

INTRODUCED: March 13, 2017

A RESOLUTION No. 2017-R015

As Amended

To request that the Mayor and the Chief Administrative Officer work with the School Board and other affected governmental agencies to study the potential effects on the City of any proposed development in area of the city bounded by Westwood Avenue to the north, Brook Road to the east, Rennie Avenue to the south, and Loxley Road to the west, including, but not limited to, the effects of such development with regard to historic preservation, schools, stormwater drainage, and traffic.

Patrons – Ms. Gray and President Hilbert

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 27 2017 AT 6 P.M.

WHEREAS, the area of the city bounded by Westwood Avenue to the north, Brook Road to the east, Rennie Avenue to the south, and Loxley Road to the west is known generally as the “Westwood Tract;” and

WHEREAS, the Council is aware of a proposal to construct a multifamily development of approximately 300 apartment units on the Westwood Tract, an area planned for institutional uses in the City’s Master Plan; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 27 2017 REJECTED: _____ STRICKEN: _____

WHEREAS, it is the Council's belief that such a development on the Westwood Tract could affect the surrounding areas in the city with regard to historic preservation, schools, stormwater drainage, and traffic; and

WHEREAS, the Council believes that none of these historic preservation, school, stormwater drainage, and traffic issues were addressed when Ordinance No. 53-21-31, adopted February 9, 1953, rezoned the Westwood Tract from a "B" Single Family Dwelling District to an "E" Multiple Family Dwelling District to permit the expansion of the Union Theological Seminary's facilities; and

WHEREAS, a letter dated November 15, 2016, from David Hudson, the Principal of Linwood Holton Elementary School, to Kimberly Gray states his conclusion that the aforementioned proposal to construct a multifamily development of approximately 300 apartment units on the Westwood Tract would increase that elementary school's enrollment by 68 to 147 students; and

WHEREAS, the Council believes that the traffic impact analysis entitled "Bristol and Westwood Development, Traffic Impact Analysis, Richmond, Virginia," prepared by Timmons Group, and dated June 25, 2015, did not sufficiently capture the morning traffic associated with Veritas School and did not sufficiently model the traffic or safety impacts of a proposed new access point at the intersection of Westwood Avenue and Lamont Street; and

WHEREAS, the Council of the City of Richmond believes that it is in the best interests of the residents of the city of Richmond, especially those residing in the vicinity of the Westwood Tract, that the Council request that the Mayor and the Chief Administrative Officer work with the School Board of the City of Richmond and other affected governmental agencies to study the potential effects on the City of any proposed development on the Westwood Tract, including, but

not limited to, the effects of such development with regard to historic preservation, schools, stormwater drainage, and traffic;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Mayor and the Chief Administrative Officer are hereby requested to work with the School Board of the City of Richmond and other affected governmental agencies to study the potential effects on the City of any proposed development on the Westwood Tract, including, but not limited to, the effects of such development with regard to historic preservation, schools, stormwater drainage, and traffic and to report to the Council the findings of this study.

BE IT FURTHER RESOLVED:

That the Mayor and the Chief Administrative Officer are hereby requested to consider the following in conducting this study:

1. Ordinance No. 53-21-31, adopted February 9, 1953, and any additional site plans for dormitories;

2. Any documentation or recommendations from the process required by section 106 of the National Historic Preservation Act, 16 U.S.C. § 470f, that the Virginia Department of Historic Resources is currently conducting;

3. The letter dated November 15, 2016, from David Hudson, the Principal of Linwood Holton Elementary School, to Kimberly Gray, a copy of which is attached to this resolution, and any additional documentation of school impacts;

4. Any information relating to frequent flooding in the neighborhood or combined sanitary and stormwater sewer overflows into the James River; and

5. An independent traffic model and safety evaluation of the proposed full access entrance from Westwood Avenue located opposite Lamont Street, including full development of the entire 33.843-acre Westwood Tract, current and future traffic associated with Veritas School, and any alternative access points to avoid congestion and safety concerns.



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Allen Jackson, City Attorney

THROUGH Lou Ali, Council Chief of Staff *W*

FROM Steven Taylor, Council Policy Analyst *ST*

COPY Kim Gray, 2nd District Council Member
 Craig Bieber, 2nd District Liaison
 Haskell Brown, Deputy City Attorney
 Meghan Brown, Council Deputy Chief of Staff *MKB*

DATE February 24, 2017

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TITLE Review of Potential Impacts to the City of the Proposed Development from the Westwood Track

RECEIVED

FEB 28 2017

OFFICE OF CITY ATTORNEY

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON
Kim Gray

SUGGESTED STANDING COMMITTEE
LUHT Comm.

ORDINANCE/RESOLUTION SUMMARY

The patron requests that a resolution requesting that the CAO, Mayor, and RPS review the proposed development of the property known as the Westwood Tract to be called the Canopy at Ginter Park for its potential impact on schools, traffic, historic preservation, stormwater, and the potential cost to the City or schools of any identified impacts from the proposed development.

BACKGROUND

The Westwood Tract is owned by the Union Theological Seminary. There is a proposed development of the land that may lead to the construction of 300 apartments. There may be some potential impacts to the community, schools, traffic, etc. from the proposed development of the property known as the Westwood Tract. It is hoped that a review of the proposed development will assist in identifying any potential impacts on the City or the Schools.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact	\$ N/A	

Attachment/s Yes No