



Staff Report  
City of Richmond, Virginia  
**Planning Commission**



<b>UDC 2024-43</b>	<b>FINAL Location, Character, Extent Review</b>	Meeting Date: 11/4/2024
<b>Applicant/Petitioner</b>	Jeannie Welliver, DGS/DPW	
<b>Project Description</b>	FINAL Location, Character, and Extent review of a renovation to Main Street Station Train Shed to add a lower level vestibule for the Shockoe Institute facility, located at 1500 E. Main Street.	
<b>Project Location</b>		
<b>Address:</b> 1500 E Main Street		
<b>Property Owner:</b> CITY OF RICHMOND PUBLIC WORKS		
<b>High-Level Details:</b> This project consists of renovations to the Main Street Station Train Shed to add a vestibule for the Shockoe Institute facility on the lower level.		
<b>UDC Recommendation</b>	Approval	
<b>Staff Contact</b>	Ray Roakes, Planner, raymond.roakes@rva.gov	
<b>Public Outreach/ Previous Reviews</b>	NA	
<b>Conditions for Approval</b>	NA	

## Findings of Fact

Site Description	The project is located at Main Street Station, on the ground floor, facing north toward East Grace Street.
Scope of Review	The project is subject to location, character, and extent review under section 17.05 and 17.07 of the Richmond City Charter.
Prior Approvals	NA
Project Description	<p><b><u>The Applicant states:</u></b></p> <p>The Shockoe Institute project consists of a tenant fit out of the north portion of the first floor of Main Street Station. New program of the space contains an immersive exhibit, research and event space, and administrative offices. This application and review refers only to the new exterior vestibule to be added to the north façade of Main Street Station.</p> <p><b><u>Staff review:</u></b></p> <p>Staff has no comments on this proposal. The proposed architecture is strongly in character of the existing structure and likely will appear as if the addition has always been there. The addition is also minor, consisting of only 360 square feet of enclosed space.</p> <p><b><u>Staff recommends:</u></b> Approval</p>

## Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan	NA	
Urban Design Guidelines		
<b><i>P. 14 Building Design Detail – Building Materials</i></b>	<p><i>New building materials should be compatible with and complement the vernacular of the neighborhood. New materials should be appropriate for the size and architectural style of the building. For older buildings, inappropriate building materials or inferior materials that have been added over time and detract rather than add to the character of the building should be removed. For significant older buildings, original building elements, materials, and features should be retained and repaired, as feasible. Building materials and elements from an earlier time that are not appropriate for the architecture of the building should not be added to create a false historical appearance. New construction that features architectural elements</i></p>	<p>The proposed architecture will substantially fit in with existing structure.</p>

	<i>that reference the past should do so with durable materials.</i>	