



City of Richmond

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Meeting Minutes Planning Commission

Monday, September 16, 2019

1:30 PM

2nd Floor Council Chambers

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

Roll Call

- Present 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Vivek G. Murthy, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, and * Commissioner Selena Cuffee-Glenn
- Absent 1 - * Commissioner David Johannas

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

Draft CPC Minutes_September 3, 2019 Meeting

1. [PDRMIN 2019.019](#)

Attachments: [DRAFT CPC Minutes Sep 3, 2019](#)

Draft CPC Minutes_September 3, 2019 Meeting

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Murthy, that the September 3, 2019 Meeting Minutes be adopted. The motion carried by the following vote:

- Aye --** 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan and * Commissioner John Thompson

Director's Report

- Richmond 300 Update

Ms. Maritza Pechin provided an update on Richmond 300.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its September 9, 2019 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Public Hearing: No one spoke.

A motion was made by Vice Chair Law, seconded by Commissioner Greenfield, that the Consent Agenda be approved. The motion carried by the following vote:

Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan and * Commissioner John Thompson

- 2. [ORD. 2019-222](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$500,000.00 from the Virginia Resources Authority, as administrator of the Virginia Water Supply Revolving Fund, and to appropriate the funds received to the Fiscal Year 2019-2020 Capital Budget by increasing revenues and the amount appropriated to the Department of Public Utilities’ Water Distribution System Improvements project by \$500,000.00 for the purpose of funding full lead service line replacements in the city.

Attachments: [Ord. No. 2019-222](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council.

Conceptual location, character, and extent review of Broad Rock Sports Complex Master Plan, 4835 Old Warwick Road

- 3. [UDC 2019-24](#)

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Conceptual location, character, and extent review of Broad Rock Sports Complex Master Plan, 4835 Old Warwick Road

This Location, Character and Extent Item was approved.

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. The Consent Agenda items will be considered by the Commission as a group, and there will be a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.

Regular Agenda

Navy Hill Redevelopment Project Informational Presentation No. 2

4. [PDRPRES
2019.010](#)

Attachments: [Responses to Planning Commission Questions - Sep 10, 2019 Special Meeting](#)
[Navy Hill Presentation, Sep 16, 2019 Planning Commission](#)

Ms. Jennifer Mullen, Roth Jackson Gibbons Conklin, PLC, provided the presentation. Mr. Jack Berry, Richmond Regional Tourism, also participated in the presentation.

Mr. Thompson asked, the additional Affordable Housing that is going to be managed by Better Housing Coalition, can you elaborate on how that is being funded and where it is being built.

Ms. Mullen stated that is another component of the development agreement, prior to the bond funding we have to show that \$10M in philanthropy has been raised.

Mr. Thompson asked, it is all being raised through low income housing tax credits and private fund raising?

Ms. Mullen stated the \$10M in philanthropy is purely philanthropy, that is checks being written for affordable housing for Better Housing Coalition required by this document. \$10M philanthropy is very helpful for them to get the project out of the ground because that allows them to have that funding in place and ready to go. On top of that they will go and seek low income housing tax credits for the project also.

Mr. Murthy asked will the results of the traffic impact study be provided prior to the Planning Commission vote.

Ms. Mullen stated that is done before the development gets underway. From a traffic study it is more just making sure the elements that are required under our development agreement which include the streetscape cross sections, ensuring the widths are appropriate and that we have the signalization timing correct in connection with the jobs that have already gone forward, the City has data on those projects.

Mr. Murthy asked as you think about BRT and Pulse and getting people in and out, does that document have parameters to find as to how assure there is enough volume to get people in and out of the City.

Ms. Mullen stated yes. As part of the studies that go on it is not just with the Department of Public Works and the traffic engineer, you are talking to the pedestrian coordinator, working with GRTC very closely, the arena operator, working with traffic management because they know what the flow is as people come in and out depending on the types of events so all of that is a coordinated process.

Mr. Murthy asked, focusing on cars in Richmond, if you look at today's traffic patterns, today's parking, if you look at Scott's Addition five years ago you couldn't use the same analysis, you have high density development, a fully functioning convention center, how does all of that interact.

Ms. Mullen stated as part of our original proposal, we did look at the existing parking

garages, parking garages are underutilized so part of this development is to use existing assets and make them more performing so taking underperforming assets and using different strategies in order to encourage people who are driving downtown and perhaps parking on the streets for free to park in the parking decks or park in surface parking lots. The blocks that are around the parking decks do not have additional parking with them, the other blocks except for the arena have parking that are incorporated with those designs; the idea is to encourage multi-modes of transportation.

Mr. Murthy asked will the apartments have parking within those parking decks.

Ms. Mullen stated yes within the parking deck, not additional parking.

Mr. Murthy asked with the transfer of higher density apartments, on other blocks that are now being accessed, do we see that as progression and what that looks like, do we need additional parking or is there sufficient parking.

Ms. Mullen stated you all received a parking study from Richmond 300 from Desmond that talked about different strategies, downtown is very different than Scott's Addition and other neighborhoods in the city. The City Transportation Engineer sees a significant decline in people driving downtown in the future.

Mr. Poole asked, in the sales agreement, do each of those conditions precedent have to be complied with before the deed is transferred.

Ms. Mullen stated they are a little bit different, in the purchase and sale agreement all of the conditions precedent, the twenty one have to be achieved because you would not be able to move forward unless you have moved forward under these. In addition, there are conditions precedent for each block.

Mr. Poole asked at what stage are the bonds issued.

Ms. Mullen stated the bonds are not issued until the conditions precedent have been achieved for financial close.

Mr. Poole stated, simplistically put the private equity money has to exist and be in place prior to the issuance of any bonds.

Ms. Mullen stated yes.

Ms. Robertson stated thank you for the presentation. She asked for clarification on Ordinances 2019-215, 2019-216, 2019-212, 2019-213, 2019-214, 2019-217, 2019-211, 2019-218 and 2019-219. She would like to know which ones are coming to the Planning Commission for action.

Ms. Mullen stated 213 and 214 are declaring surplus and directing conveyance of the arena which is block A1 and to declare surplus and direct the conveyance of the private development parcels pursuant to that purchase and sale agreement.

2019-213 directs the conveyance of the city owned real estate, known as 601 Leigh Street to the Economic Development Authority.

2019-214 declares surplus and directs the conveyance of certain parcels with the addresses identified to the NH District Corporation for the purpose of facilitating the redevelopment of the area that is generally bounded by East Leigh Street, North 10th,

East Marshall and North 5th.

2019-217 is for the text amendment to the Coliseum Mall District. This Coliseum Mall District is generally identified in the pink area so the text of the CM District is being amended.

2019-218 amends the official zoning map. Rezoning parcels north of Broad from B-4 which is the business district and rezoning those to the newly updated Coliseum Mall District regulations.

2019-219 which would affect the rezoning from B-4 to CM for those parcels themselves.

Ms. Robertson asked from the Planning Commission perspective, how would we proceed with addressing and entertaining the ordinances that are before us and how does that process tie into the October date that we have a placeholder on.

Mr. Poole stated if there are further questions after today's meeting that we want to address to either the developer or to the city staff we can do that, then city staff would have their normal process of creating the staff report with a recommendation of yay or nay that would be distributed to the Planning Commission more than several days before the 16th of October because of the complexity of this and then if all of this occurs in that timeframe, then we would be prepared to have a public hearing on the six papers on the 16th and then be prepared if we see it as appropriate to vote yes or no on each of these six ordinances.

Mr. Ebinger stated our goal is to have the staff reports to you the first week of October and the public hearing is October 16.

Ms. Robertson stated as a follow-up question we have had two presentations on the overall development. These papers are currently before the Planning Commission as they stand but there is no recommendation or report from the staff as of yet so we are expecting the report from the staff.

Mr. Ebinger stated the first week of October. We would also like to plan a tour of the site prior to the October 6th meeting to allow for the Commissioners to better conceptualize how the development will look at the various locations of the development site.

Mr. Poole stated we would anticipate at any point in time asking questions. Ms. Cuffee-Glenn has made her staff available at any time for any individual Planning Commissioner to call upon them for assistance. He stated, in addition I know that Ms. Mullen and her staff would be willing to take either written or oral questions concerning the issue that any any commissioner has, if any commissioner has any desire for direct one on one conversations with Ms. Mullen or with City staff that can be arranged, all hopefully to be done so that we can be in a position to read the staff report as of the 2nd of October. If there are further questions, ask those between the 2nd and the 16th, be prepared for a public hearing and a vote on these six papers on October 16th.

Mr. Hepp-Buchanan stated thanks for providing these documents, they are very interesting and helpful. He would like to get a better sense of what is planned for Leigh Street, there is not a lot of emphasis on Marshall and Clay, are there streetscape renderings for Leigh Street since there has been pretty dramatic changes in the design.

Ms. Mullen stated we do not have a rendering of Leigh Street but in your packet from last week it included the cross section.

Mr. Hepp-Buchanan asked do you have a sense of what will be done to Leigh Street as part of this project versus Smart Scale funding that the City has been awarded.

Ms. Mullen stated she does not have a clear delineation that would be depicted so she will circle back with the City's Department of Public Works and identify the Smart Scale components with the streetscape from 5th Street to the MLK Bridge and then we can talk about which pieces are provided as a part of this street which is on the south side of the street.

Upcoming Items

- Regular Business Meeting (October 7, 2019)
- Navy Hill Redevelopment Project Site Tour (date to be determined)
- Navy Hill Redevelopment Project Public Hearing (October 16, 2019)
- Richmond 300 Retreat (October 30, 2019)

Adjournment

Mr. Poole adjourned the meeting at 2:48 p.m.

All persons attending the meeting are requested to register on the attendance sheets that have been placed on the chairs and are also available at the table by the conference room entrance. Once you have completed an attendance sheet, it should be provided to the Commission staff.