CITY OF RICHMOND

ZONING ORDINANCE UPDATE

PROJECT INTRODUCTION

MAY 2024

PROJECT GOALS

ALIGN WITH RICHMOND 300

EFFICIENT LAND USE

HOUSING OPTIONS & AFFORDABILITY

CREATE MIXED-USE, WALKABLE NEIGHBORHOODS

PRESERVATION OF CHARACTER, HISTORY & NATURAL RESOURCES

CREATE A MODERN CODE

BRING THE 1976 CODE TO THE 21ST CENTURY

EASY-TO-USE & ADMINISTER

CODE STUDIO

Colin Scarff
Principal-in-Charge
Los Angeles, CA

+ Code Studio Co-Founder
+ 25+ years experience
+ Project Manager for 40+ planning and zoning projects
+ Recent experience: ***Detroit, Cleveland, Raleigh, Asheville, Bozeman, Palm Springs***

René Biberstein
Associate Principal / Project Manager
Toronto, ON

+ 15 years of Urban Design and Project Management experience
+ Recent experience: ***St. Louis, Amherst, Redmond***

Kelsey Morrow
Senior Associate / Urban Designer
Asheville, NC

+ 4+ years with Code Studio
+ Drafter of 10+ zoning codes and plans
+ Recent experience: ***Cleveland, Concord, Piqua, Amherst***

UTILE

BRICK & STORY

OTHER FIRMS

MATTHEW LITTELL, LEED AP

Founding Principal
Boston, MA

+ Architecture, Planning, and
  Development expertise
+ Specializes in multifamily,
  affordable, and middle-income
  housing
+ Recent experience: *Boston,*
  Portland, Holyoke, and
  Providence

LATOYA THOMAS

Founding Principal, Engagement Manager
Washington, DC

+ Community engagement and
  creative storytelling strategy
  and services expert
+ Nearly 15 years of experience
+ Focus on affordable housing,
  urban revitalization, and
  community development for
  marginalized populations

GOROVE SLADE
AUTO TRANSPORTATION
Richmond, VA

FOURSQUARE
MULTI-MODAL TRANSPORTATION
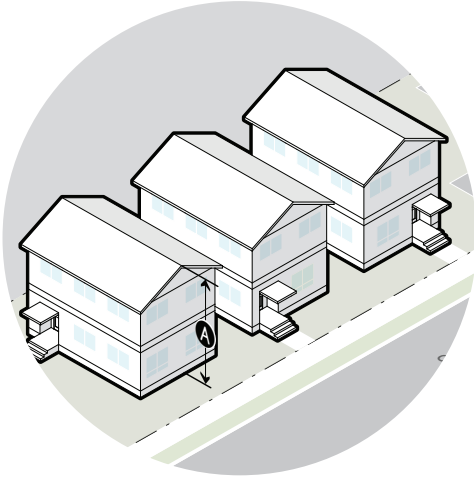*Washington, DC*

RKG
ECONOMICS
Alexandria, VA

HARRELL & CHAMBLISS
LEGAL SUPPORT
Richmond, VA

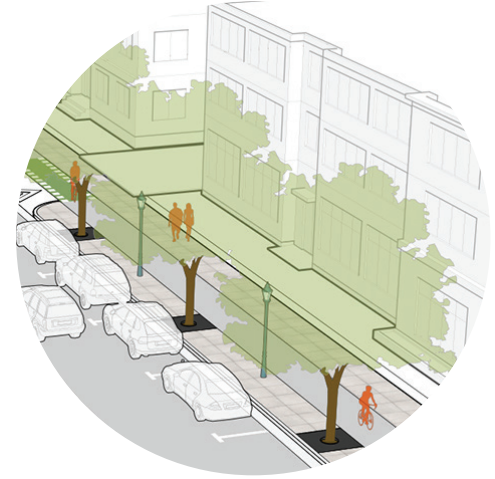# CODE STUDIO

Founded in 2006, we believe that **right-sizing** plans and codes requires a **deep understanding** of each **community's character.**

We work on **plans** and **codes** that yield **vibrant, mixed use,** walkable communities through **creative urban infill** and **redevelopment strategies.**

We are a **leader** in the preparation of **adoptable, easy to understand** and **highly visual development codes,** apply award-winning innovation and a **unique approach** to each community.
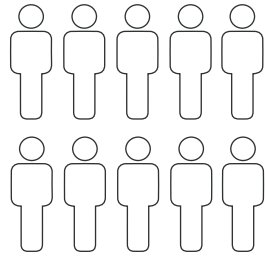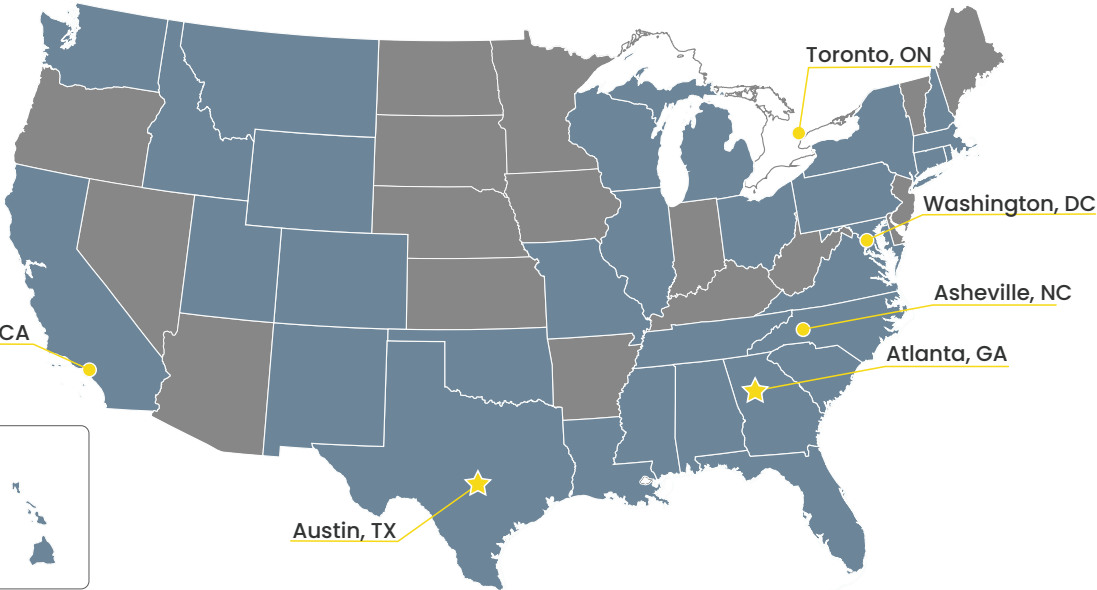
BY THE NUMBERS...

18 YEARS
Est. 2006

10 EMPLOYEES

6 OFFICE LOCATIONS

Toronto, ON
Washington, DC
Asheville, NC
Atlanta, GA
Los Angeles, CA
Austin, TX

111 TOTAL PROJECTS

88 Codes

24 Unified Development Codes

23 Form-Based Codes

37 Zoning/ Subdivision Codes

4 Model Codes

23 Plans

MAY 2024 | CODE STUDIO

WE WORK ACROSS THE US...

CANADA

CODE STUDIO

33 STATES

MEXICO
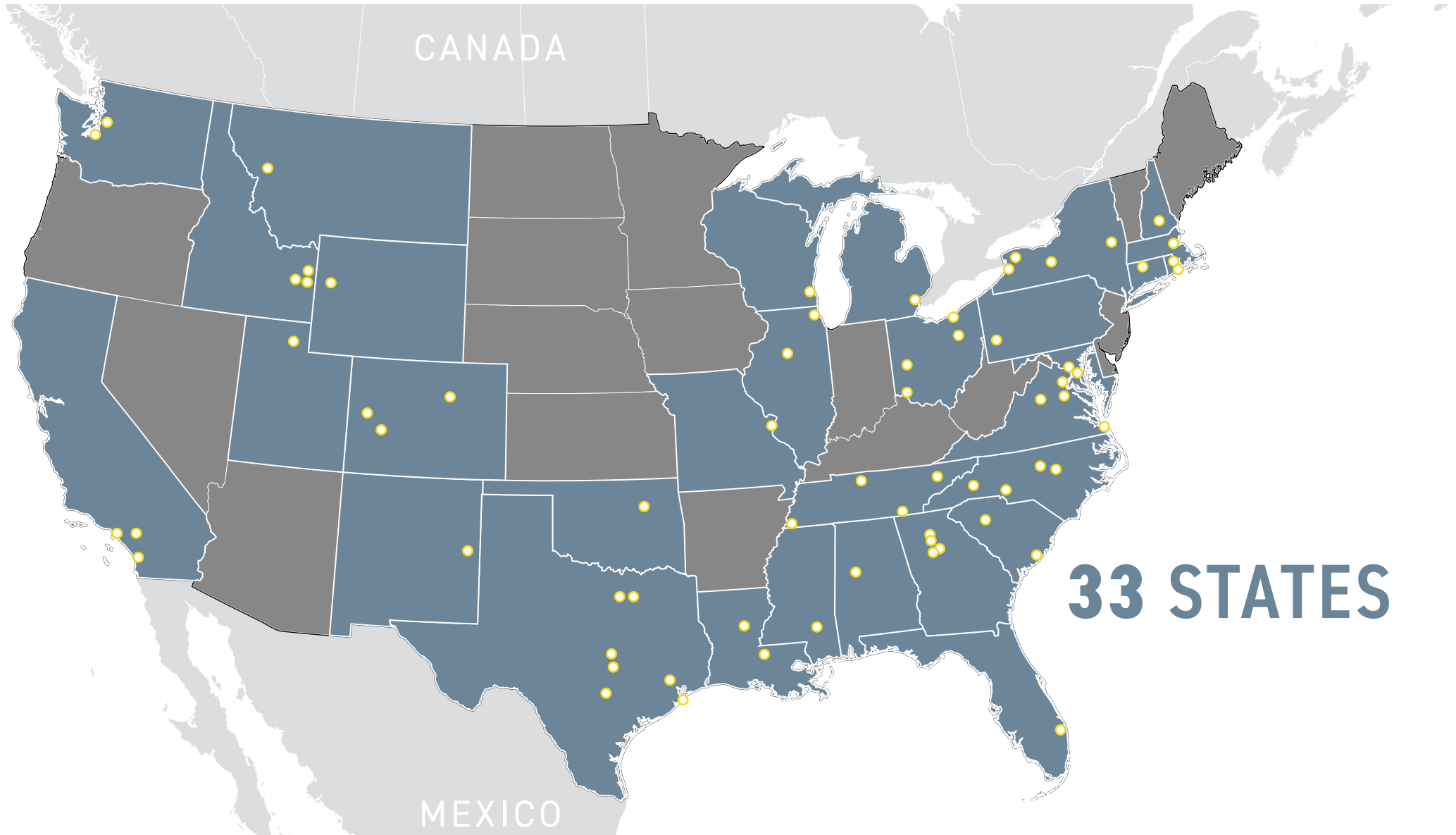
OUR WORK IN CHARLOTTESVILLE
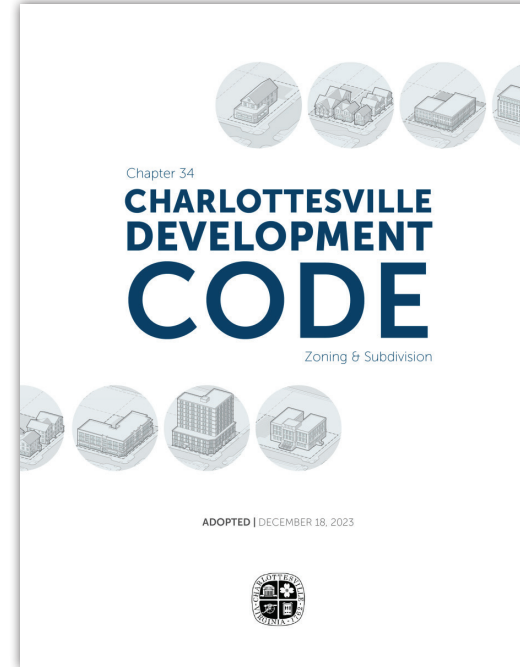
+ Analysis of current regulations

+ Identification of development barriers

+ District metrics testing

+ Summary of potential new regulations and approaches

+ Modern and simple code

+ Implements CVille Plans Together, 2021 comprehensive plan

+ Creates a clear path for city's goals and plans to be realized

+ Adopted 2023!

PROJECT PHASES

PHASE 1
PROJECT INITIATION

Confirmation of timeline, development of engagement plan, review of existing materials and kick off trip.

WE ARE HERE

PROJECT PHASES

3 MAJOR ENGAGEMENT TOUCHPOINTS

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WE ARE HERE

PHASE 2
PATTERN BOOK

Analysis of existing and historic urban and architectural form.

PHASE 3
ZONING ORDINANCE FRAMEWORK

Analysis of existing ordinance and conceptual framework for new one.

PHASE 4
ZONING DISTRICTS FRAMEWORK

Conceptual districts for new ordinance, not yet addressing detailed metrics.

PROJECT PHASES

FEBRUARY - MAY 2024	MAY - OCTOBER 2024

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UPDATE TO EXISTING ORDINANCE

Staff to make selected updates to existing ordinance, referencing Pattern Book metrics.

Purpose is to remove barriers to traditional patterns.

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PHASE 5
DRAFT & FINAL ZONING ORDINANCE

Development and testing of code metrics, graphics and administrative language.

MANY
MAJOR
ENGAGEMENT
TOUCHPOINTS

DISCUSSION QUESTIONS

ARE NEW BUILDINGS IN RICHMOND GENERALLY REFLECTIVE OF WHAT YOU WANT TO SEE? WHY OR WHY NOT?

WHAT NEW OR EMERGING ISSUES ARE NOT ADDRESSED ADEQUATELY ADDRESSED IN THE EXISTING CODE?

WHAT ARE YOUR TOP PRIORITIES FOR THE NEW CODE?

WHAT ARE THE GREATEST BARRIERS IN THE CODE TO IMPLEMENTING ADOPTED PLANS AND POLICIES?

QUESTIONS FOR US?

THANK YOU.

CODE STUDIO