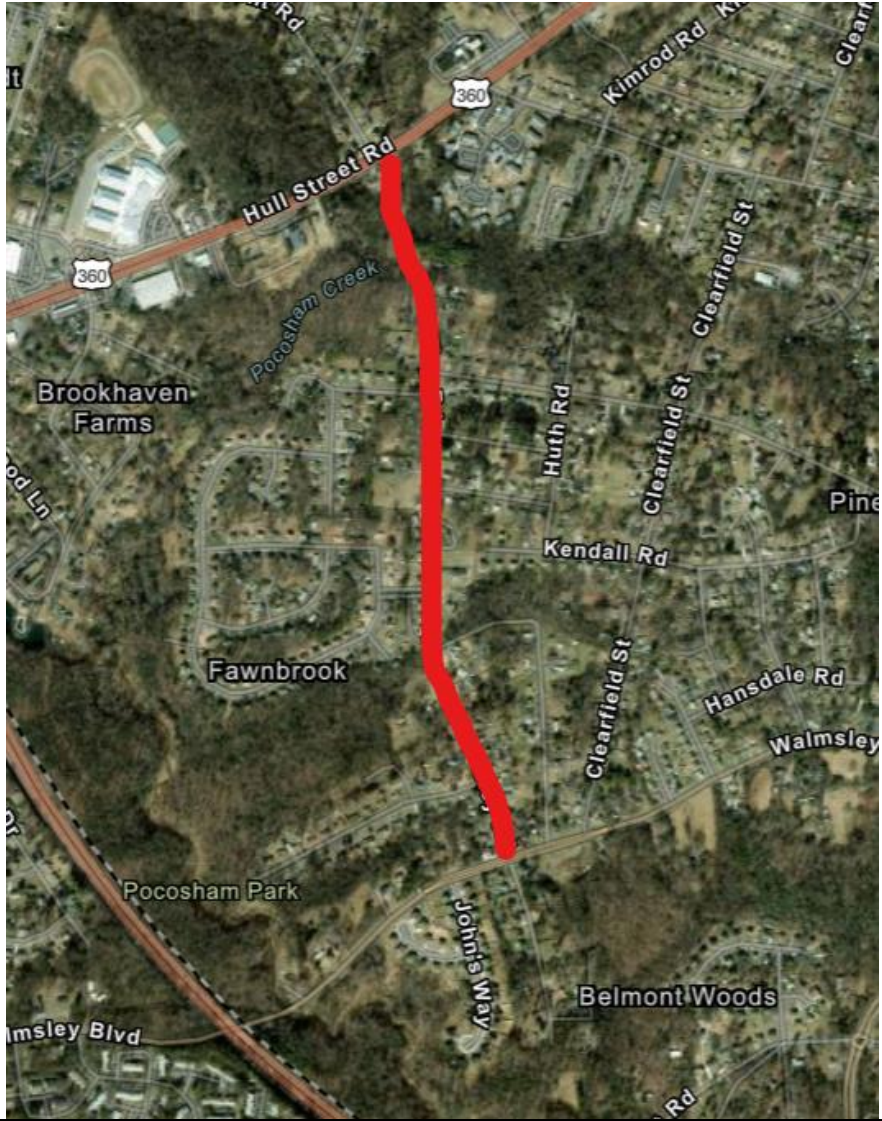




Staff Report
City of Richmond, Virginia
Schedule Report



UDC 2026-10	FINAL Review	Meeting Date: 8/4/2026
Applicant/Petitioner	Winston Phillips, Department of Public Works	
Project Description	UDC 2026-10 FINAL Location, Character, and Extent review of proposed street, sidewalk, and stormwater improvements to a section of Hey Road, between Hull Street and Walmsley Blvd.	
Project Location		
Address: Write project address here.		
Property Owner: City of Richmond ROW		
High-Level Details: The Hey Road Improvements Project will provide wider travel lanes, curb and gutter, sidewalk, and a closed drainage system along Hey Road from Hull Street Road to Walmsley Boulevard. The existing roadway has approximately 10-ft lanes, minimal shoulders, and steep drop-offs to adjacent roadside ditches. The proposed improvements will improve safety for vehicles, bicycles, and pedestrians by providing 11-ft travel lanes and 5-ft+ wide sidewalks in both directions.		
Schedule Recommendation	Refer to the August 13, 2026 UDC meeting.	
Staff Contact	Raymond.roakes@rva.gov – Ray Roakes	
Public Outreach/ Previous Reviews	Refer to Applicant Report UDC 2020-04 CONCEPT applicaiton was approved on February 18, 2020 with conditions.	
Conditions for Approval	TBD	

Findings of Fact

Site Description	The platform is located adjacent to an intersection, within the parking lane of the 2 nd Street ROW.
Scope of Review	The project is subject to Location, Character, and Extent review under Section 17.07 and design recommendations under Section 17.05 of the Richmond City Charter.
Prior Approvals	The Planning Commission approved a similar platform located on Midlothian Avenue at Brauers Lane. The CPC has received several updates on the status of the project.
Project Description	NOTE: This is part of the City's Lighter, Quicker, Cheaper program. The program is meant to be quick and cheap interventions to improve safety and efficiency while full improvements are funded, designed, and implemented. <u>The Applicant states:</u> The 2nd Street Bus Platform Project will install a bus boarding platform on 2nd Street and include placemaking elements such as planters and public art. The project includes a bus platform on the eastern side of 2nd Street between Broad Street and Marshall Street, two planters with art on the outside of the planters, and a trash can at GRTC stop #3601. <u>Staff Review</u> The proposal is for a bus platform, located in an existing parking lane, whereas the bus will stop in a travel lane to alight passengers. The adjacent traffic calming and art is not under review. Staff strongly supports the improvement of safety and accessibility for the City's bus system, especially enhancing substandard bus stop locations. Bus platforms are used in other jurisdictions around the country, as well. Staff supports the general use of Bus Platforms within the City. Findings from observing the previously approved bus platform found that bus drivers noted slight improvement of vehicles passing the stopped bus once the platform and traffic calming were installed. As such, PDR supports this project. If the Planning Commission wants to continue to monitor this installation for unsafe driver behavior, this installation is in a much more urban area than the previous study. With both studies in hand, the City would have a robust idea on how the bus platforms are operating. The polling of the bus drivers would probably be all that is really needed, if resources are limited. Staff recommends approval.

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan		
RVA300 Objective 1.3 - Complete Neighborhoods (pg.112)	<i>Utilize public art and the public realm to create unique features within Nodes and Priority Neighborhoods.</i>	Project proposes mural art on the street areas adjacent to the platform.

RVA300 Objective 8.4 – Land use and Transportation (Pg.143)	<i>Improve and maintain priority transit stops with amenities such as shelters, benches, trash cans, and bike parking, focusing first on improving stops in Priority Neighborhoods.</i>	Project proposes significant bus stop improvements.
Urban Design Guidelines		