



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2016-251:** To declare surplus and direct the conveyance of a portion of City-owned real estate located at 1 Hull Street for nominal consideration to South Canal, LLC for the purpose of facilitating the development of that land and other land in the immediate vicinity thereof.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 7, 2016

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#### **PETITIONER**

City of Richmond

#### **LOCATION**

1 Hull Street

#### **PURPOSE**

To declare surplus and direct the conveyance of a portion of City-owned real estate located at 1 Hull Street for nominal consideration to South Canal, LLC for the purpose of facilitating the development of that land and other land in the immediate vicinity thereof.

#### **SUMMARY & RECOMMENDATION**

This ordinance is one of several ordinances pertaining to the development of the mixed-use South Canal project proposed by South Canal, LLC at 111 Hull Street and a portion of 1 Hull Street. A development agreement between the City and South Canal, LLC is also to be established as part of the South Canal project.

Overall, the development agreement and associated ordinances and agreements will (1) clear up property and title disputes between the City and South Canal, LLC, (2) provide for the replacement of an out-of-date bridge over the Manchester Canal at no cost to the City, and (3) allow for South Canal, LLC to develop its property, furthering the investment in the Manchester area and increasing tax revenues for the City.

Specifically, this ordinance pertains to declaring surplus and conveying by the City of a portion of 1 Hull Street to enable development of the property by South Canal, LLC.

Staff recommends approval of this ordinance.

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#### **FINDINGS OF FACT**

##### **Site Description**

1 Hull Street is bound by the James River to the north, Hull Street to the east, and is bound in part by the Manchester Canal to the south. The property contains Diversity Park and portions of the Richmond Floodwall, and straddles the property known as 111 Hull Street.

### **Proposed Use of the Property**

A portion of 1 Hull Street, to the west of 111 Hull Street, is to be conveyed by the City to South Canal, LLC and is intended to be developed with 111 Hull Street as the South Canal mixed-use development project.

### **Master Plan**

The subject property falls within a Natural Area of the Manchester district, as established by the Richmond Downtown Plan. Such areas are characterized by “a wilderness landscape that is untouched by development, and whose ecological features are preserved. The uninhabited islands in the James River are an example of a wilderness condition in Downtown Richmond. These islands remain unsettled due to periodic flooding of the river, and are preserved in their natural condition. Buildings are typically not located in Natural Areas, except in special cases.” (p. 3.20). The Downtown Plan’s illustrative plan suggests that the subject property should be included in a linear park (p. 4.33).

The more recently developed Riverfront Plan designates the subject property (referred to as “South Canal Lofts Formerly Federal Paperboard Co.) for future development, stating: “The Plan anticipates incremental redevelopment of under-utilized parcels and languishing former industrial sites. Development strategies should favor mixed use, with an emphasis on street level retail, where appropriate. The fundamental emphasis of redevelopment along the Riverfront is to intensify pedestrian activity at street level through infill development with sufficient density to be an attractor and destination of activity. Greater density reinforces urban character, provides for an increase in pedestrian activity, resulting in a safer and more vibrant city. Each redevelopment project will be subject to the existing public process and review to assess and enforce massing and detailing complementary to the Riverfront. The architectural expression of new infill development should reference the rich historic context of the Richmond Riverfront, speaking to the present without discarding the past, creating the next generation of landmark structures and neighborhood places” (p. 11).

### **Zoning**

The subject property is a part of a larger RF-1 zoning district that encompasses much of the land along the southern bank of the James River in the vicinity. B-5C, B-6, B-7, and RF-2 zoning districts are present south of the canal.

### **Surrounding Area**

A mix of industrial, public open space, multi-family residential, commercial, office, and government land uses are present in the vicinity.

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