

Council Res. 2022-R015

City Planning Commission | May 2, 2022

Maritza Mercado Pechin, AICP



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Resolution No. 2022-R015

To direct the City Planning Commission to prepare, submit to public hearing, and adopt an amendment to the Master Plan making certain changes to the Master Plan for the inclusion of Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court as priority growth nodes

INTRODUCED: February 28, 2022

A RESOLUTION No. 2022-R015

To direct the City Planning Commission to prepare, submit to public hearing, and adopt an amendment to the Master Plan making certain changes to the Master Plan for the inclusion of Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court as priority growth nodes.

Patrons – Vice President Robertson, Ms. Lambert and President Newbill

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 28 2022 AT 6 P.M.

WHEREAS, pursuant to section 17.06 of the Charter of the City of Richmond (2020), as amended, the City Planning Commission by resolution dated October 5, 2020, adopted a new master plan for the City of Richmond, and the City Council by Ordinance No. 2020-236, adopted December 14, 2020, approved the master plan adopted by the City Planning Commission (hereinafter the "Master Plan"); and

WHEREAS, although the Council recognizes that the Master Plan guides but legally does not regulate the use of land in the city, the Council desires that the Master Plan accurately

AYES: _____ 7 _____ NOES: _____ 0 _____ ABSTAIN: _____

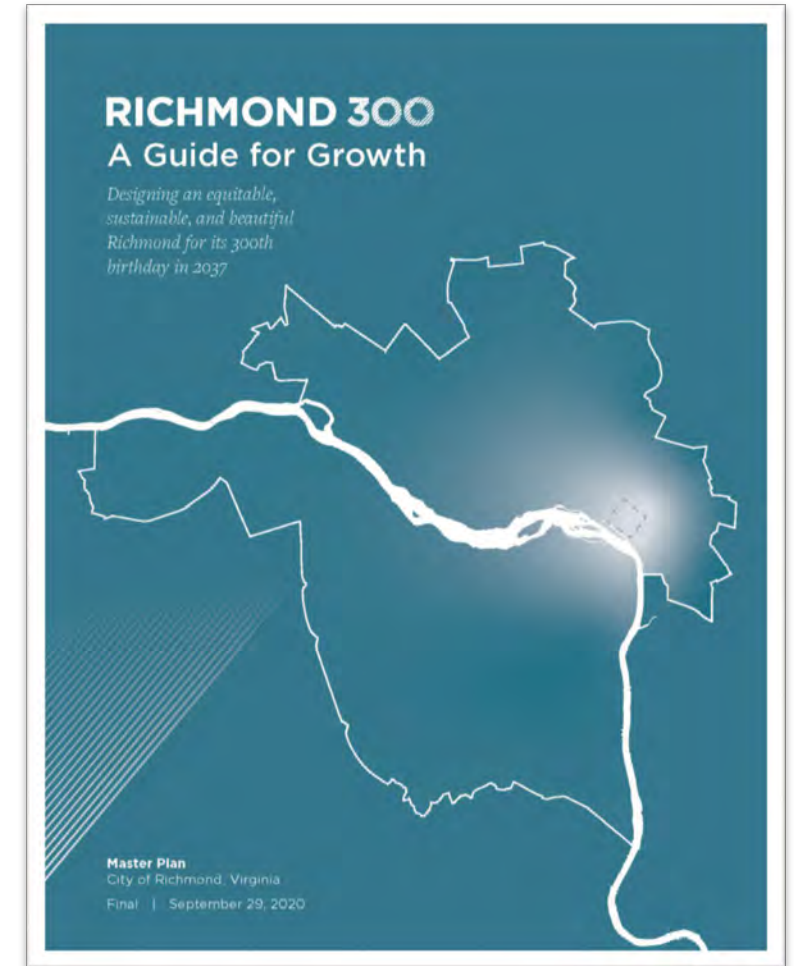
ADOPTED: _____ MAR 28 2022 _____ REJECTED: _____ STRICKEN: _____

Resolution No. 2022-R015

Key Words

To direct the City Planning Commission to prepare, submit to public hearing, and adopt an amendment to the Master Plan making certain changes to the Master Plan for the inclusion of **Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court** as **priority growth nodes**

- Creighton Court
- Fairfield Court
- Gilpin Court
- Hillside Court
- Mosby Court North
- Mosby Court South
- Whitcomb Court
- Priority Growth Nodes



Richmond 300: A Guide for Growth

CPCR 2020.050: Adopted October 5, 2020

Council Ord. 2020-236: Adopted December 14, 2020

In 2037, Richmond is a welcoming, inclusive, diverse, innovative, sustainable, and equitable city of thriving neighborhoods, ensuring a high quality of life for all.

Vision Values

WELCOMING: Feeling accepted and comfortable despite age, gender, race, sexuality, or income

INCLUSIVE: Accepting differences and intentionally involving diverse opinions, attitudes, and behaviors

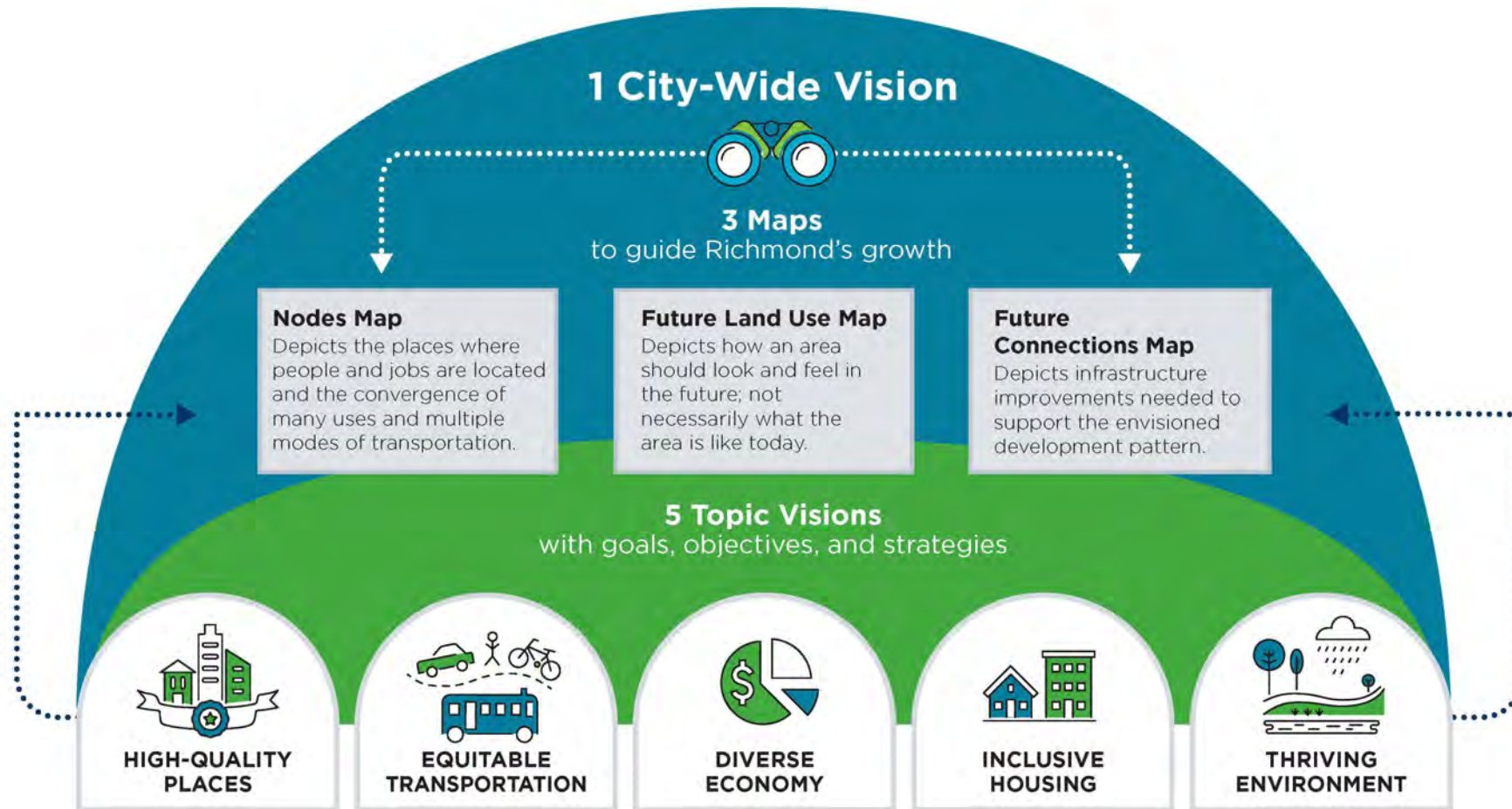
DIVERSE: Intentionally creating a state of mixed people, institutions, and mixed-use places

INNOVATIVE: Nurturing new ideas, methods, devices, or businesses

SUSTAINABLE: Meeting the current environmental, social, and economic needs of our community without compromising the ability of future generations to meet those same needs

EQUITABLE: Providing equal or equivalent access to goods, services, status, rights, power, and amenities

THRIVING: Energizing communities with opportunities for and support of cultural, civic, and economic involvement



Vision

Richmond is a city where all people can access quality housing choices.

By preserving and increasing housing options, Richmond supports existing and new residents, regardless of income. As the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities. Housing is the foundation of inclusive Richmond neighborhoods that are walkable with adequate linkages to services, goods, and open spaces



Objective 14.6

Transform Richmond Redevelopment and Housing Authority (RRHA) public housing properties into well-designed, walkable, mixed-use, mixed-income, transit-adjacent communities.

Strategy 14.6.b Develop small area plans with inclusive community input (including existing RRHA residents) to plan for the redevelopment of mixed-income neighborhoods on public housing sites for 1) Gilpin Court, 2) Mosby South, 3) Creighton Court, 4) Mosby North, 5) Fairfield Court, 6) Whitcomb Court, and 7) Hillside Court.

Objective 14.6
Transform Richmond Redevelopment and Housing Authority (RRHA) public housing properties into well-designed, walkable, mixed-use, mixed-income, transit-adjacent communities.

- a. Identify revenue streams dedicated to the transformation of public housing into mixed-income residential neighborhoods.
- b. Develop small area plans with inclusive community input (including existing RRHA residents) to plan for the redevelopment of mixed-income neighborhoods on public housing sites for 1) Gilpin Court, 2) Mosby South, 3) Creighton Court, 4) Mosby North, 5) Fairfield Court, 6) Whitcomb Court, and 7) Hillside Court.
- c. Ensure that all RRHA residents have quality housing and choice by working with public housing residents to consider forming homeowner associations or cooperative housing corporations by rehabilitating and then purchasing their current housing for a nominal cost.
- d. Partner with the RRHA to assist over-income public housing residents transition to market rate housing by providing wrap-around supportive services to increase confidence and financial security.
- e. Partner with the RRHA and develop an agreement that integrates the City's and the RRHA's housing objectives into a comprehensive strategy to end poverty and to assist public housing residents build wealth.



The Armstrong High School site was redeveloped into a mixed-income community by RRHA, including housing for very-low and low-income households.

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Definitions

Nodes are places in Richmond where people and jobs are today and continue to grow into the future. Nodes are the places of convergence of many uses and include offices, shopping, housing, and/or public gathering places as well as access to multiple modes of transportation.

Priority Growth Nodes

Where the City is encouraging the most significant growth in population and development over the next 20 years




Downtown – Jackson Ward

Priority Next Step

Gilpin Court Transformation: Develop a plan with existing community input to include Gilpin Court and vacant land in North Jackson Ward to transform the neighborhood into a mixed-use, mixed-income, walkable, and transit-adjacent community that provides both housing and jobs for residents (Goal 1, Goal 14).

Priority Growth Node
Downtown – Jackson Ward

Vision
Jackson Ward has retained historic buildings and plays a leading role in supporting Black cultural and economic vitality. Jackson Ward continues to be a residential neighborhood with non-residential uses scattered throughout at corners and along major roads—such as 1st Street, 2nd Street, and Marshall Street. New infill developments incorporate high-quality architecture and complement the character of historic buildings. Jackson Ward is better connected to the rest of Downtown with the conversion of one-way streets to two-way, greenways, transit, a new park, and bridges connecting Jackson Ward to North Jackson Ward over the highway. Decking over the highway will reunite the two sides of Jackson Ward that were divided in the 1950s by the construction of the highway.



Growth Potential
In 2019, there were approximately 29 acres of vacant, underdeveloped land in Jackson Ward, representing 3.5% of the Jackson Ward's total land area.

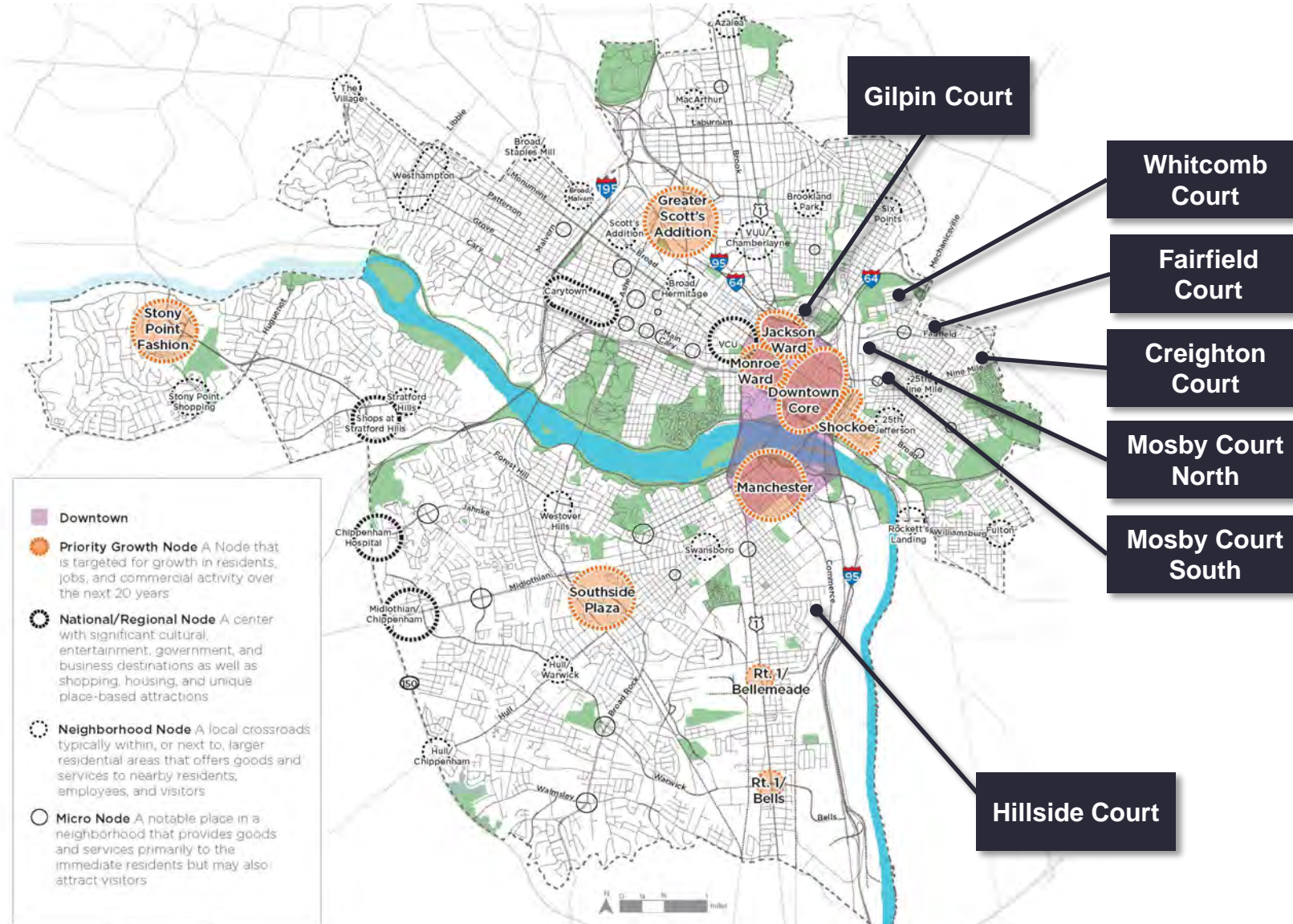
Primary Next Steps

- **Highway Deck Study:** Commence a planning study to analyze the feasibility of building a park, roads, and buildings over I-95 and I-64, reconnecting Jackson Ward and North Jackson Ward (Goal 8, Goal 9, Goal 17).
- **Business Growth:** Increase the number and support the growth of minority-owned businesses (Goal 11).
- **Historic and Cultural Attractions:** Maintain, grow, and market historic attractions such as the Black History Museum and Maggie L. Walker's Home (Goal 12).
- **Gilpin Court Transformation:** Develop a plan with existing community input to include Gilpin Court and vacant land in North Jackson Ward to transform the neighborhood into a mixed-use, mixed-income, walkable, and transit-adjacent community that provides both housing and jobs for residents (Goal 1, Goal 14).

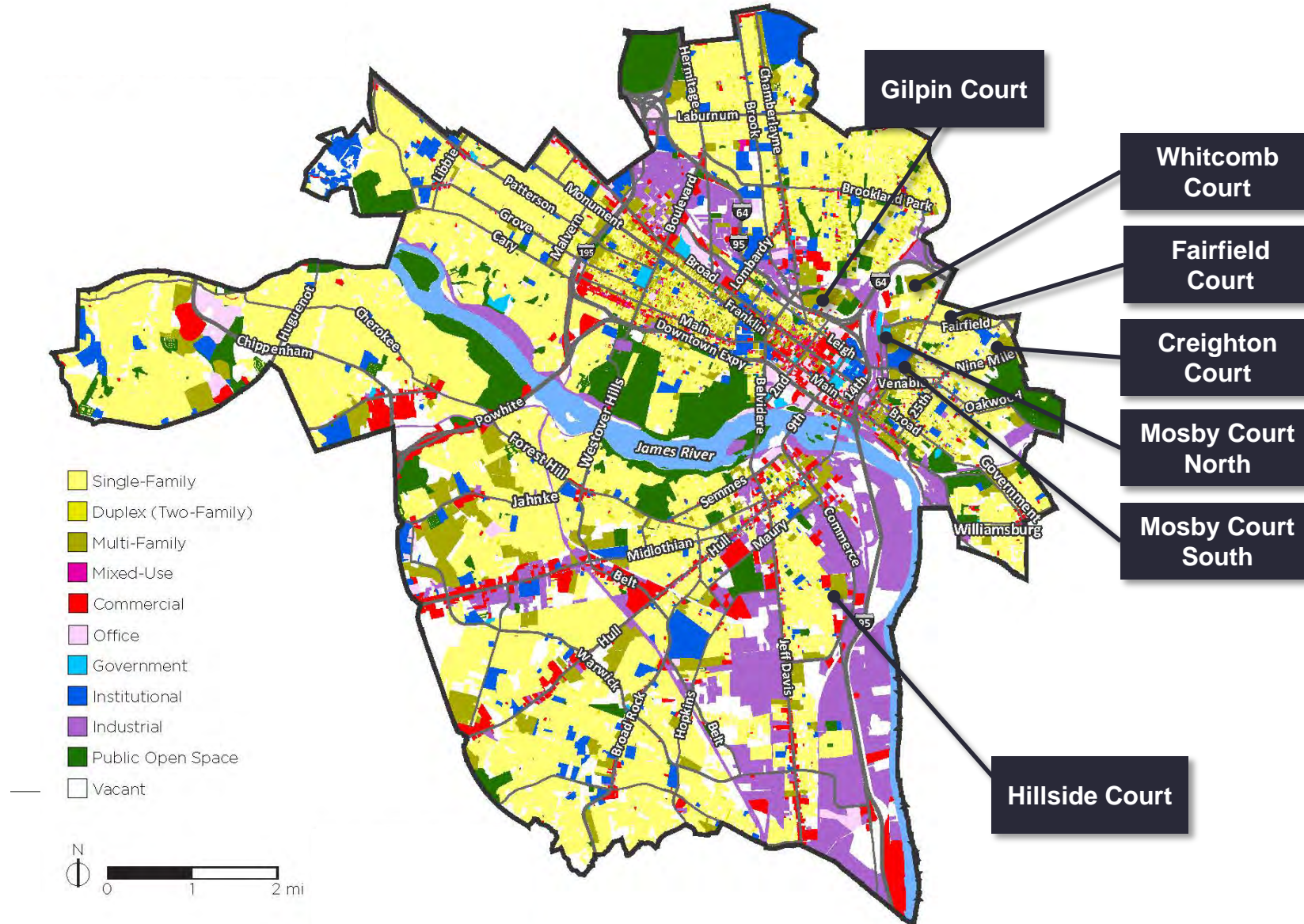
Jackson Ward – Regional/National Node
This Node centers on the Historic Jackson Ward neighborhood but also extends north slightly to connect to North Jackson Ward.

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Nodes

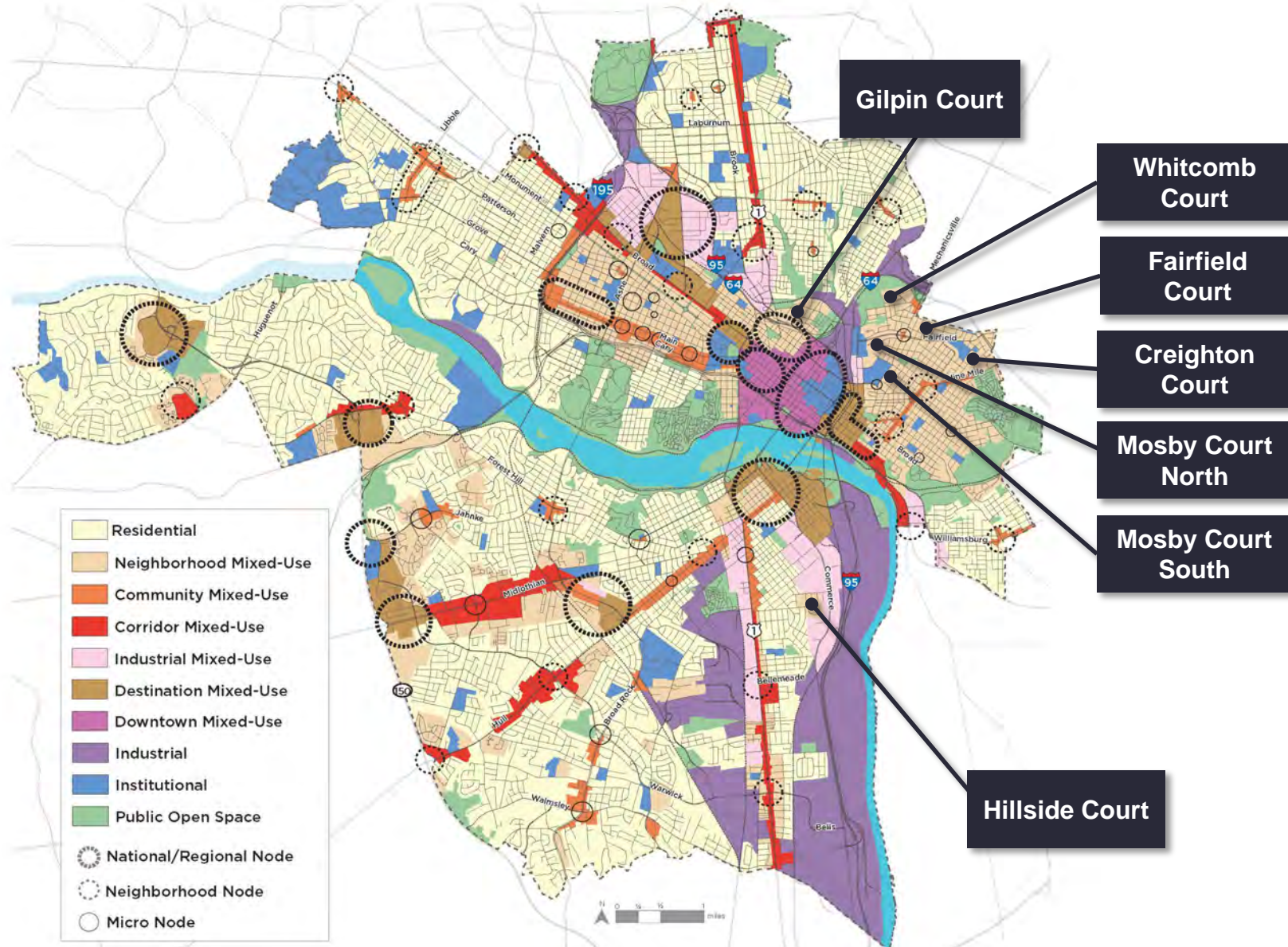


Existing Land Use



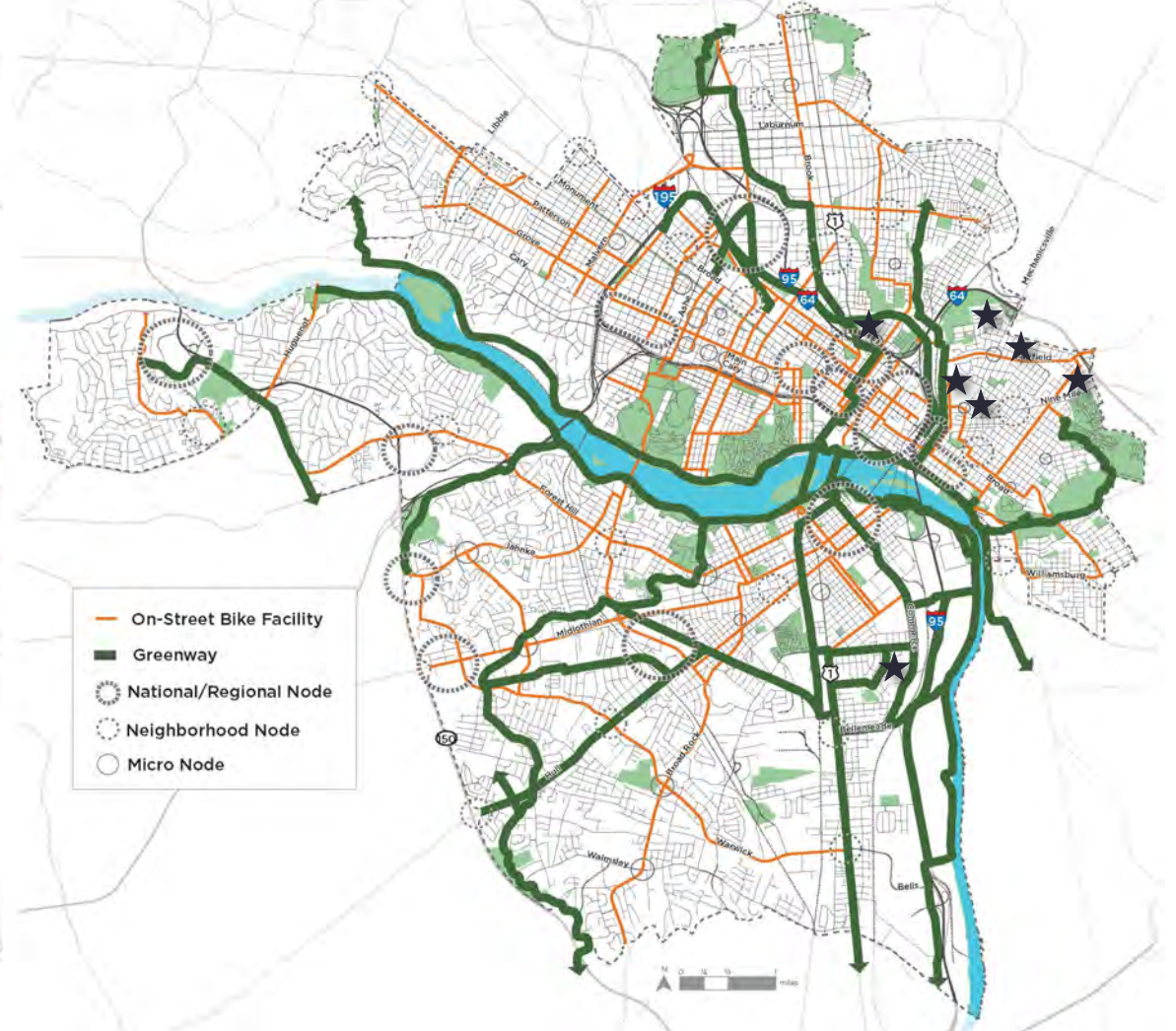
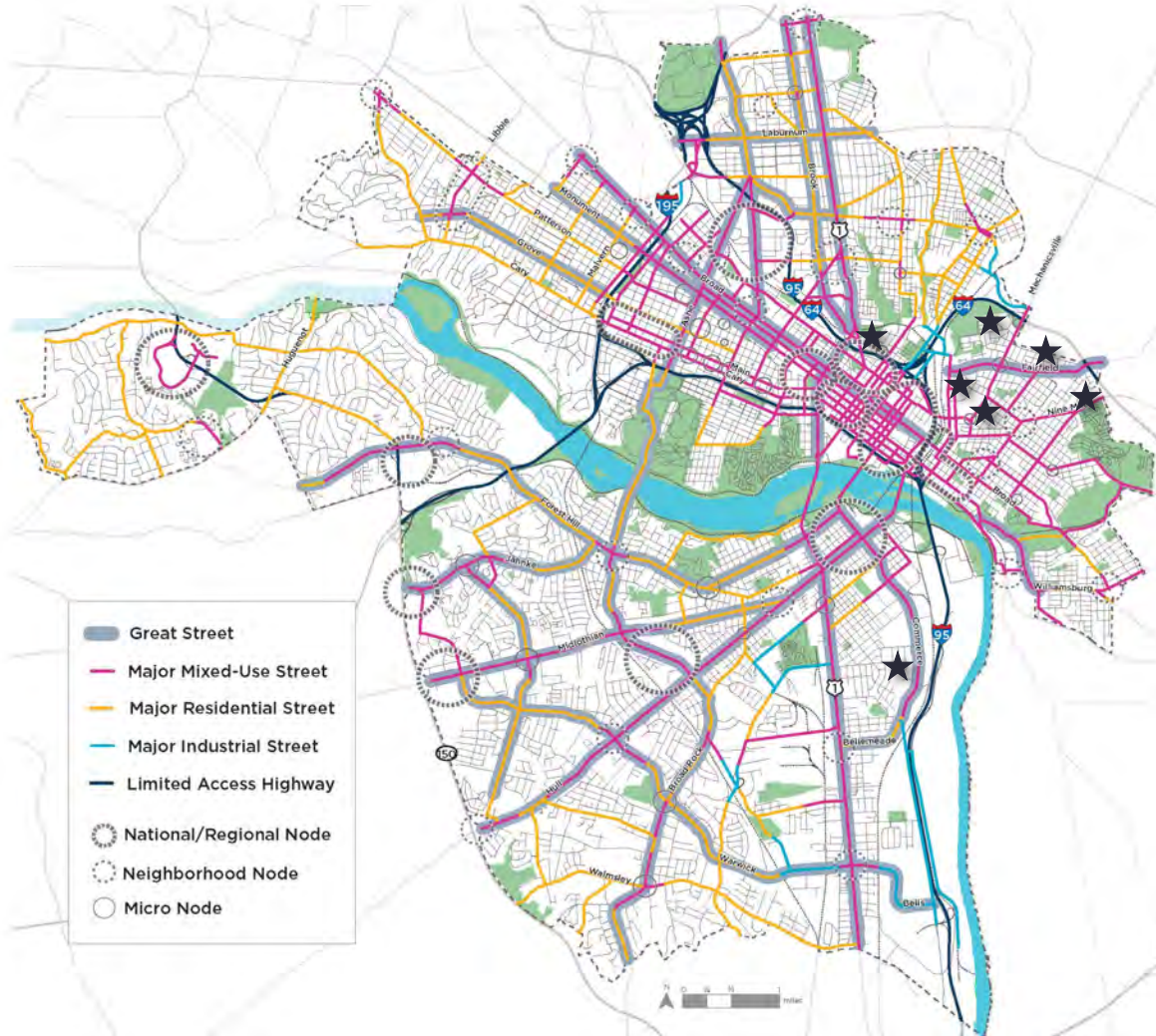
Future Land Use

Richmond 300, p. 52-71

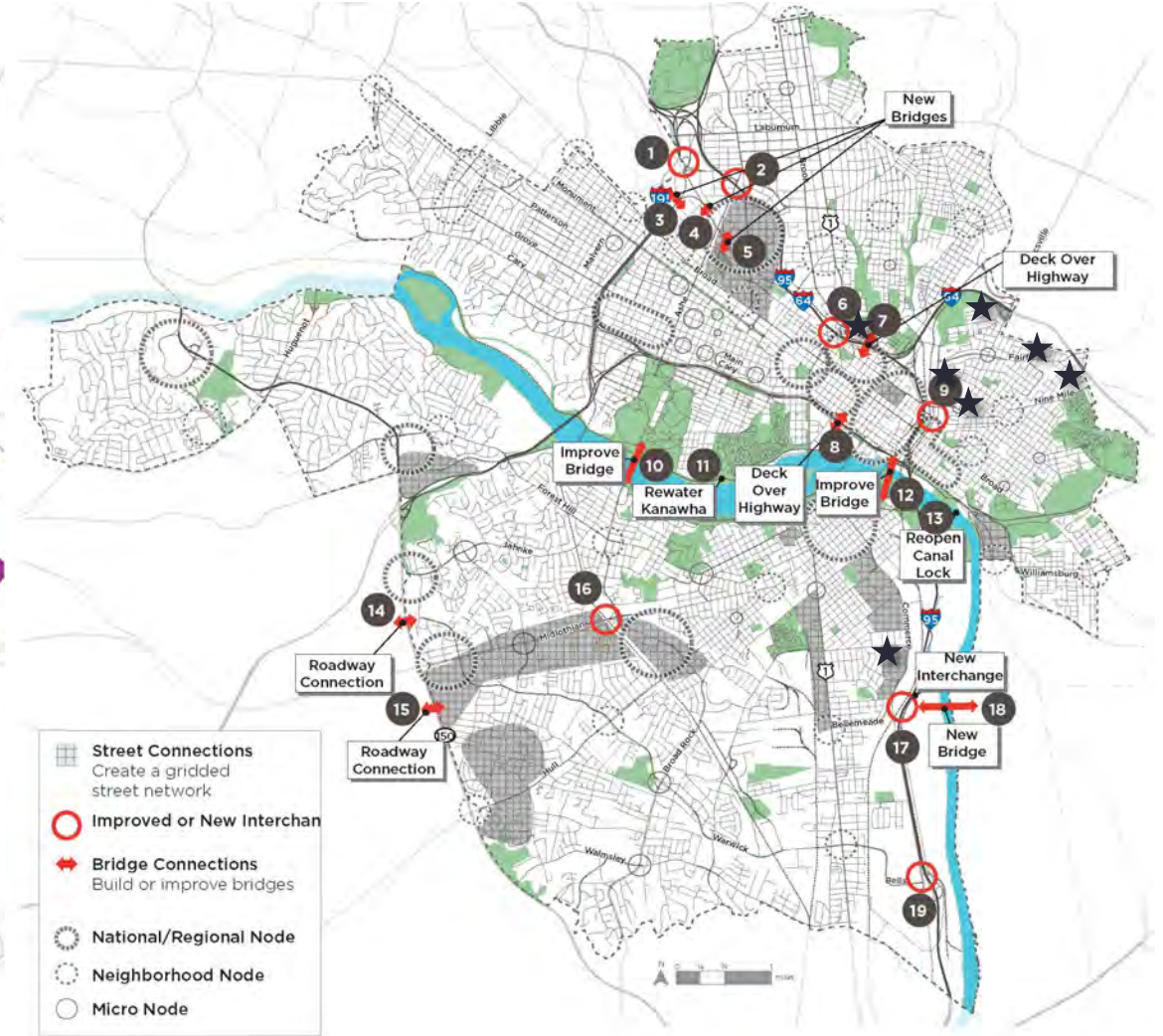
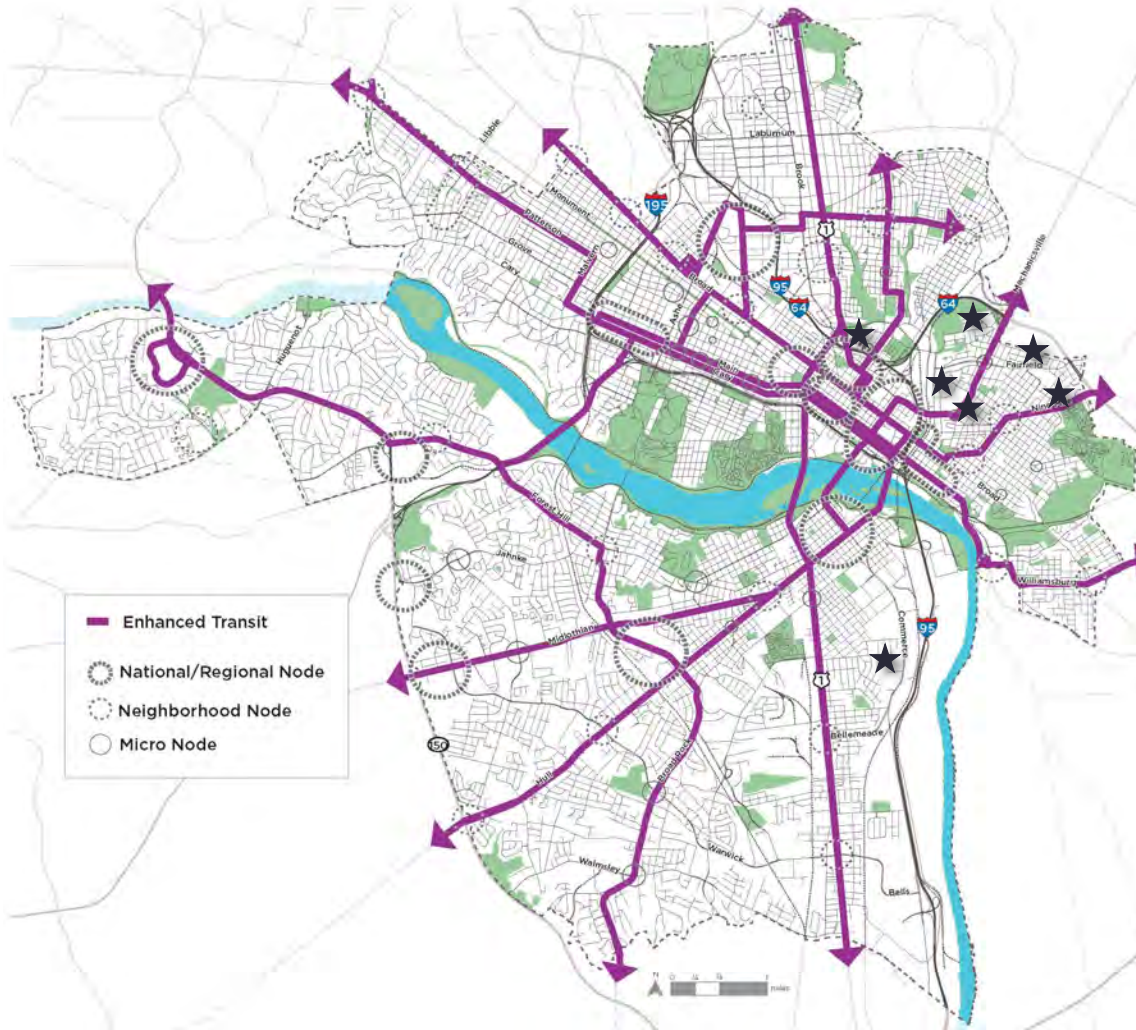


Future Connections

Richmond 300, p. 72-80



Future Connections



Equitable Affordable Housing Plan

Adopted February 28, 2022

Council Res No. 2022-R008

To adopt an equitable affordable housing plan for the City entitled “One Richmond: An Equitable Affordable Housing Plan.”

INTRODUCED: January 24, 2022

A RESOLUTION No. 2022-R008

To adopt an equitable affordable housing plan for the City entitled “One Richmond: An Equitable Affordable Housing Plan.”

Patrons – Mayor Stoney and Vice President Ellen Robertson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 28 2022 AT 6 P.M.

WHEREAS, to address the challenges in providing inclusive, equitable, and affordable housing to all residents of the city of Richmond, the Master Plan entitled “Richmond 300: A Guide for Growth” included a Goal 14 which provided for efforts to implement solutions to these housing challenges; and

WHEREAS, in keeping with Goal 14 of the Master Plan, an equitable affordable housing plan was developed for the City entitled “One Richmond: An Equitable Affordable Housing Plan,” prepared by the Department of Housing and Community Development and dated January 4, 2022 (hereinafter, the “Plan”), a copy of which is attached to this resolution; and

WHEREAS, the Plan is a strategic framework outlining how, over the next ten years, the City will meet its goal to provide housing and services across all spectrums and meet the housing

AYES: _____ 9 _____ NOES: _____ 0 _____ ABSTAIN: _____

ADOPTED: FEB 28 2022 REJECTED: _____ STRICKEN: _____

Top Development Initiatives

- Eastern Gateway into City / Redevelopment Creighton Court & Nine Mile Road
- Shockoe / Heritage Campus / RVA2DC / Mosby Court South / Sand Lot
- Downtown City Center Area / Gilpin Court / Jackson Ward / Broad Street
- Bellemeade / Broad Rock Creek Park / mobile home parks

The Plan

Proposed Top Development Initiatives for the Next 10 Years

Equity Lens							
Proposed Top Development Initiatives for the next 10 years	Provides jobs for low- and very low-income residents	Includes Affordable Housing for low-income residents	Involved City Dept.	Team Leader	Project Status	Next Steps	Time Frame
1. Eastern Gateway into City/ Redevelopment Creighton Court & Nine Mile Road	YES	YES	DED, PDR, HCD, OCWB, DPW, DRL, PARKS, AG	HCD	Under Development off site Phase 1A, 1B and 2A are completed. Phase 2B under construction. Phase 1A, 10 lots sold for homeownership. New Market @ 25th St. arts and Cultural Arts school are completed.	Community-engagement & Planning with residents occurred in 2020/2021. Creighton Court infrastructure funding provided in CIP FY21 for Phase 1A and 1B. RPIA applied for rezoning and CUP. The rezoning is scheduled for a public hearing in June, 2021.	2021-2030
2. Shockoe/ Heritage Campus/ RVA2DC/ Mosby Court South/ Sand Lot	YES	YES	DED, PDR, HCD, OCWB, DPW, DRL, PARKS, AG	DED	Planning SAP underway and should be completed by November. National Park Campus funding to be appropriated.	Drafting Ordinance request for \$3.5 million. Complete SAP, engage a consultant, advance the design of the Museum, hire design consultants for park, purchase privately-owned properties, restore per SAP.	2021-2025
3. Highland Park/Six Points/ Highland Grove	YES	YES	DED, PDR, HCD, OCWB, DPW, DRL, PARKS, AG	HCD	Developer Selected by BOHA, infrastructure needs study funded. CUP approved by CAC.	BOHA to award contract to developer, identify remaining infrastructure needs, developer may amend approved CUP to add multi-family, apartment building.	2021-2025
4. Downtown City Center Area/Gilpin Court/Jackson Ward/Broad Street	YES	YES	DED, PDR, HCD, OCWB, DPW, DRL, PARKS, AG	HCD	Planning SAP underway and will be completed in September.	Complete SAP, engage community in a larger discussion on the redevelopment of Gilpin Court and how it can reconnect to downtown, draft RPIA for the redevelopment of the Coliseum area. City funds will be needed for Gilpin on site new infrastructure.	2021-2030

The Plan

Proposed Top Development Initiatives for the Next 10 Years

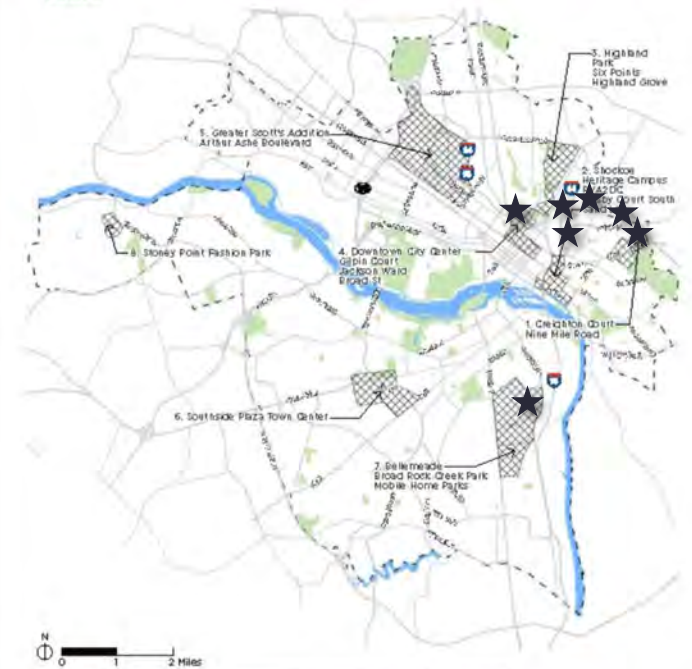


FIGURE 15 Proposed Top Development Initiatives for the Next 10 Years
Source: City of Richmond

Implementation Underway

Implementation*

Projects Underway (Jan 2021 to May 2022)

- Jackson Ward Community Plan (\$450,000 HUD Grant)
- Reconnect Jackson Ward Feasibility Study (\$825,000 Virginia DOT- funded)
- City Center Small Area Plan Implementation
- Shockoe Small Area Plan
- Diamond District Redevelopment (includes Gilpin replacement units)
- Fall Line Trail
- Creighton Redevelopment

Pipeline Projects

- Bellemeade/Oak Grove Plan
- North-South BRT Study

**YOUR VOICE.
YOUR CHOICE.
OUR COMMUNITY.**

THE JACKSON WARD COMMUNITY PLAN brings Gilpin Court and Jackson Ward residents, planning experts, elected officials, and other community members together to reach an informed, shared vision for the future of the neighborhood.

Made possible by a HUD Choice Neighborhoods planning grant, this community-driven initiative is focused on 3 core objectives:

NEIGHBORHOOD
Create opportunities for private and public investments in Jackson Ward to offer amenities and assets that are important to the community.

PEOPLE
Improve outcomes for those living in Gilpin Court and Jackson Ward related to areas such as income, employment, education, health, and health services.

HOUSING
Replace distressed public housing with high-quality mixed-income housing that is responsive to the needs of residents in both Gilpin Court and the Jackson Ward neighborhood.

**JACKSON WARD
COMMUNITY PLAN**

JacksonWardChoice.com