



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Land Use, Housing, & Transportation Standing Committee

September 16, 2025

Legislative Summary

Previous Meeting: July 15, 2025

Next Meeting: October 21, 2025

Committee Notes

Discussion Item(s):

- Cultural Heritage Stewardship – Advisory Committee for the Cultural Heritage Stewardship Plan.

Ordinances & Resolutions for Consideration:

PLANNING & DEVELOPMENT REVIEW

1. Ordinance No. 2025-161

Patron Mayor Avula

Key Points:

- Amends ch. 5 of the City Code by adding therein a new art. VI, consisting of §§ 5-160 - 5-167, for the purpose of establishing a residential rental inspection program.
- The paper forms a process governing City Council's creation of rental inspection districts which will expire 10 years after they are established.
- Districts can be created where housing is blighted, deteriorating and code violations are found.
- Generally new construction is exempt for 4 years unless violations have occurred.
- In 2023 Council asked the Administration to propose a program on rental inspection districts by Res No. 2023-R006. This paper responds to that request.
- Members may wish to know if the necessary staff is in place to support inspection programs or if additional hiring needs are anticipated.



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- Members may wish to know if expert staff will be made available from the Administration to assist members in declaring the rental inspection districts should the need arise.

Fiscal Impact: ☒ None ☐ Yes. While this paper may not incur immediate costs to the City. The Administration's O&R indicates that there may be additional staffing needs if districts are declared some fees may be collected by the City under an inspection regime.

2. Resolution No. 2025-R165

Patron Cmbr. Gibson

Key Points:

- To direct the City Planning Commission, as a part of its required review of the Master Plan in 2025, to prepare, submit to public hearing, and consider an amendment to the Master Plan that identifies the area generally bounded by, to the south, Interstate 95 and Interstate 64; to the east, Hermitage Road from Interstate 95 and Interstate 64 to the five-way intersection at Brookland Parkway and Westwood Avenue, Chatham Road from Westwood Avenue to Palmyra Avenue; to the north, Palmyra Avenue from Chatham Road to Hermitage Road, and Oakdale Avenue from Hermitage Road to Catalpa Avenue; and to the west, Catalpa Avenue from Oakdale Avenue to Westwood Avenue, and Westwood Avenue from Catalpa Avenue to Interstate 95 and Interstate 64, as a Neighborhood Node and to request that the Chief Administrative Officer cause the Department of Planning and Development Review, the Department of Public Works, the Office of Equitable Transit and Mobility, the Department of Economic Development, and the Department of Housing and Community Development to collectively work with the City Planning Commission to prepare such amendment to the Master Plan.
- Sherwood Park Residents recommend that the node be created.
- Supports examining: economic development, blight, improving vehicular and pedestrian traffic, transitions in density, traffic at the traffic circle, connectivity to Scott's Addition, parks and parklets, incentive for commercial activity, and necessary infrastructure improvements.
- Patron's goal is to have this done as part of the State Code's requirement to review the Master Plan at Va. Code Section 15.2-2230 and have Five Points Neighborhood is designated as a node in the Master Plan to encourage future development and neighborhood improvement.



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Fiscal Impact: ☒ None ☐ Yes. No fiscal impact anticipated.

3. Ordinance No. 2025-R039

Patron Cmbr. Gibson

Key Points:

- Declares that Council has not authorized redevelopment of Gilpin Court and prohibit undertakings pursuant to a certain Master Development Agreement to redevelop Gilpin Court without Council authorization
- Council desires to be consulted regarding any redevelopment of Gilpin Court.
- Council has not authorized any redevelopment or approved a redevelopment plan for Gilpin Court as required by law.
- Prohibits such redevelopment of Gilpin by RRHA or its subsidiary the RDC.

Fiscal Impact: ☒ None ☐ Yes. No fiscal impact is anticipated.

DEPARTMENT OF PARKS & RECREATION

4. Ordinance No. 2025-184

Patrons Mayor Avula

Key Points

- Provides for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property known as Thomas B. Smith Community Center and located at 2009 Ruffin Road for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution, and transmission of electricity in accordance with a certain Right of Way Agreement.
- Allows easements with Dominion Power to install new electric transformers at the new recreation center.
- Draft of the Agreement is attached to the ordinance.

Fiscal Impact: ☒ None ☐ Yes.



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5. Ordinance No. 2025-185

Patrons Mayor Avula

Key Points

- Provides for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property known as Lucks Field Community Center located at 1925 U Street for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution, and transmission of electricity in accordance with a certain Right of Way Agreement.
- Allows for easements with Dominion Power so that power can be provided for the Parks and Recreation Department facility.
- Draft of the Agreement is attached to the ordinance.

Fiscal Impact: ☒ None ☐ Yes.

6. Ordinance No. 2025-186

Patrons Mayor Avula

Key Points

- Provides for an easement upon, over, under, and across City property at a certain property known as St. Mary's Hospital located at 5801 Monument Avenue for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement.
- Draft of Right Away Agreement is attached to the ordinance.
- Easement with Dominion Power is needed to support the installation of wiring and cable to support electrical cable and wiring to power fire suppression equipment at St Mary's Hospital.

Fiscal Impact: ☒ None ☐ Yes.

7. Ordinance No. 2025-190

Patrons Mayor Avula

Key Points

- To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property known as 510



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East 4th Street in accordance with a certain Right of Way Agreement. (6th District)

- Easement and access are needed to install utility poles. Installation of poles is needed to support electrification and possibly other utility services. Easement allows access to the property, poles, access for continued maintenance.
- Draft of the Agreement is attached to the ordinance.

Fiscal Impact: ☒ None ☐ Yes.

8. Ordinance No. 2025-192

Patrons Mayor Avula

Key Points

- Authorizes the Chief Administrative Officer to execute a First Amendment to Lease Agreement between the City of Richmond and Challenge Discovery Projects, Inc. at 2405 Jefferson Avenue. (7th District)
- Lease Agreement is for a 1-year term.
- Supports an application to the VDOT's Alternatives Program for the purpose of funding the installation of pedestrian safety improvements along Patterson Avenue from Maple Avenue to Libbie Avenue and to commit to the required agreements of the VDOT Alternatives Program.
- Challenge Discovery Projects, Inc. provides behavioral health services on an outpatient basis.

Fiscal Impact: ☐ None ☒ Yes. Nominal rent fee of \$1.00 is changed.

OFFICE OF SUSTAINABILITY

9. Resolution No. 2024-R032

Patrons Mayor Avula

Key Points

- Lease by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of the franchise, right, and privilege to install and maintain a solar farm and pollinator meadow located at 3800 East Richmond Road in accordance with a certain Ground Lease (7th District).
- The property is a former landfill and is used now collect recycling and debris.
- The lease is for 35 years.



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- This supports RVA Green efforts and there plans to have community briefings on the projects impact.

Fiscal Impact: ☐ None ☒ Yes. The City expects approximately \$23,000 in yearly rent with 3% increases each year.

DEPARTMENT OF PUBLIC WORKS

10. Ordinance No. 2025-193

Patrons Mayor Avula

Key Points

- Authorizes the Chief Administrative Officer to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation for the purpose of funding the FLT – Kanawha Plaza Multi Use Trail project.
- Provides funding to connect the Fall Line Trail from Ashland to Petersburg through the City.
- Provides funding for accessibility.
- DPW staff notes that a companion paper is before the Planning Commission to accept VDOT funding for the projects.

Fiscal Impact: ☐ None ☒ Yes. City to receive \$4.5M in reimbursements from VDOT.

The following papers (10 thru 17) are honorary block designations - honoring various persons who, during their lives, contributed to the well-being of the city - religiously, charitably, educationally, civically, politically, and in business. Typically, signage costs \$750 and comes from departmental operating funds. Note: The Committee Chair intends consider these papers together in a block.

11. Ordinance No. 2025-194

Patrons Cmbr. Robertson

Key Points

- To designate the 2800 block of 3rd Avenue in honor of the Reverend F. Todd Gray.

Fiscal Impact: ☒ None ☐ Yes.



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12. Ordinance No. 2025-195

Patrons Cmbrs. Trammell & Jones

Key Points

- To designate the 4800 block of Bryce Lane in honor of Dr. Lois Bias.

Fiscal Impact: ☐ None ☒ Yes.

13. Ordinance No. 2025-196

Patrons Cmbr. Trammell

Key Points

- To designate the 3400 block of Castlewood Road in honor of Bishop Alfred L. Nicholson.

Fiscal Impact: ☒ None ☐ Yes.

14. Ordinance No. 2025-197

Patrons Cmbr. Trammell

Key Points

- To designate the 200 block of East 19th Street in honor of Curtis T. "Bubba" Johnson.

Fiscal Impact: ☒ None ☐ Yes.

15. Ordinance No. 2025-198

Patrons Cmbr. Trammell

Key Points

- To designate the 200 block of East Clay Street in honor of Jack Green.

Fiscal Impact: ☒ None ☐ Yes.

16. Ordinance No. 2025-199

Patrons Cmbr. Jordan

Key Points

- To designate that portion of West Broad Street located between North Foushee Street and North Adams Street in honor of Ted Santarella.

Fiscal Impact: ☒ None ☐ Yes.



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17. Ordinance No. 2025-200

Patrons Cmbr. Lynch

Key Points

- To designate the 1600 block of South Meadow Street in honor of Dr. Joan Belle Christian.

Fiscal Impact: ☒ None ☐ Yes.