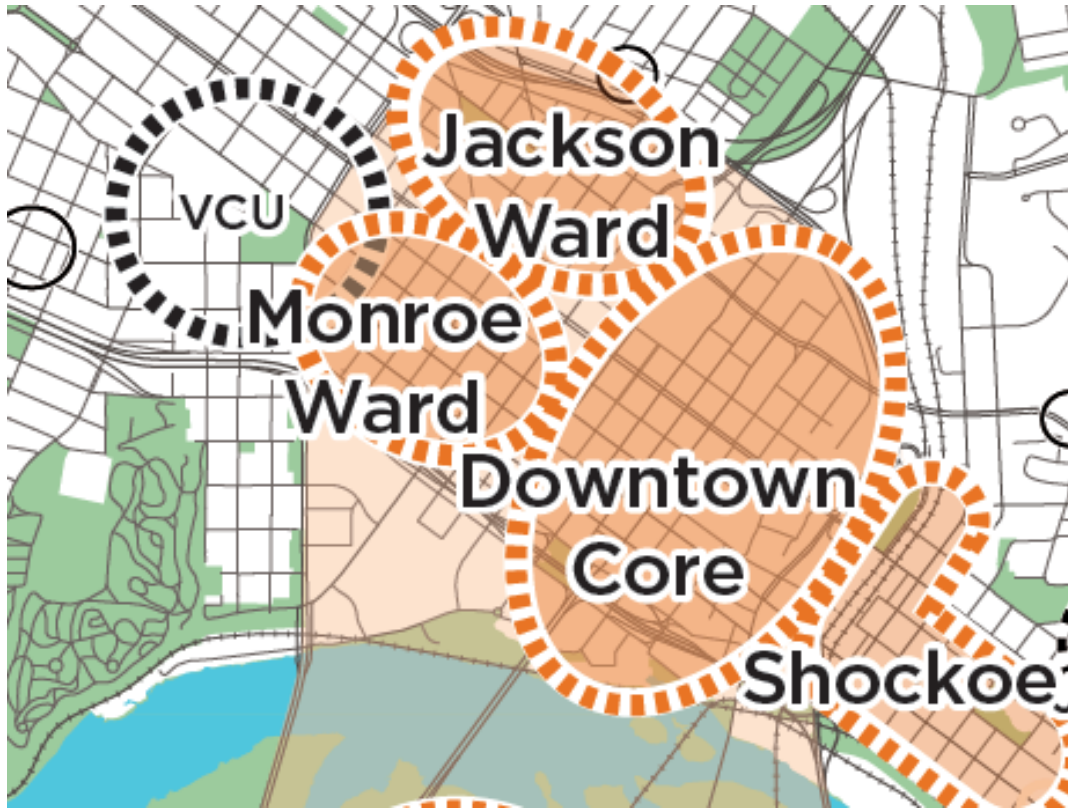


# Draft to Final Changes Oregon Hill Neighborhood

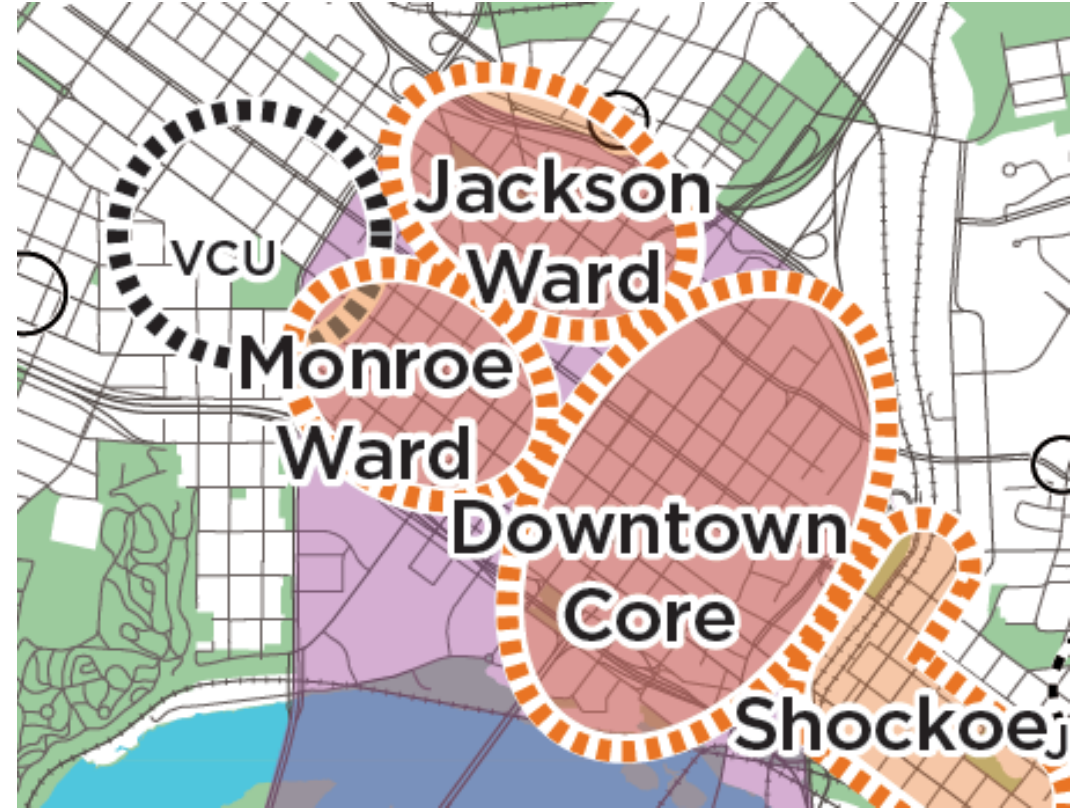


# Nodes

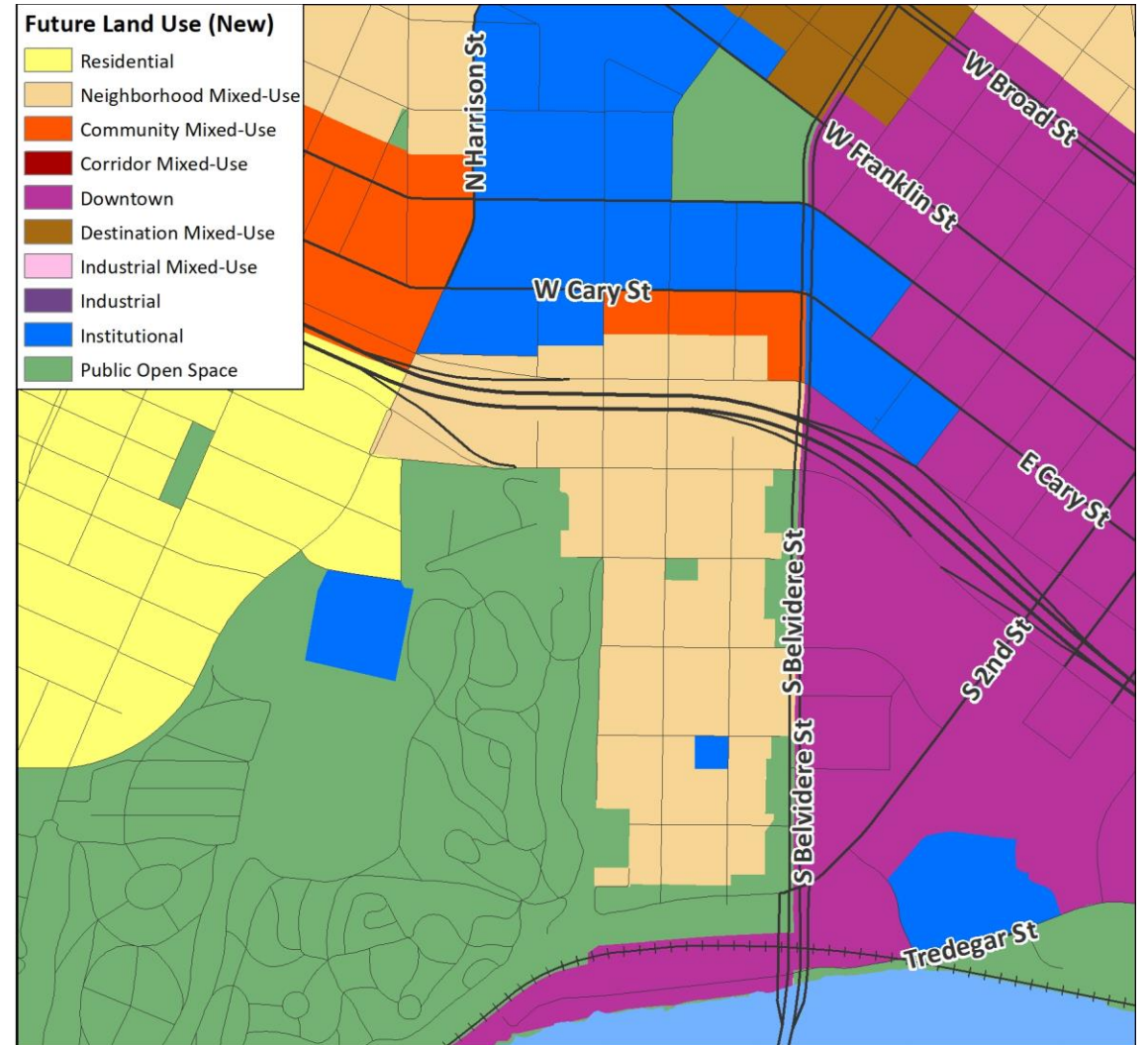
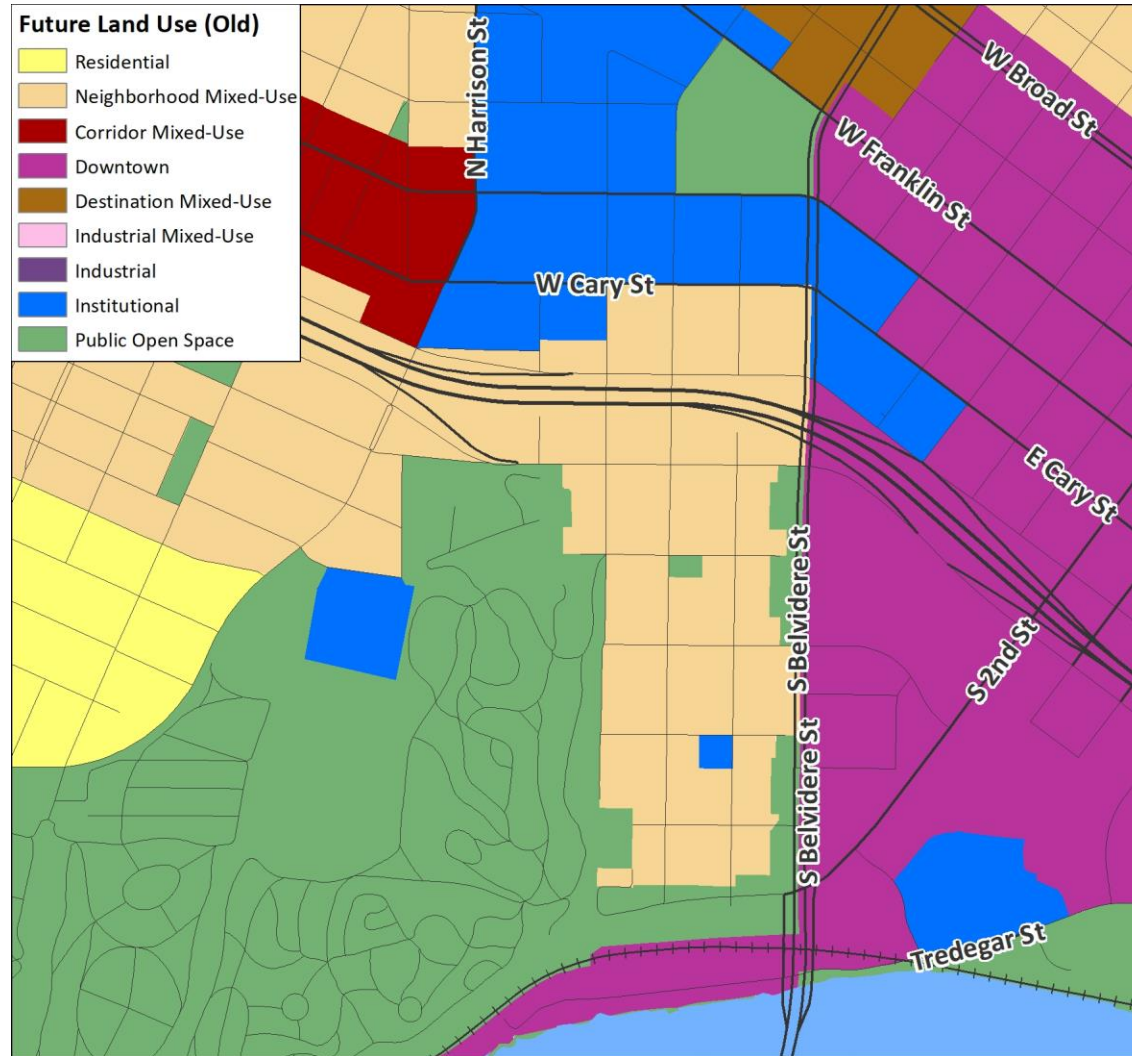
Draft



Pre-Final



# Oregon Hill - Future Land Use



# Category Elements

**Description:** a brief sentence conveying the general intent of the district.

**Development Style:** describes how the area looks and feels today and provides general guidance on how new development should look and feel.

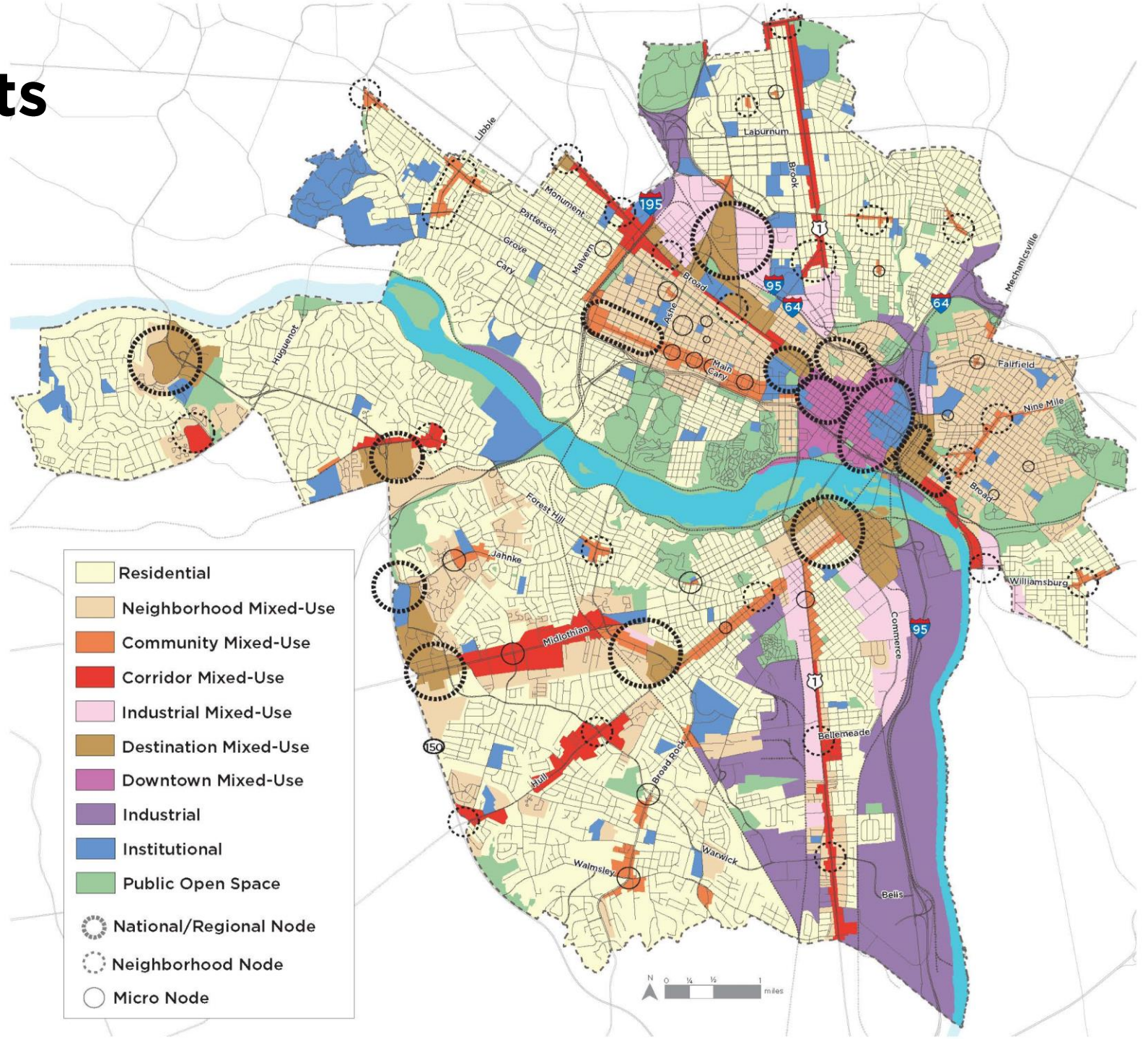
**Ground Floor:** some of the categories include descriptions of how the ground floor should be designed and used.

**Mobility:** describes how people are envisioned to move around the area.

**Intensity:** describes the prevailing lot size and general heights of the buildings.

**Primary Uses:** describes the predominant uses that are found in the area and that establish the basic characteristics of the area.

**Secondary Uses:** describes the supporting uses that are sometimes found in the district.



# Neighborhood Mixed-Use

Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

**Development Style:** These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. **Future development should generally complement existing context.** Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. **In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small-scale commercial buildings should be introduced.**

**Ground Floor:** Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

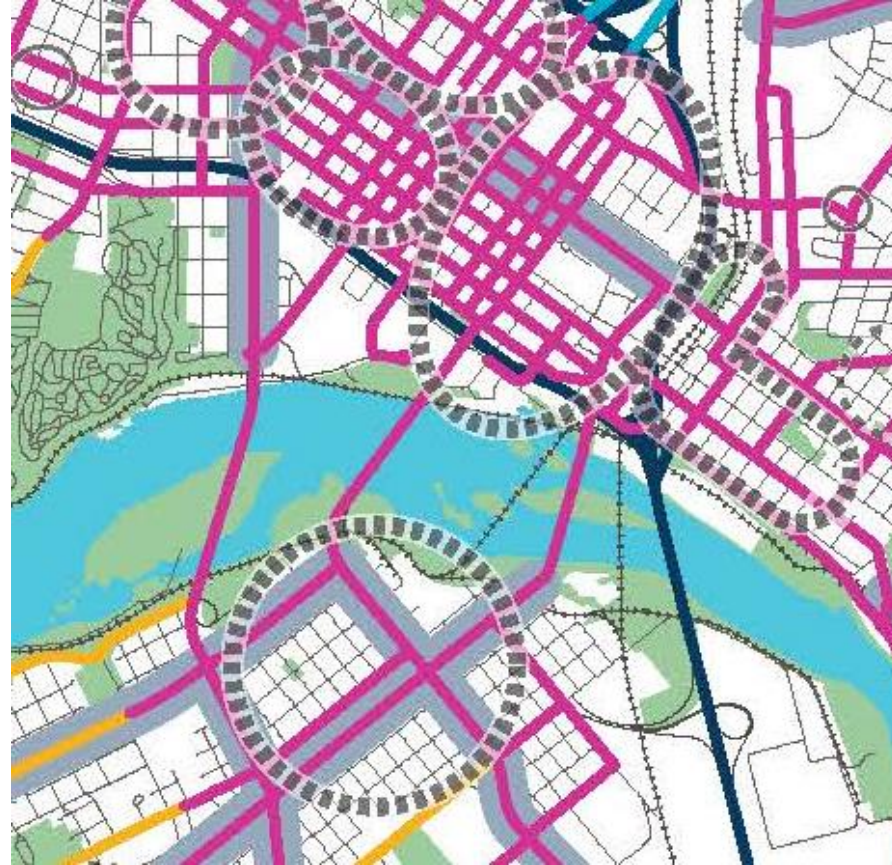
**Intensity:** Building heights are generally two to four stories. **Buildings taller than four stories may be found along major streets (see Street Typologies Map).** Parcels are generally between 1,500 and 5,000 sq. ft.

**Primary Uses:** Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

**Secondary Uses:** Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.



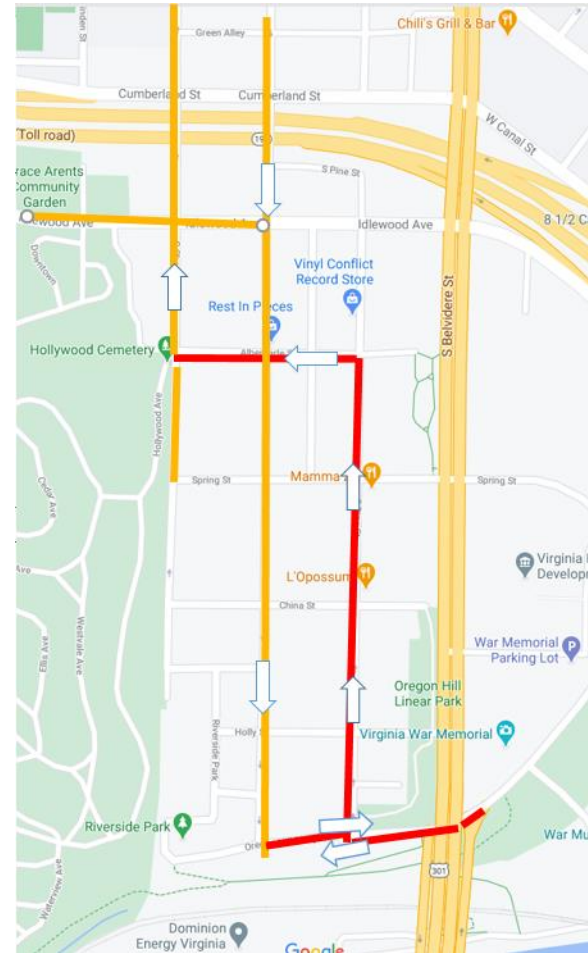
# Major Streets



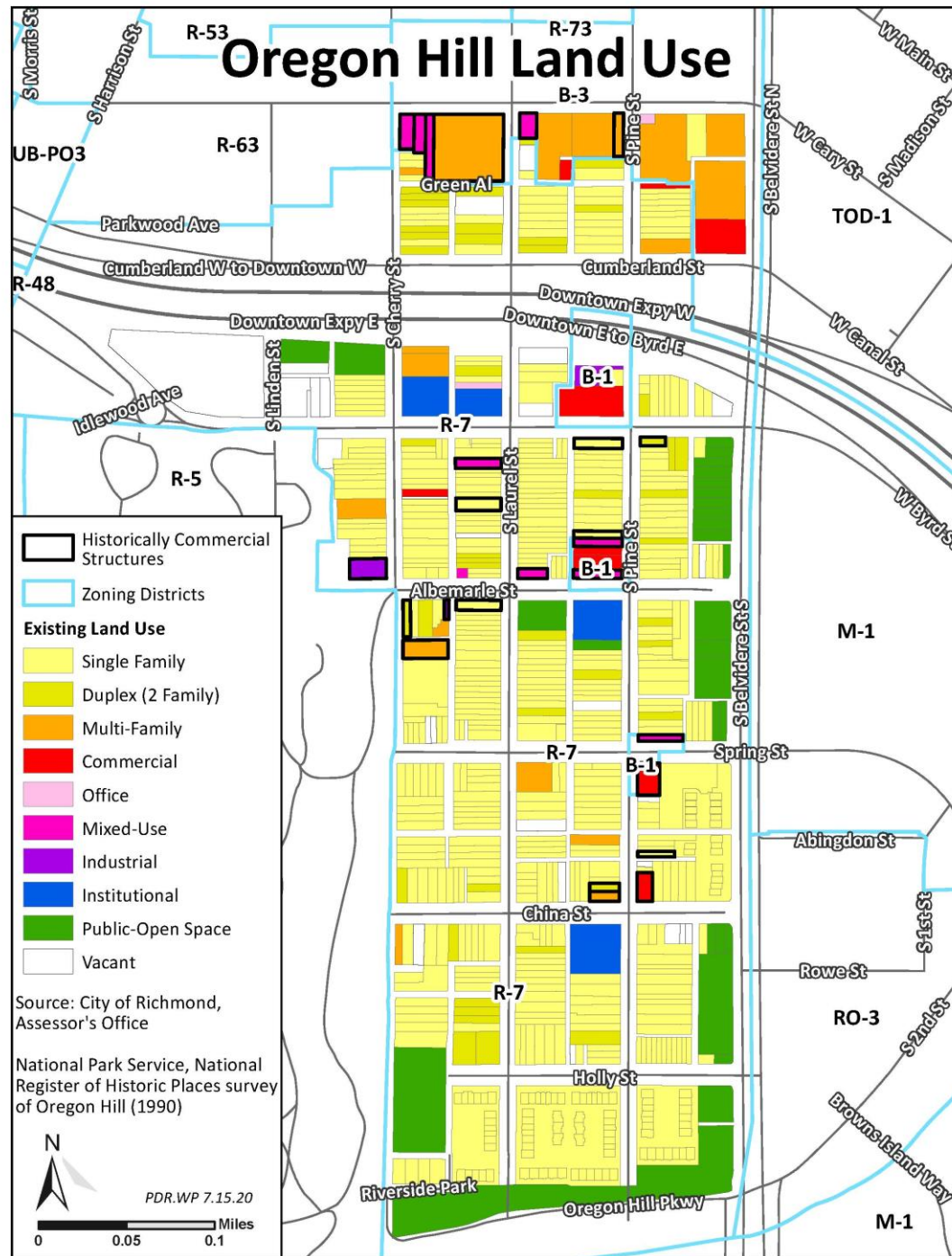
# Bike Facilities Change

Additions are in RED and the Pre-Final Plan is ORANGE.

This allows a northbound route to the VCU area from the Belvidere Bridge, Belle Isle, North bank, Browns Island etc. where the existing plan has no northbound route as Laurel St. is one way southbound.



# Oregon Hill Land Use





# Historic Commercial Structures

The National Register for Historic Places nomination for the Oregon Hill Historic District, written in 1991, included 34 contributing commercial structures.

Currently, 25 of these historic commercial structures remain.

Address	National Register Description	Current Status
809 Albemarle Street	1920 freestanding concrete block commercial	Vacant parcel
821 Albemarle Street	1870s semi-detached Victorian Italianate	Remaining
601 West Cary Street	1870s freestanding brick commercial building	Redeveloped
617 West Cary Street	1950s brick commercial building (NC)	Redeveloped
619 West Cary Street	1950s brick commercial building (NC)	Redeveloped
701-703 W. Cary Street	1880s semi-detached brick	Remaining
705 West Cary Street	1920s attached masonry/stucco commercial	Redeveloped
707 West Cary Street	1910s attached masonry/stucco commercial	Redeveloped
727 West Cary Street	ca. 1900 semi-detached brick	Redeveloped
729 West Cary Street	ca. 1900 attached brick	Remaining
731 West Cary Street	ca. 1900 semi-detached brick	Remaining
803 West Cary Street	1840s semi-detached gable-roofed	Remaining
817 West Cary Street	ca. 1890 attached brick	Remaining
819 West Cary Street	1900s attached brick commercial/residential	Remaining
821 West Cary Street	1900s attached brick commercial/residential	Remaining
825 West Cary Street	ca. 1890 semi-detached brick	Remaining
328-330 S. Cherry Street	1920s freestanding one-story commercial	Remaining
407-409 S. Cherry Street	1890s freestanding brick commercial building	Remaining
626 China Street	1920s semi-detached brick one-story	Remaining
632 Holly Street	1870s semi-detached brick commercial	Vacant parcel
912 Idlewood Avenue	1870s semi-detached frame	Vacant parcel
308 South Laurel Street	1890s freestanding frame	Remaining
320 South Laurel Street	1880s semi-detached frame	Remaining
349 South Laurel Street	1890s freestanding brick	Remaining
400 South Laurel Street	1890s semi-detached brick	Remaining
301 South Pine Street	1880s freestanding brick Victorian Italianate	Remaining
322 South Pine Street	1890s freestanding frame	Remaining
324 South Pine Street	1880s freestanding frame	Remaining
334 South Pine Street	1874 freestanding brick	Remaining
433 South Pine Street	1890s semi-detached frame	Remaining
501 South Pine Street	1920s freestanding one-story commercial	Remaining
519 South Pine Street	ca. 1900 brick commercial/residential	Remaining
526 South Pine Street	ca. 1900 freestanding frame	Remaining
528 South Pine Street	ca. 1920 freestanding brick	Remaining

# Suggested Land Use/Zoning Nexus

- Keep Neighborhood Mixed Use (NMU) Designation based on
  - historical pattern of land use
  - present land use
- Work on a new element of Zoning Code that would:
  - Keep R-7 primary zoning (although other districts exist: need to account for them)
  - Provide for the potential reuse of commercial buildings constructed as such and used as such
  - Limit # to existing structures as of date of Ordinance
- Uses would be determined during process
- Significant deviations from exist'g buildings would have to go through SUP
- New structures not consistent with zoning would need to go through SUP
- Conversion of exist'g buildings built as residential buildings would need to go through SUP
- Vertical expansion would have to go through SUP



Source: <https://www.oregonhill.net/2020/09/26/olingers-storefront-canard/>