources

Extent and Location Area – “North 32nd Alley”



*Red Line indicates the portion of the alley to receive name

From: marisa@bakerdevelopmentresources.com
To: [Davenport Jr, Joseph L. - DPW](#); [Mantey, Leonard A. - PDR](#)
Cc: [MarkBaker](#)
Subject: 1404 N 32- Alley Naming- Strong Oak Alley
Date: Wednesday, December 3, 2025 11:49:13 AM
Attachments: [PlanRVA Approval- Strong Oak Alley.pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning Joe and Leo,

Please see the attached approval letter from PlanRVA for naming the alley Strong Oak Alley. Please let me know if there is anything further needed on our end to progress this process.

Kind regards,
Marisa



Marisa Perez
Baker Development Resources
marisa@bakerdevelopmentresources.com
(562) 291-9968



STREET NAME CLEARINGHOUSE APPROVAL FORM

424 Hull St., Suite 300, Richmond VA 23235

Baker Development Resources

Marisa Perez

marisa@bakerdevelopmentresources.com

Approved by: *Elizabeth Greenwell*
PlanRVA

Monday, December 1, 2025

County	Subdivision	Street Name	Type	Expiration	Original Reservation	Updated
Richmond	N/A	Strong Oak	Alley	12/1/2027	12/1/2025	12/1/2025