

INTRODUCED: May 26, 2026

A RESOLUTION No. 2026-R

To request that the Chief Administrative Officer cause the Department of Planning and Development Review to (i) collaborate with the residents of and stakeholders in the Westwood neighborhood, bordered by Dunbar Street, Patterson Avenue, and Glenburnie Road, to evaluate and recommend appropriate land use, zoning, and policy tools, (ii) develop community-informed design guidelines and strategies to preserve the cultural and historic character of the Westwood neighborhood and support neighborhood stability, and (iii) provide a written report of such findings and recommendations.

Patron – Mr. Breton

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: 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, upon the information and belief of Council, the historic Westwood neighborhood was established by formerly enslaved African Americans following the Civil War

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

and grew into a self-sustaining community with homes, businesses, churches, schools, and social institutions that served generations of Black residents; and

WHEREAS, upon the information and belief of Council, after the City annexed the Westwood neighborhood from Henrico County in 1942, the community experienced prolonged neglect and discriminatory treatment, including the denial of public utilities and proposals by City officials during the 1940s to raze the Westwood Neighborhood and replace it with a public park; and

WHEREAS, upon the information and belief of Council, despite facing displacement pressures, segregation, and intimidation, the residents of the Westwood neighborhood successfully organized to resist the destruction of the neighborhood, secure the extension of public water and sewer infrastructure in 1947, and preserve the community for future generations; and

WHEREAS, upon the information and belief of Council, Westwood residents contributed to the struggle for civil rights and educational equity in Richmond, including challenging school segregation following the decision in *Warden v. Richmond School Board*; and

WHEREAS, the Council recognizes both the historic significance of the Westwood neighborhood as a community founded by formerly enslaved African Americans and the importance of studying the neighborhood's land use, infrastructure, historic resources, and development pressures to inform equitable and historically grounded recommendations for its future preservation and investment;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby requests that the Chief Administrative Officer cause the Department of Planning and Development Review to (i) collaborate with residents of and

stakeholders in the Westwood neighborhood, bordered by Dunbar Street, Patterson Avenue, and Glenburnie Road, to evaluate and recommend appropriate land use, zoning, and policy tools, (ii) develop community-informed design guidelines and strategies to preserve the cultural and historic character of the Westwood neighborhood and support neighborhood stability, and (iii) provide a written report of such findings and recommendations..

BE IT FURTHER RESOLVED:

That the Council hereby requests that such collaboration between the Department of Planning and Development Review and residents of and stakeholders in the Westwood neighborhood consist of the following:

1. Conduct a community-driven planning process to identify priorities for preservation, development, and neighborhood stability;
2. Evaluate and recommend appropriate land use, zoning, and policy tools to achieve these priorities, including but not limited to the establishment of a special low-density district in the Code Refresh amendments, design overlay district, Old and Historic District, or other zoning overlay;
3. Develop draft design guidelines and standards, informed by community input, to preserve the cultural, architectural, and spatial character of the Westwood neighborhood;
4. Identify and recommend strategies to prevent displacement of existing residents and support long-term housing stability, including opportunities for homeownership and the preservation of culturally significant housing;
5. Identify and recommend strategies to invest in stormwater and transportation infrastructure; and

6. Coordinate with relevant City agencies, including the Department of Public Works, the Department of Housing and Community Development, the Department of Economic Development, and the Department of Parks, Recreation and Community Facilities, to evaluate infrastructure, mobility, economic, and public space improvements that align with community priorities.

BE IT FURTHER RESOLVED:

That the Council hereby requests that the Chief Administrative Officer, within 180 days following adoption of this resolution, provide a written report of the findings and recommendations to the Council and City Planning Commission, including any proposed zoning text amendments, overlay districts, or policy changes necessary to implement the community's vision.