



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-021 - To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by The Conservation Fund, A Nonprofit Corporation, and known as 3011 Dock Street and 3021 Dock Street, consisting of 4.33± acres, for the purpose of maintaining such properties as public greenspace in the James River Park System.

To: City Planning Commission
From: Land Use Administration
Date: January 17, 2023

PETITIONER

Christopher E. Frelke - Director of Parks, Recreation & Community Facilities

LOCATION

3011 Dock Street and 3021 Dock Street

PURPOSE

To declare that a public necessity exists and to authorize the acquisition of 4.33+ acres from The Conservation Fund for the purpose of maintaining such property as an open public green space that is part of the James River Park System.

SUMMARY & RECOMMENDATION

The City has the opportunity to acquire over 4 acres of real property located at 3011 and 3021 Dock Street at a substantial discount to add to the James River Park System and preserve as green space for use in perpetuity.

The Department of Parks, Recreation and Community Facilities is excited to be partnering with the Department of Conservation and Recreation and Capital Region Land Conservancy, among other partners, to add 4.33+ acres of land to the James River Park System.

The Dock Street Properties are located on the north bank of the James River at 3011 and 3021 Dock Street. Once acquired, ownership of this real property will add allow the Department of Parks, Recreation, and Community Facilities to offer additional amenities for river lovers and park users across the City. The property in question is located on the northern bank of the James River, just east of Great Shiplock Park and at the trailhead of the Virginia Capital Trail and offers Richmonders another site for direct river access. The property includes a 350-foot dock and acres of green space. It is across the river from Ancarrow's Landing.

The Department of Parks, Recreation, and Community Facilities is prepared for the ongoing maintenance the acquisition of this property will bring and has plans to complete a connection to the Virginia Capital Trail through the parcel.

Staff recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

Vacant parcels of land within an M-2 Heavy Industrial zone fronting the James River.

PROPOSED USE FOR THE PROPERTY

Public parks and openspace.

MASTER PLAN

The City's Richmond 300 Master Plan designates a future land use for the subject property as Corridor Mixed-Use which is defined as development "Found along major commercial corridors and envisioned to provide for medium- to medium-high-density pedestrian- and transit-oriented development."

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government. (p. 60)

ZONING

M-2 Heavy Industrial

SURROUNDING AREA

The area surrounding these parcels is zoned primarily M-2 Heavy Industrial, with some B-5 Central Business and M-1 Light Industrial to the North and Northwest. The property is in close proximity to Great Shiplock Park and Libbie Hill Park.

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