

URBAN DESIGN TYPOLOGIES

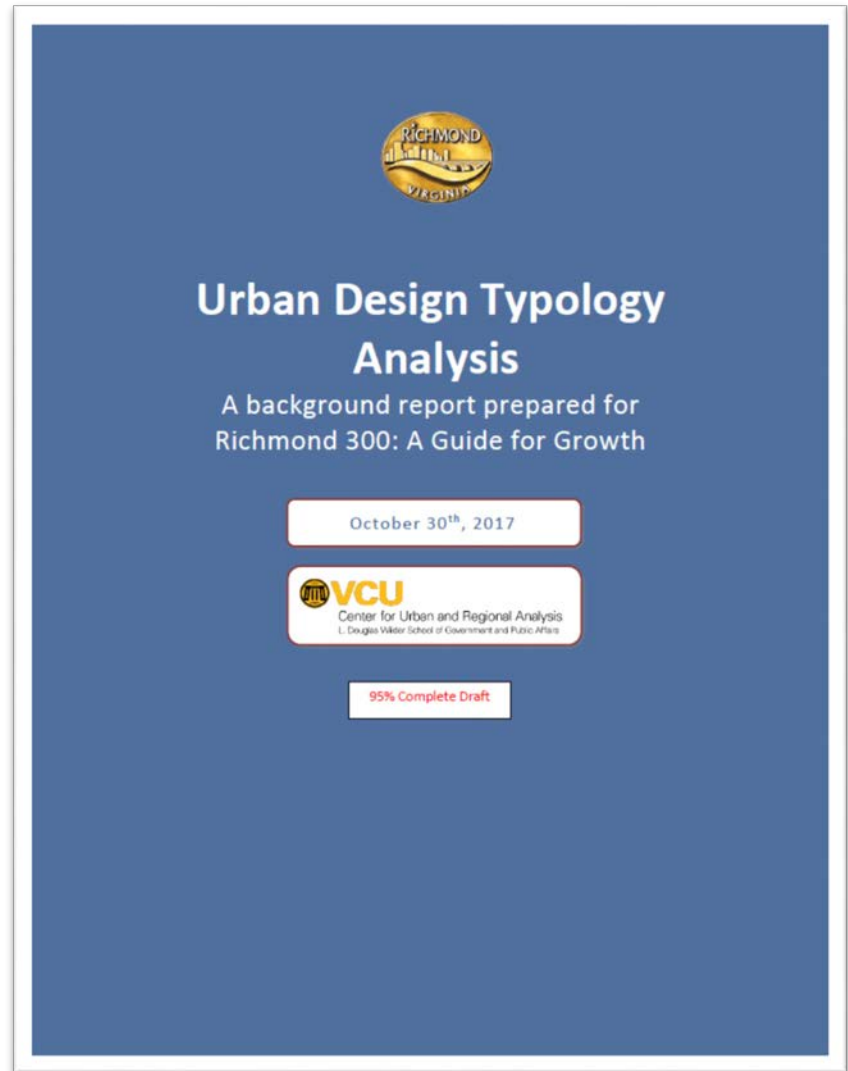
City Planning Commission
November 6, 2017



Urban Design Typology Analysis

Objectives:

- Describe Richmond's urban development pattern
- Categorize Richmond based on urban form (rather than zoning or land use)



1737

LOY TAKEN UP

O. Zellers 18 76
 N. Billis
 Richd D
 Willr
 John K
 Dannd Winger 11 12
 Richard Lepis 14 16 18
 John Hardin 29 30 33 34
 John Pleasant 34 48
 Chas Sch 34 48
 Chas Hoff 15 17 18
 Francis West
 Jacob West
 John Brin 18 65
 John Brin 34
 William M Hays 70 58 84
 Robt Vertley 56 34
 John Cloves 47 17 108
 Nicholas M 17 108
 Robt Burton 85 17 108
 Adam Burley 16 31 67
 John Cliff 73
 Frank West 33
 Ben Burton 41 42
 Pleasant Gray 31 23
 Small Jobbly 59 62 79
 John Hays 89 41 88 87
 Ben Cook 29 89 72 105
 William Bonds 67 18 87 89
 Adam East 66 67
 Francis Gray 51
 John Gray 79 8
 William Anderson 95 100
 William Haden 105 56
 Hampton Va. 21 62
 Edmund Abbot 76
 Robt Lucas 99 70

AB
 DC
 F
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| | | | |
|--|--|--|--|
| Acres 8 Frankfort Derk Winger 5 | Acres 8 Lindsey Robt Garley 6 | Acres 8 Kingftan E. Hopkins 7 | Acres 15 Ingleby William Mill 8 |
|--|--|--|--|

| | | | |
|--|-------------------------|-------------------------|-------------------------------------|
| Acres 8 Abbington Schaffly No 1 | Acres 8 Banbury 2 | Acres 8 Carlton 3 | Acres 15 Darnley Shombel 4 |
|--|-------------------------|-------------------------|-------------------------------------|

Acres 15 1/8
Guilford

| | | | | | | | |
|-----|--------|---------|---------|---------|---------|---------|---------|
| NO | 99 100 | 101 102 | 103 104 | 105 106 | 107 108 | 109 110 | 111 112 |
| LM | 85 86 | 87 88 | 89 90 | 91 92 | 93 94 | 95 96 | 97 98 |
| JK | 71 72 | 73 74 | 75 76 | 77 78 | 79 80 | 81 82 | 83 84 |
| GH | 57 58 | 59 60 | 61 62 | 63 64 | 65 66 | 67 68 | 69 70 |
| EF | 43 44 | 45 46 | 47 48 | 49 50 | 51 52 | 53 54 | 55 56 |
| CD | 29 30 | 31 32 | 33 34 | 35 36 | 37 38 | 39 40 | 41 42 |
| | 15 16 | 17 18 | 19 20 | 21 22 | 23 24 | 25 26 | 27 28 |
| A/B | 1 2 | 3 4 | 5 6 | 7 8 | 9 10 | 11 12 | 13 14 |

Acres 5
Eginalt

Acres 8
Hamstead

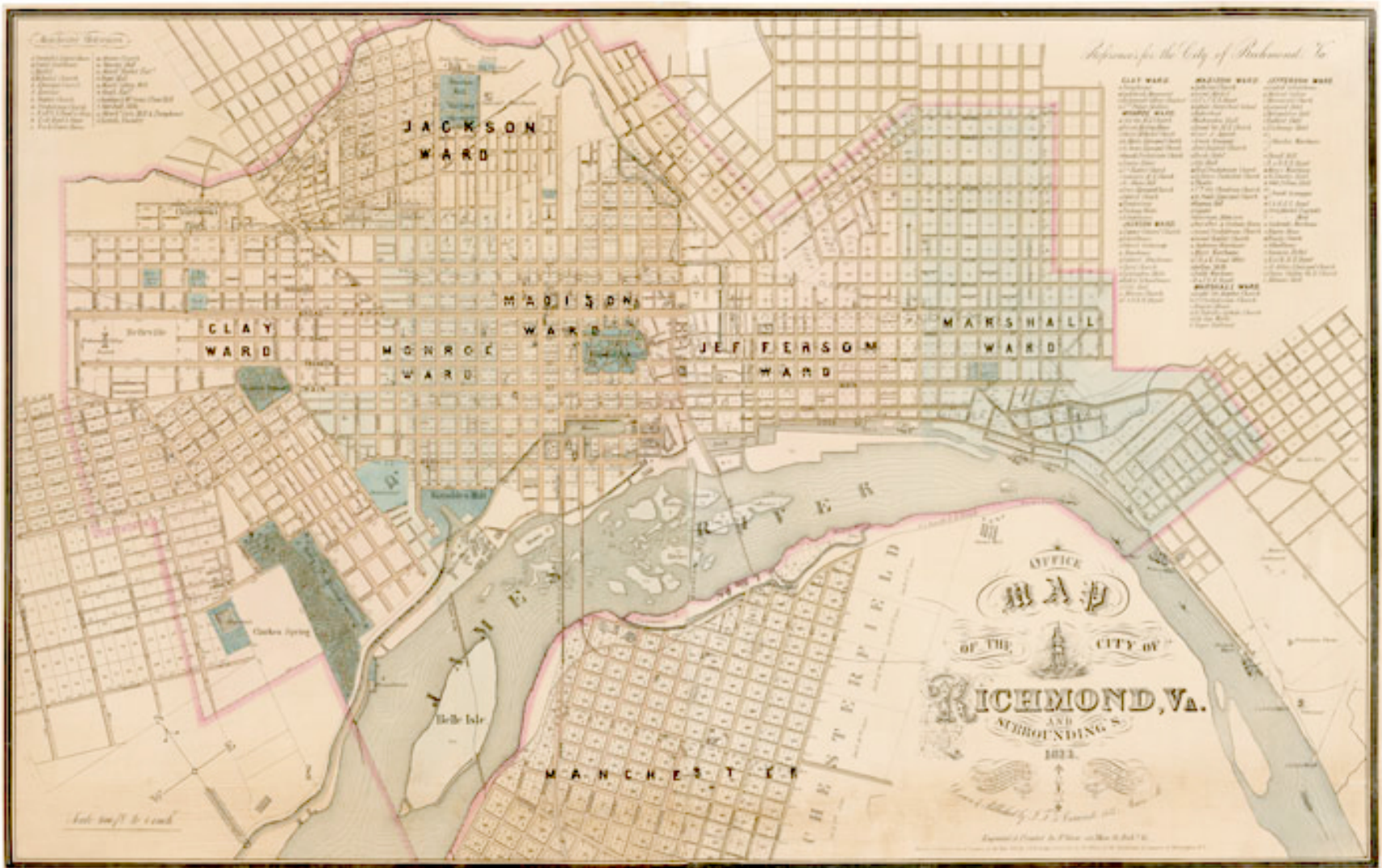
Acres 7
Farrington

Richmond Va
1737

c. 1830



1873



1930

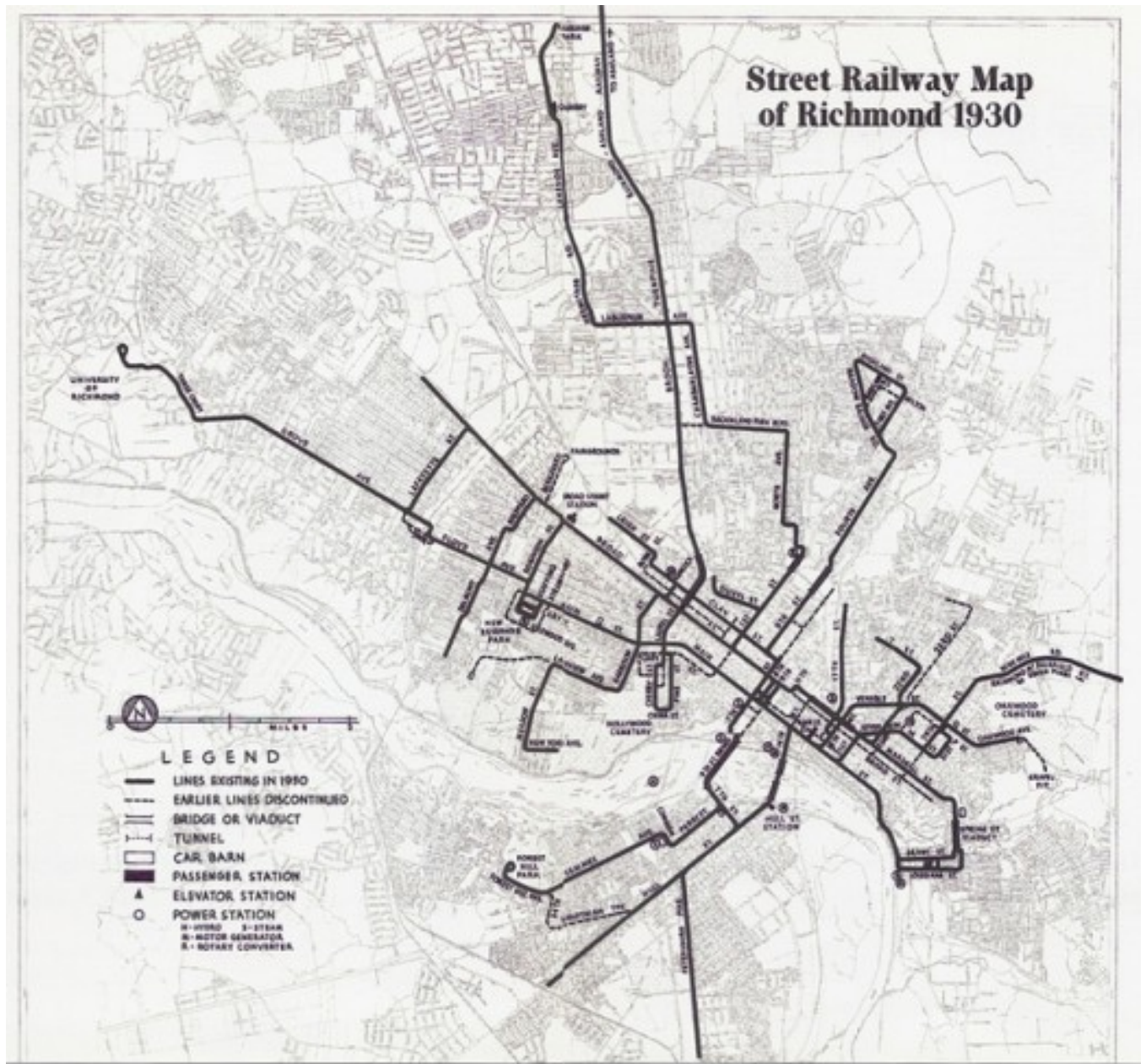
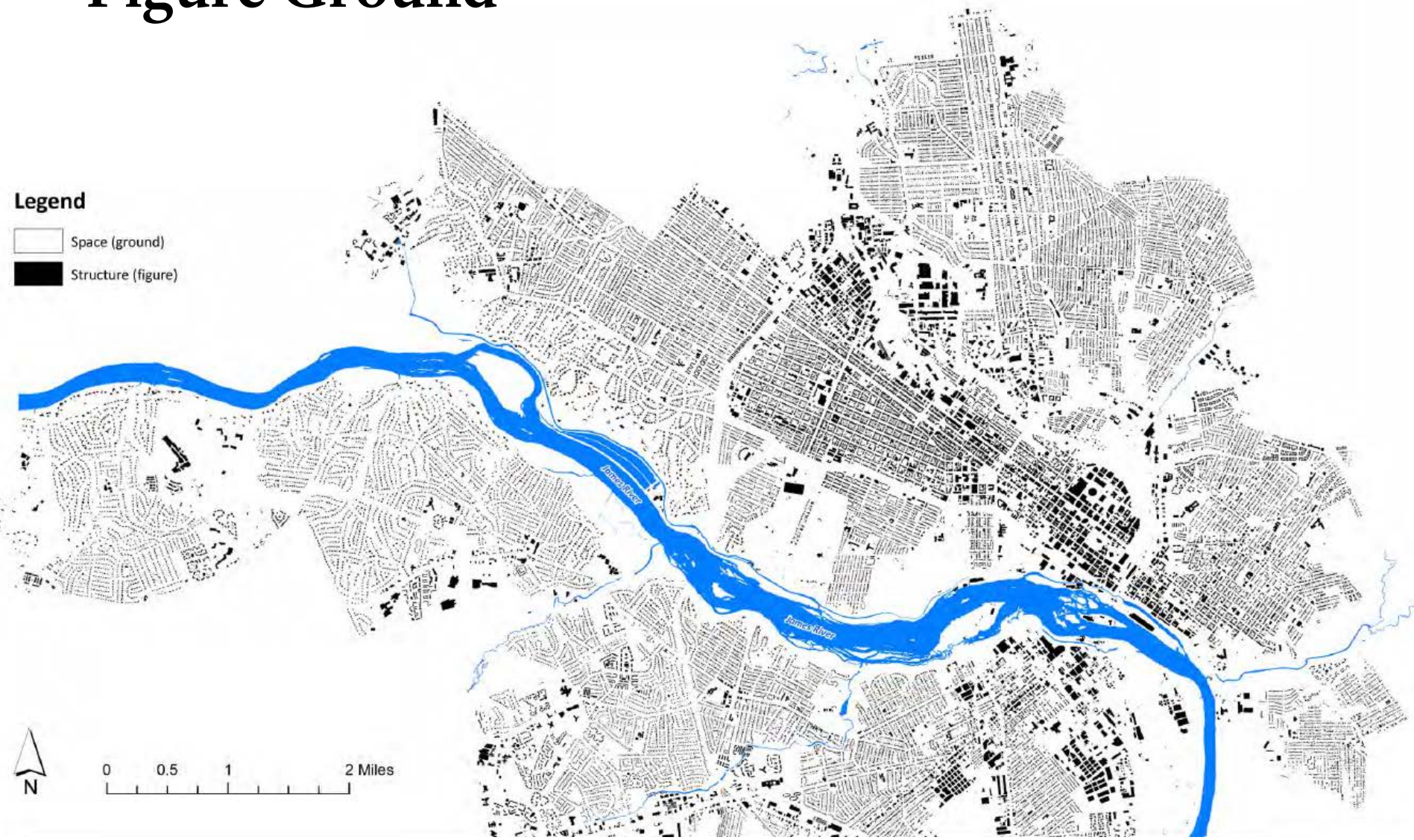


Figure Ground



Downtown

1% of City's land

18% of City's 2016 land value¹

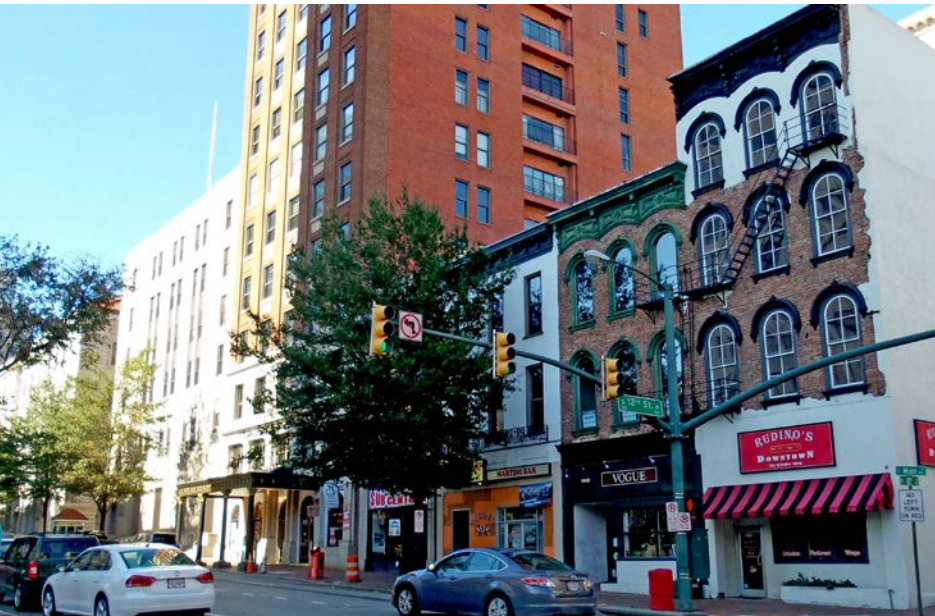
2% of City's 2010 population²

35% 2000-2010 population growth²

\$375^k median sale price b/t '12-16¹

1% of parcels transferred citywide b/t '12-16¹

Note: For this presentation and analysis, we combined the "Downtown" and "Surface Parking Dominant Zones" found in the Urban Design Typology Analysis by CURA into one category Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



Historic Urban Neighborhood

5% of City's land

17% of City's 2016 land value¹

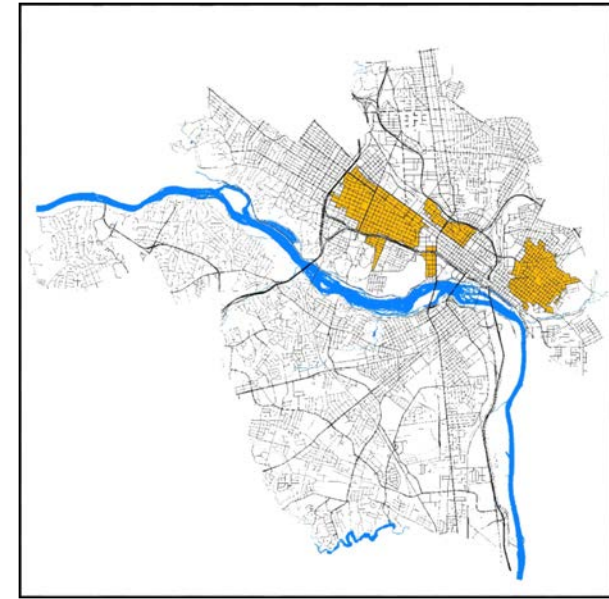
17% of City's 2010 population²

5% 2000-2010 population growth²

\$225^k median sale price b/t '12-16¹

25% of parcels transferred citywide b/t '12-16¹

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



Streetcar Village

20% of City's land

19% of City's 2016 land value¹

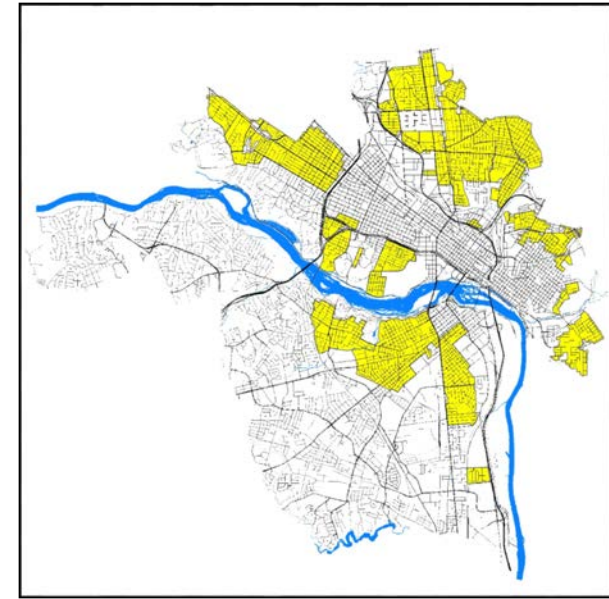
31% of City's 2010 population²

-7% 2000-2010 population growth²

\$150^k median sale price b/t '12-16¹

39% of parcels transferred citywide b/t '12-16¹

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



Estate Neighborhoods

5% of City's land

7% of City's 2016 land value¹

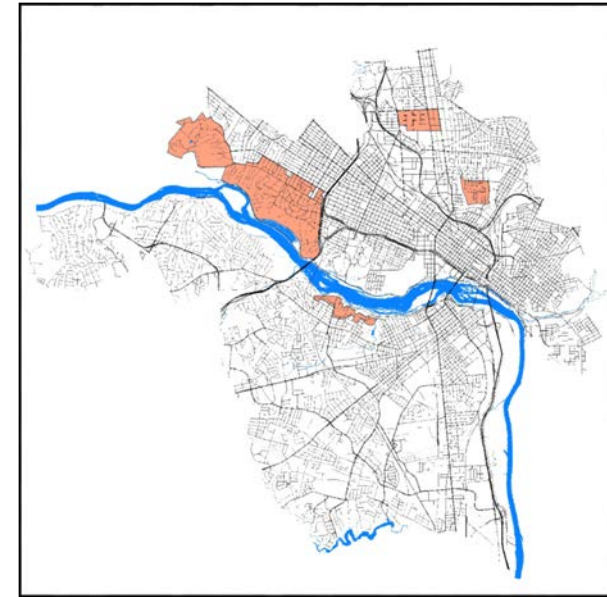
3% of City's 2010 population²

-1% 2000-2010 population growth²

\$455^k median sale price b/t '12-16¹

4% of parcels transferred citywide b/t '12-16¹

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



Post-war Suburbs

23% of City's land

9% of City's 2016 land value¹

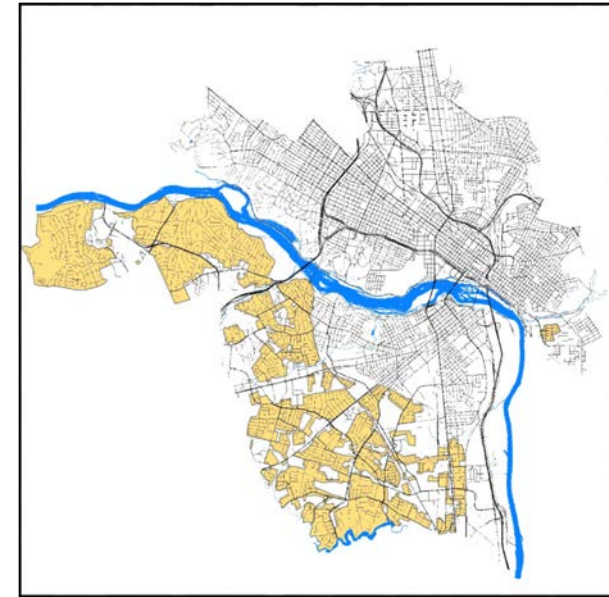
20% of City's 2010 population²

3% 2000-2010 population growth²

\$130^k median sale price b/t '12-16¹

20% of parcels transferred citywide b/t '12-16¹

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



Apartment Court

3% of City's land

6% of City's 2016 land value¹

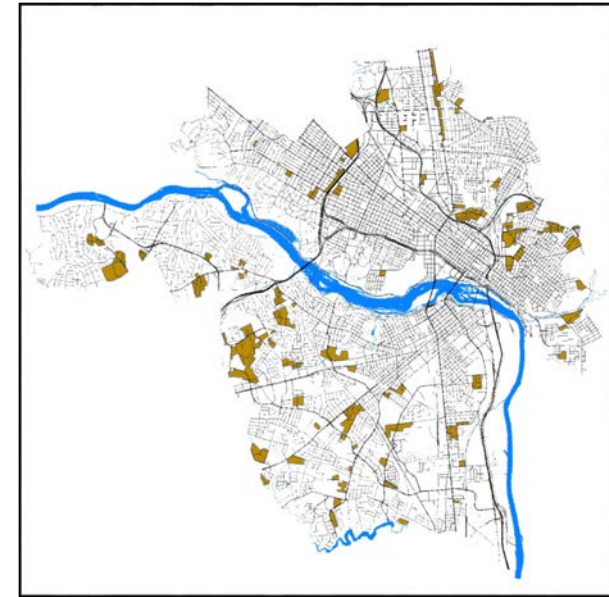
19% of City's 2010 population²

-1% 2000-2010 population growth²

\$242^k median sale price b/t '12-16¹

4% of parcels transferred citywide b/t '12-16¹

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



Industrial Land

12% of City's land

5% of City's 2016 land value¹

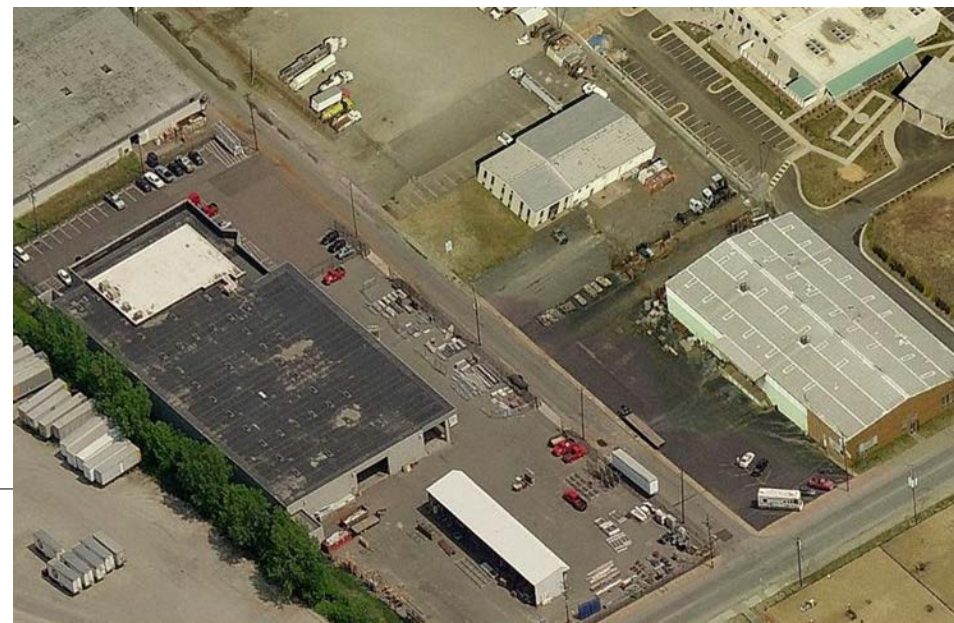
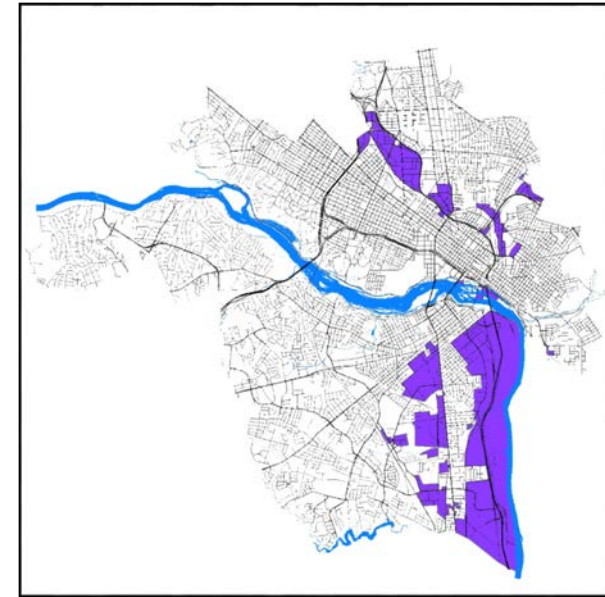
0.4% of City's 2010 population²

-4% 2000-2010 population growth²

\$450^k median sale price b/t '12-16¹

1% of parcels transferred citywide b/t '12-16¹

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



Post-industrial Zone

3% of City's land

7% of City's 2016 land value¹

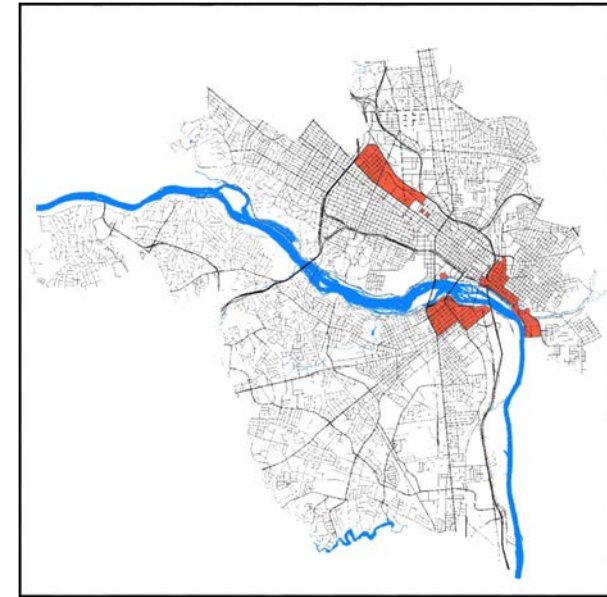
2% of City's 2010 population²

64% 2000-2010 population growth²

\$250^k median sale price b/t '12-16¹

3% of parcels transferred citywide b/t '12-16¹

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



Suburban Shopping and Business Parks

5% of City's land

6% of City's land value

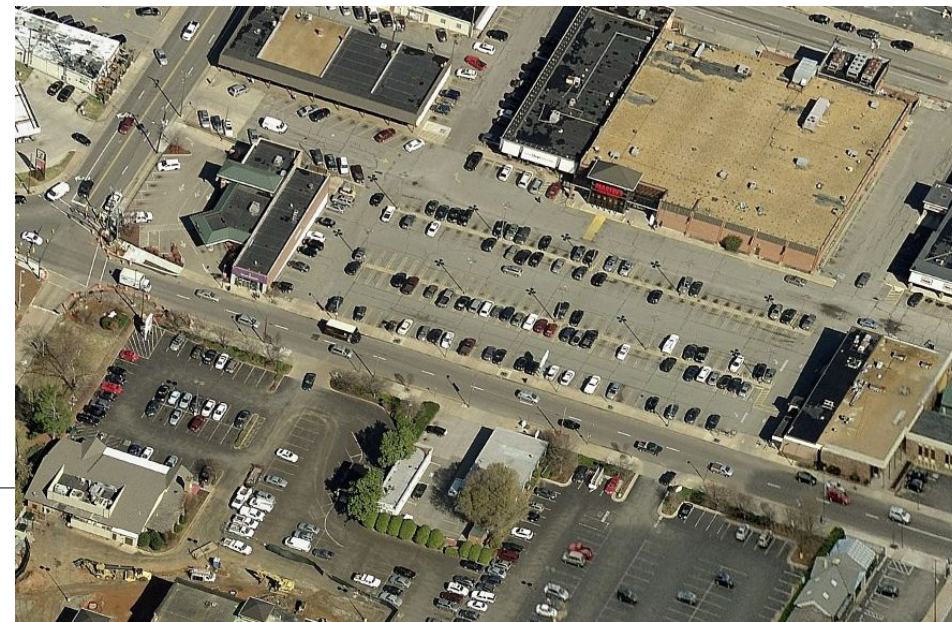
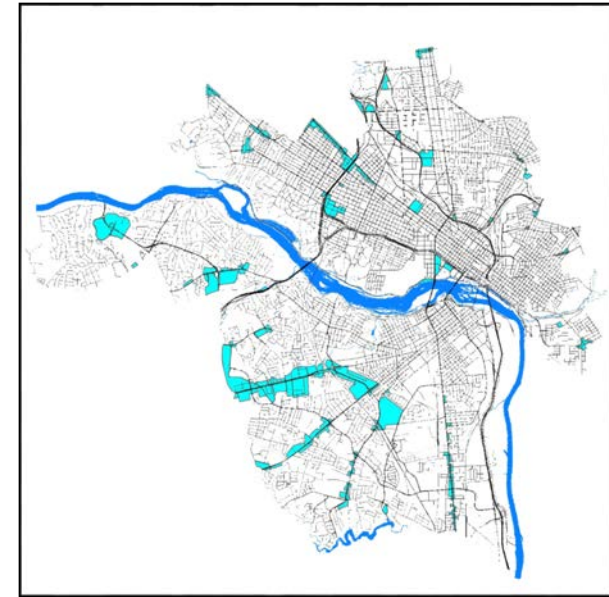
1% of City's population

28% 2000-2010 population growth

\$350^k median sale price b/t '12-16

1% of parcels transferred citywide b/t '12-16

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor



University Campus

1% of City's land

5% of City's 2016 land value¹

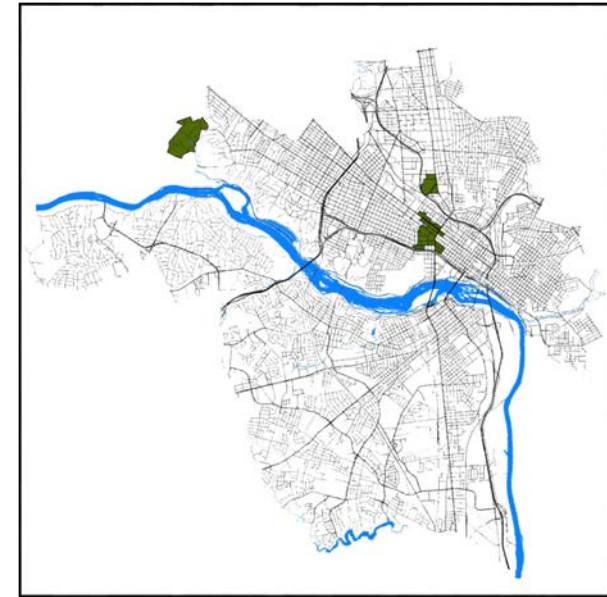
4% of City's 2010 population²

28% 2000-2010 population growth²

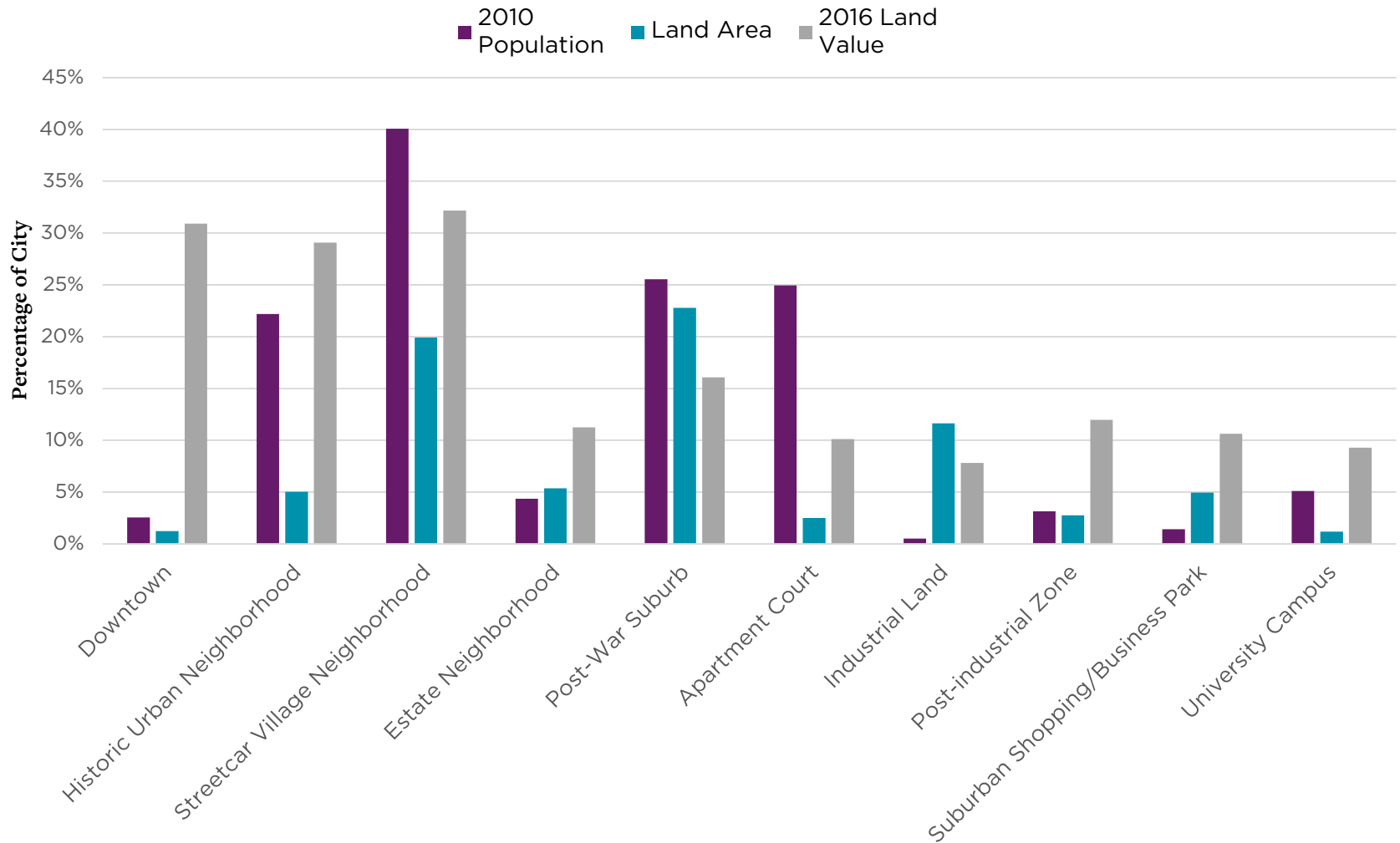
\$437^k median sale price b/t '12-16¹

0.4% of parcels transferred citywide b/t '12-16¹

Sources: 1. 2000 and 2010 Census; 2. City of Richmond Assessor

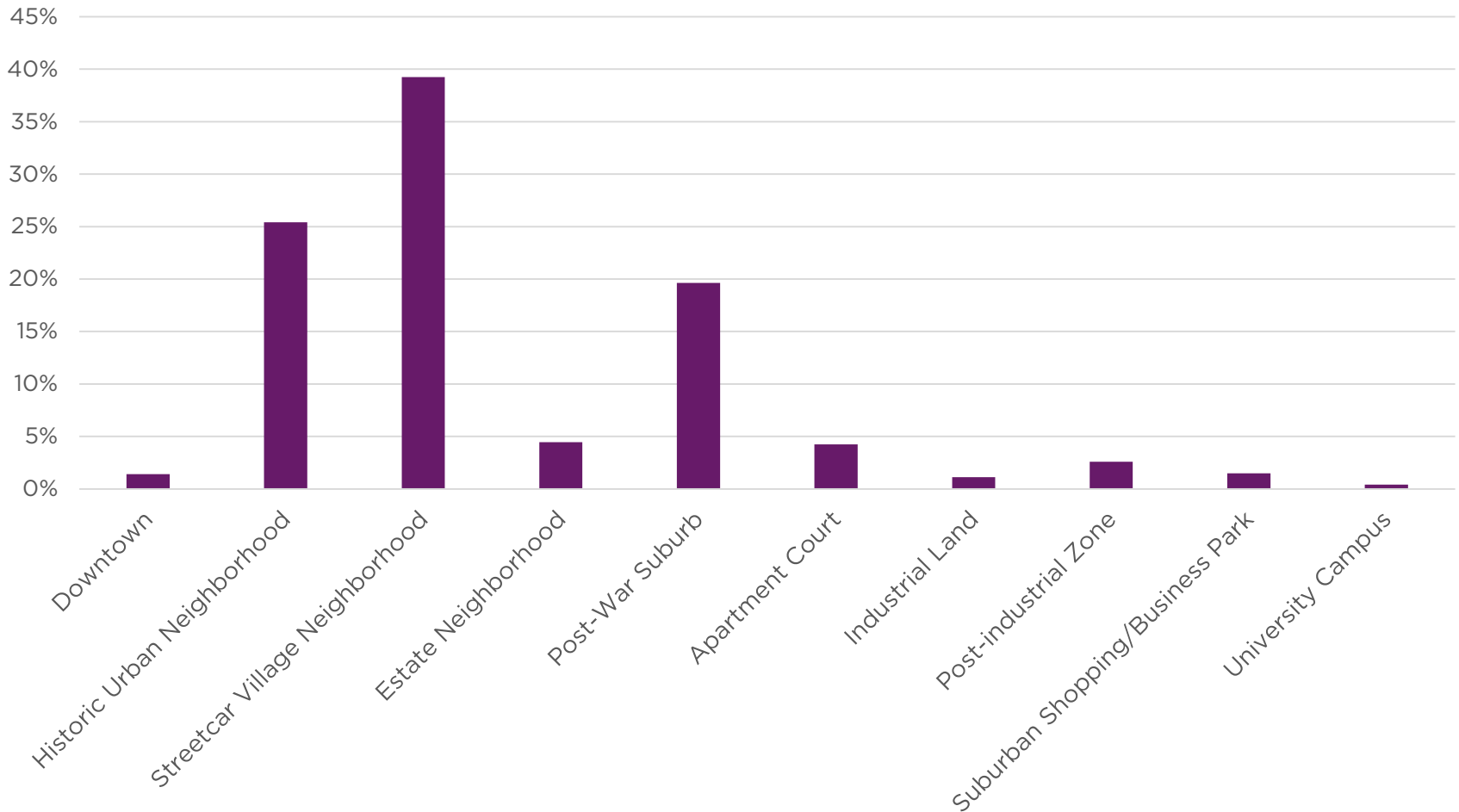


2010 Population, Land, 2016 Land Value



Sources: 1. 2010 Census; 2. City of Richmond Assessor

Citywide Parcel Transfers, 2012-2016



Source: City of Richmond Assessor

Master Plan & Urban Design

- Zoning
- Roadway design
- Open space (private and public)
- And more...

