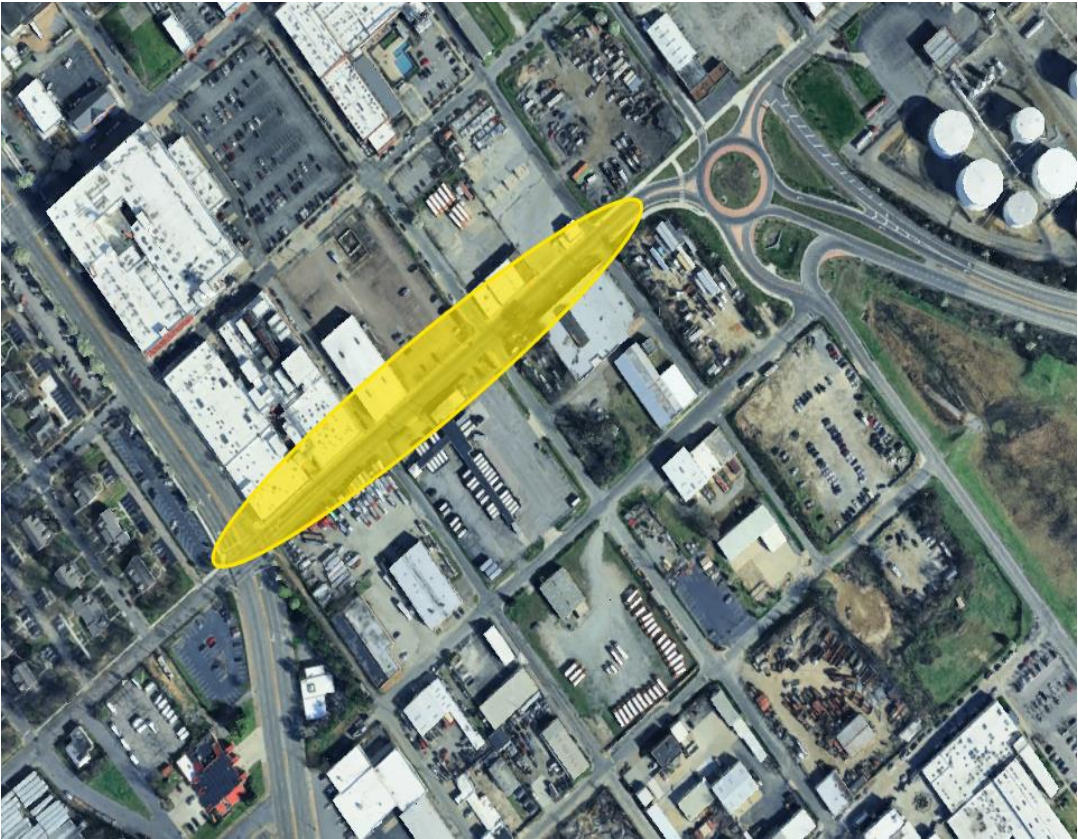




Staff Report
City of Richmond, Virginia
Planning Commission



UDC 2025-29	Conceptual Review	Meeting Date: 9/16/2025
Applicant/Petitioner	Olayinka Bruce EIT, MBA - Senior Engineer – Department of Public Works	
Project Description	UDC 2025-29 Concept: Location, Character, Extent review of the Maury Street Streetscape Phase II project; extending from Commerce Road to 5th Street.	
Project Location		
Address: Maury Street, from Commerce Road to 5th Street		
Property Owner: City of Richmond - ROW		
High-Level Details: The project includes approximately 875' of street resurfacing and sidewalk construction along the south side of Maury St., including a raised intersection with pedestrian hybrid beacon-controlled crosswalk at 6th street. Updated curb ramps will be included at existing sidewalk connections along the north side of Maury St. and with the proposed sidewalk along the south side of Maury Street. The project also includes landscaping plantings, bench, bike rack and trash receptacles, and full resurfacing of Maury Street to include two westbound lanes and one eastbound lane from Commerce Road to the roundabout at 5th street.		
UDC Recommendation	Approval	
Staff Contact	Kevin Costanzo - kevin.costanzo@rva.gov	
Public Outreach/ Previous Reviews	See Applicant Narrative.	
Conditions for Approval	UDC recommends the following conditions: 1. Applicant to evaluate street tree spacing and select appropriate native species for inclusion in the final landscape plan submission.	

	2. Applicant to assess alternative material options for use at intersections. 3. Applicant to consider revising the 5th Street intersection crosswalk to be aligned perpendicular to the roadway rather than diagonal. 4. Applicant to study the feasibility of providing pedestrian crosswalks at all Maury Street intersections. 5. Applicant to consider providing additional raised crosswalks across Maury Street and across 7th Street. 7. Applicant to evaluate the removal of the left-hand turning lane.

Findings of Fact

Site Description	Maury St. from Commerce Road to 5th St.
Scope of Review	Project subject to Location, Character, and Extent Review under §§17.05 and 17.07 of the City Charter.
Prior Approvals	
Project Description	The Maury Street Streetscape Phase II project proposes: • ~875–900 feet of resurfacing and sidewalk improvements on Maury Street. • A new 7' concrete sidewalk and 8.5' grass buffer on the south side of Maury Street. • New ADA-compliant curb ramps along the north side. • A raised intersection at Maury & 6th Street with a pedestrian hybrid beacon and crosswalks. • Landscaping with street trees, benches, bike racks, and trash receptacles. • Full resurfacing of Maury Street to provide two westbound lanes and one eastbound lane from Commerce Road to the I-95 roundabout at 5th Street. • Stormwater management through permeable sidewalk design. • Corridor amenity space with hardscaping and plantings at Commerce Road intersection, adjacent to the planned Fall Line Trail. The project is being considered for Location, Character, Extent review due to the inclusion of an expansion of the ROW in several areas. This expansion is necessary to provide proper width sidewalks, and only includes minor square footage. Staff Analysis The proposed improvements include adding sidewalk to where there is currently none present, improving accessibility to existing sidewalk, and improving pedestrians crossings. Maury Street is a very busy street, any improvement to safety is highly supported. Additionally, residential development is starting to occur in this area, increasing the need for adequate pedestrian facilities. Staff had concerns if the raised intersection proposed by the project will facilitate access for heavy duty vehicles such as delivery trucks or 18-wheelers; Maury Street sees a lot of traffic from these types of vehicles. The Applicant has stated that the ramp up to the raised intersection is sufficiently low for heavy traffic to navigate and meets or exceeds all technical requirements. Staff strongly supports this project. <u>UDC report to Planning Commission</u> The UDC reviewed the application and discussed lighting, public outreach, reducing lane width to increase pedestrian space, use of stamped concrete in intersections, encouraged stamped asphalt as a material instead which will also contrast better with pedestrian street markings, balancing number of lanes with pedestrian safety, recommended the left hand turn lane only extend beyond the raised intersection, providing raised crosswalks at east/west intersections, use of permeable pavers, and use of landscaping in istorical industrial areas.

	UDC recommends the following conditions: 1. Applicant to evaluate street tree spacing and select appropriate native species for inclusion in the final landscape plan submission. 2. Applicant to assess alternative material options for use at intersections. 3. Applicant to consider revising the 5th Street intersection crosswalk to be aligned perpendicular to the roadway rather than diagonal. 4. Applicant to study the feasibility of providing pedestrian crosswalks at all Maury Street intersections. 5. Applicant to consider providing additional raised crosswalks across Maury Street and across 7th Street. 7. Applicant to evaluate the removal of the left-hand turning lane.
--	---

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan		
Objective 8.1 – P.141	Improve pedestrian experience by increasing and improving sidewalks and improving pedestrian crossings and streetscapes, prioritizing low income areas.	Sidewalks are being enhanced.
	<i>Maury Street is considered a Major Mixed Use street by the Master Plan Street Typologies Map.</i>	
Urban Design Guidelines		
Transportation – Pedestrian Facilities P.6	<i>Pedestrian Facilities All transportation projects should have adequate provisions to address the needs of the pedestrian in a safe and efficient manner. Streetscape elements, such as street trees, street lighting, and seating should be used to encourage pedestrian activity.</i>	Pedestrian facilities are proposed to be enhanced.