





Navy Hill Planning Goals

- Restore Richmond's street grid system to the area
- Organize City-owned land segments into parcels
- Purchase these new parcels from the City
- Develop privately-financed uses as required in the City's Nov. 2017 NOB RFQ
- Restore neglected historic buildings – the Blues Armory and the Richmond Garage
- Create connected, public realm open space

Navy Hill Plan

Core Planning Elements

- Capturing new urban real estate for development and City revenue
- Introducing a permanent and vibrant resident community to City Center, activating its streets and engaging in local commerce
- Planning for interdependent blocks and sub-districts that support a well-conceived and connected master plan
- Designing, managing and programming 'complete streets', plazas and memorable civic spaces on which they converge as a public destination in support of existing commercial districts
- Developing individual improvements, both large and small, to create a consistent street frontage of more intimate pedestrian scale with different uses, textures, materials and sizes

Navy Hill Plan

Core Planning Elements

- Creating a mix of buildings whose architectural styles, materials, textures and uses stimulate visual interest, yet uphold a consistent quality and remain complementary
- Bringing new life to the Blues Armory through adaptive reuse, and by surrounding it with active programs and an urban neighborhood where its unique heritage will be respected
- Promoting sustainable systems, services and lifestyles that reduce dependence on the automobile through mixed-use planning, pedestrian accessibility and mass transit
- Accentuating the clear advantages of urban neighborhoods and urban living, which can be exciting, sophisticated, energetic, holistic, eclectic and vibrant

Pulse Corridor Plan

Core Design Elements

1. **Hold the Corner**

active ground floors that wrap around the corner

2. **Entrances Face the Street**

3. **Appropriate Setbacks and Stepbacks**

Uses are close to the Street. Stepbacks at upper stories respect existing form

4. **Transparency**

Visibility to and from the street.

5. **Façade Articulation** Facades should be broken up and made more human-scale by varying the streetwall plane

6. **Screened Parking and Services** landscaping pushed to the sidewalk to help maintain a streetwall



Infrastructure is required for new development.
it cannot happen one block at a time

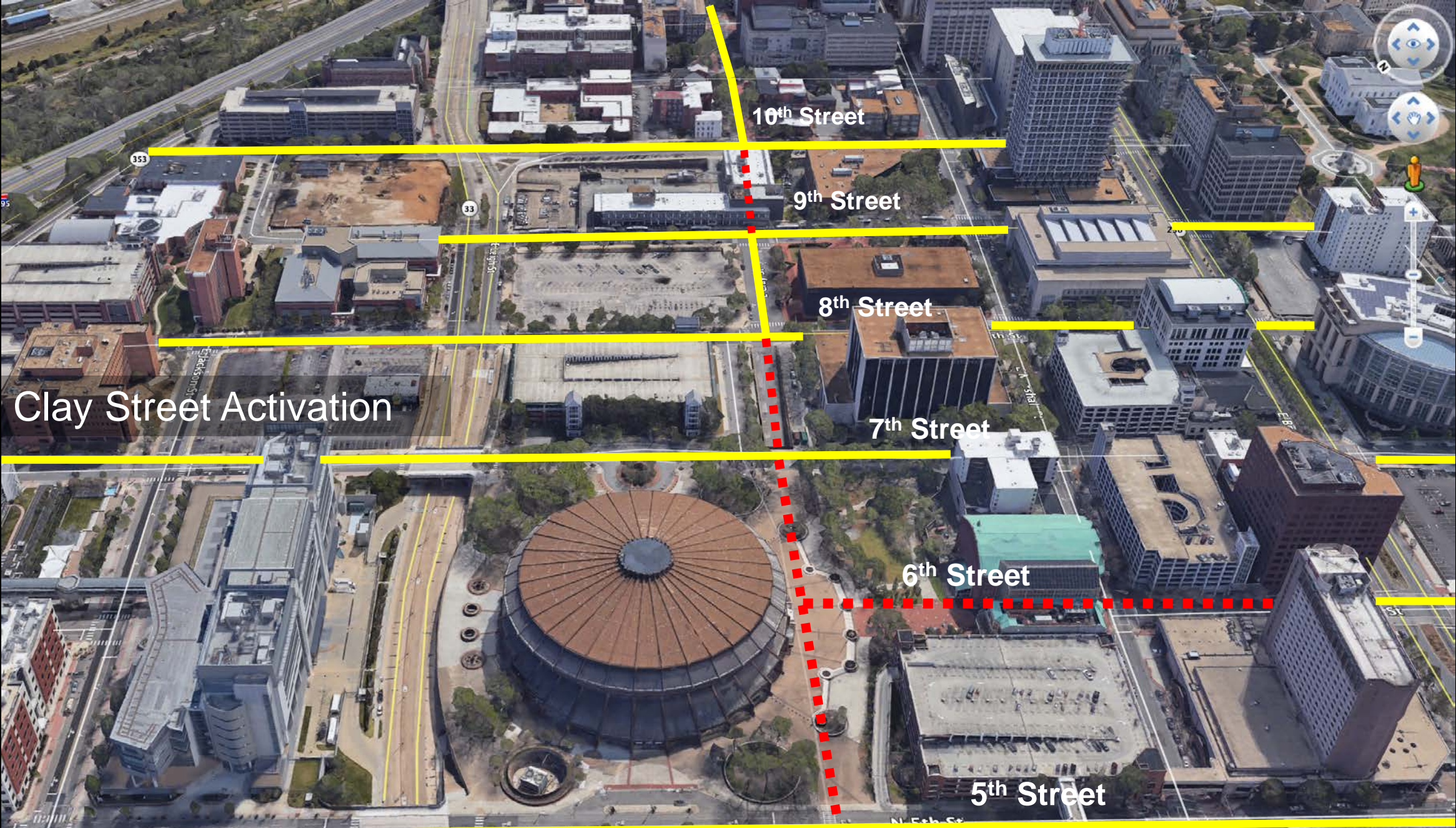
The area has been dramatically altered and
beyond the resources of one-off developments

Must be a 'known development environment'

Developable parcels no longer exist

Clay Street Activation





10th Street

9th Street

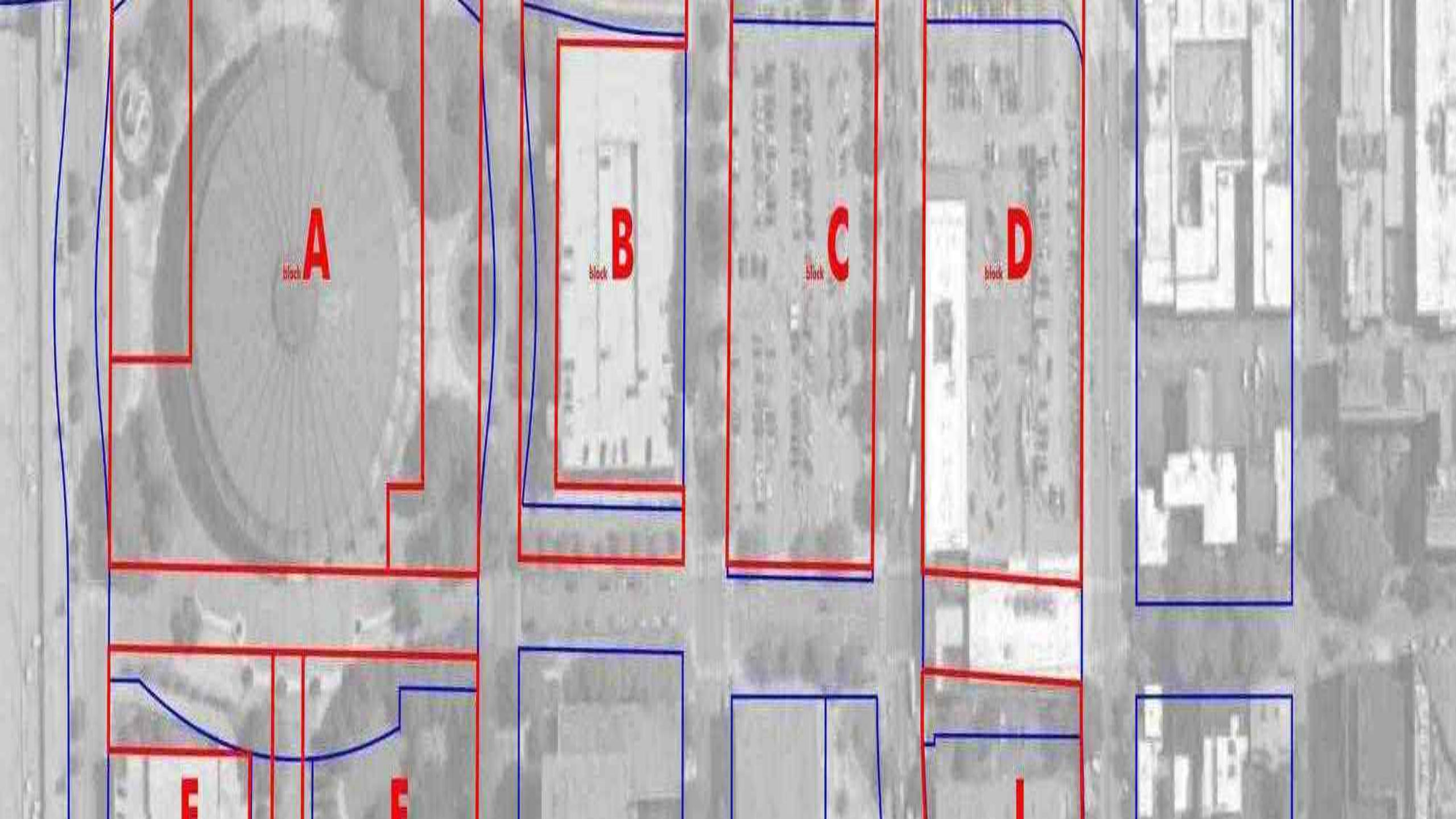
8th Street

7th Street

6th Street

5th Street

Clay Street Activation



block
A

block
B

block
C

block
D

E

F

I

L E I G H T S T R E E T

C L A Y S T R E E T

M A R S H A L L S T R E E T

5th

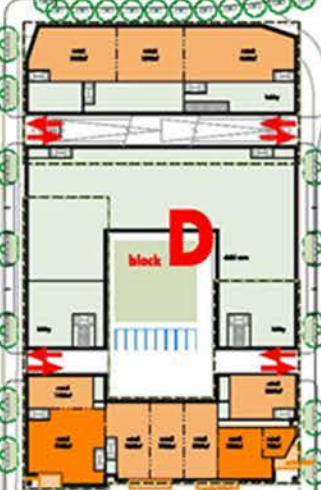
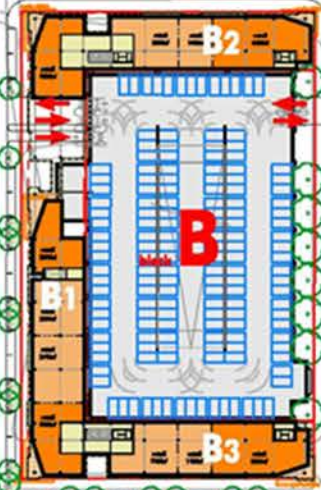
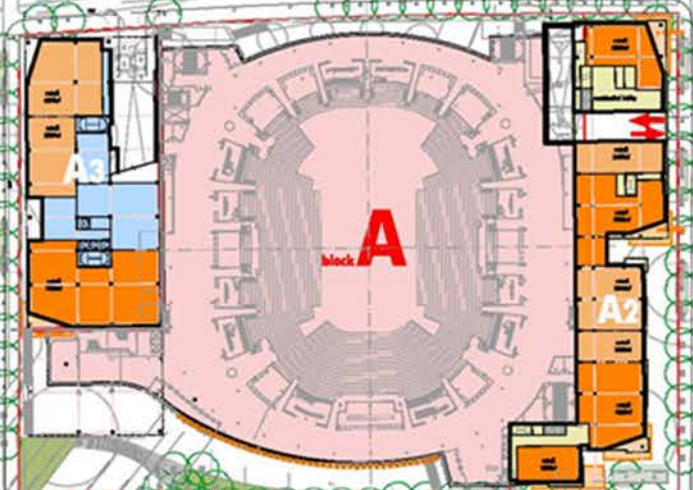
6th

7th

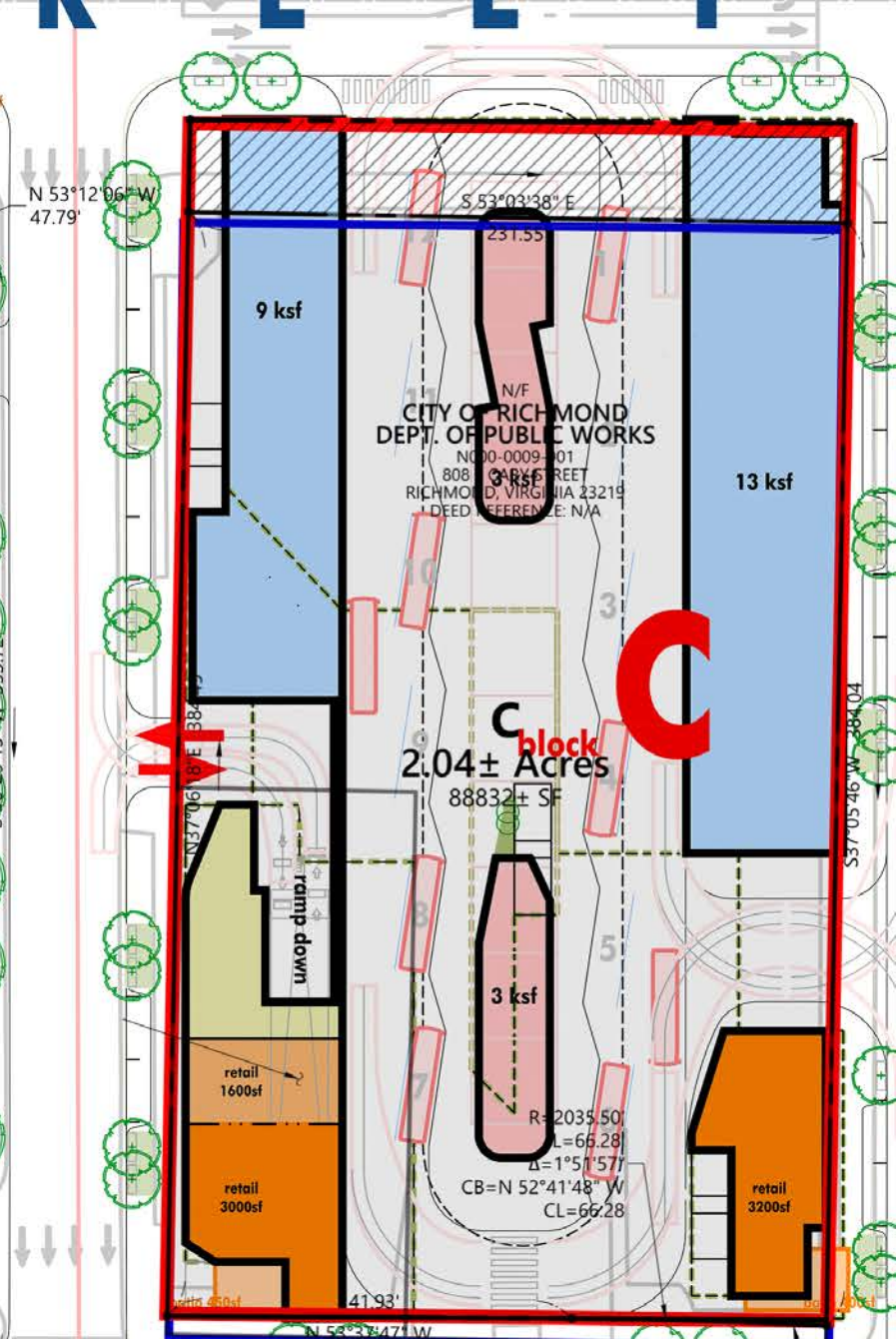
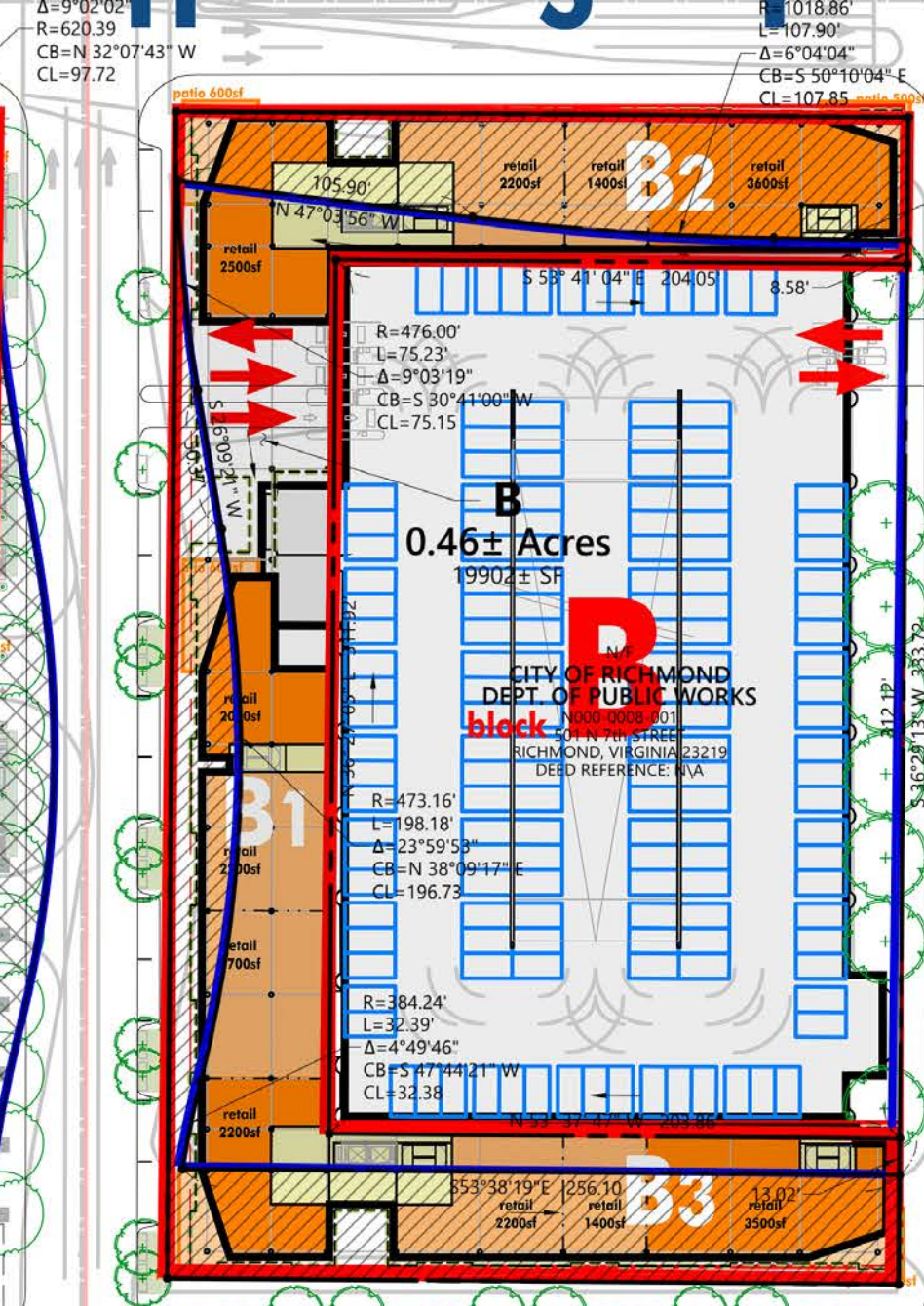
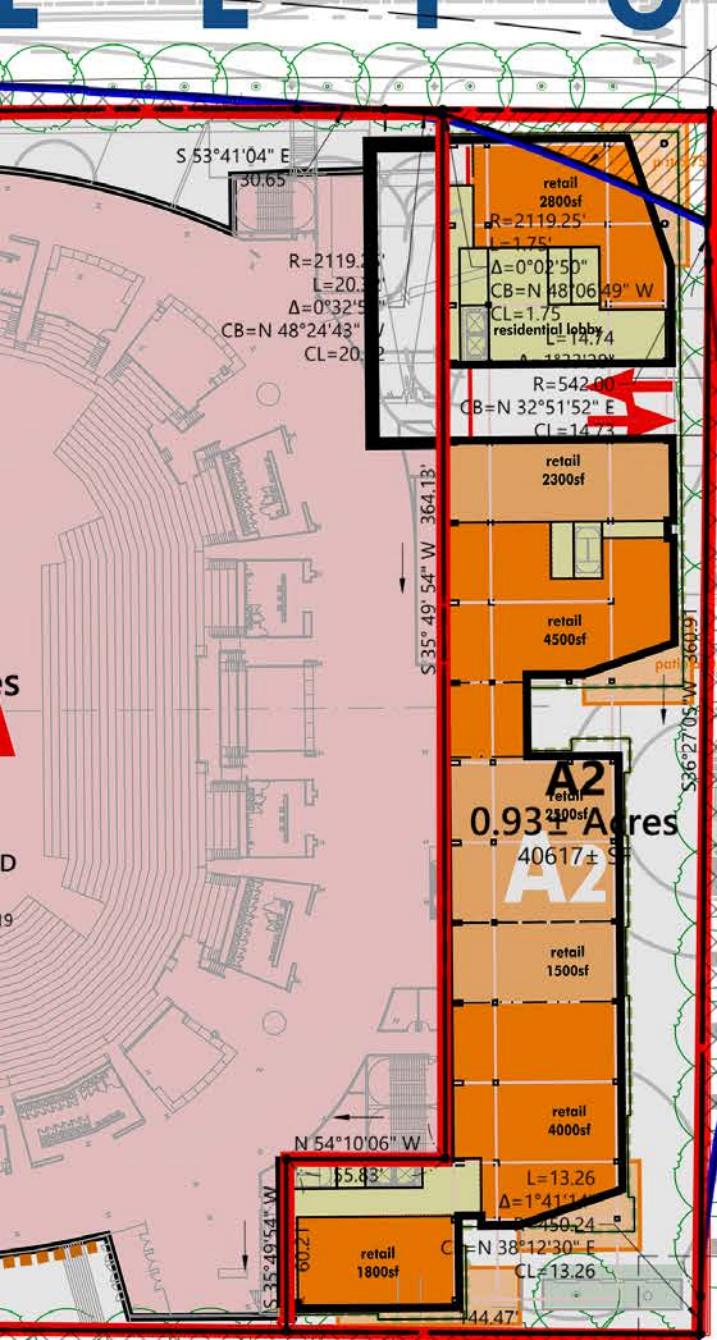
8th

9th

10th

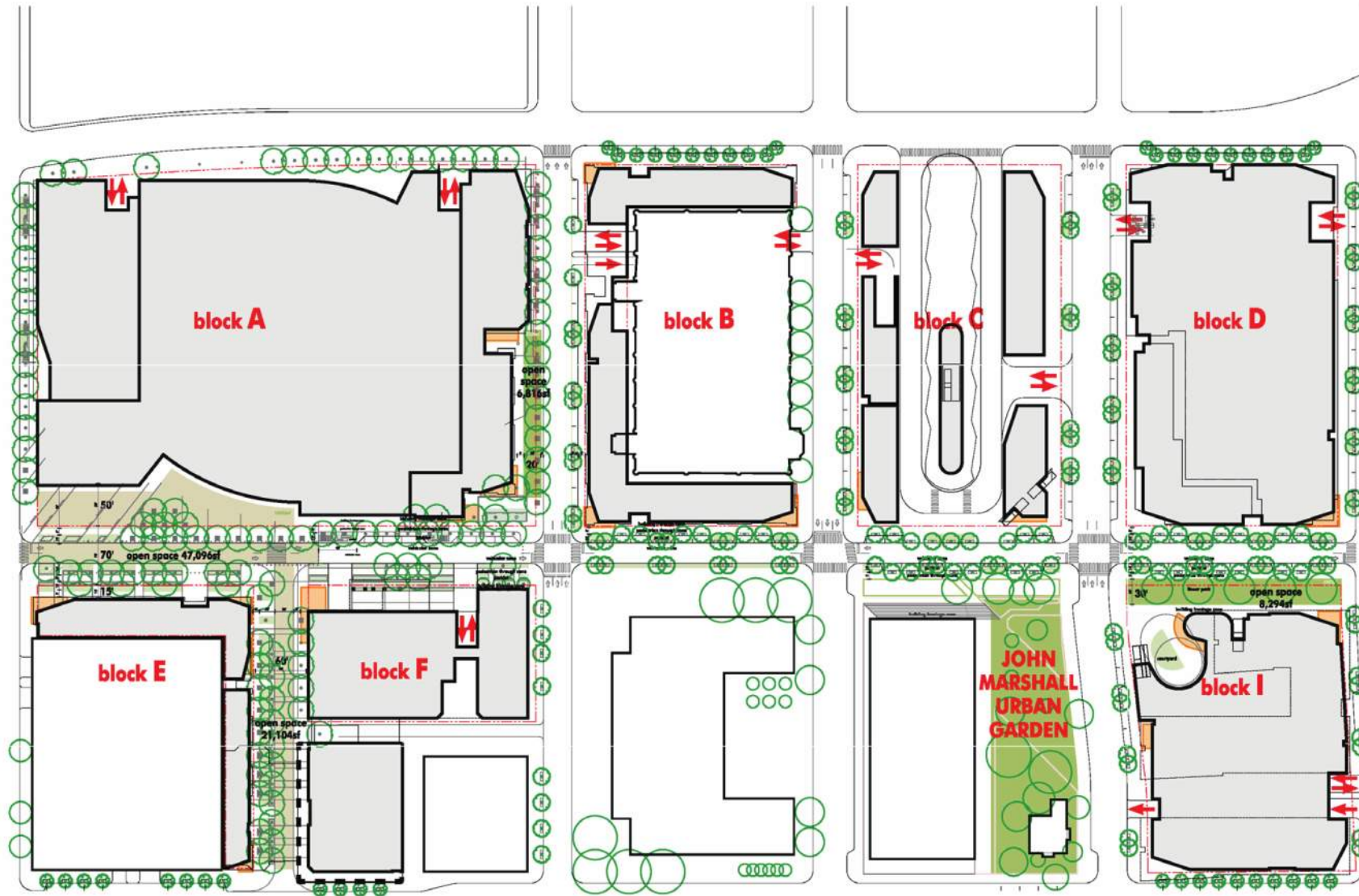


- retail
- hotel
- residential
- office

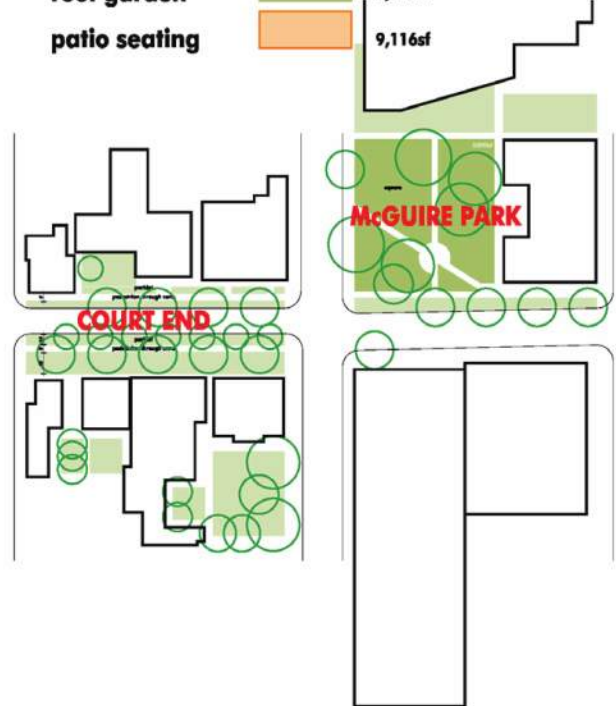


C L A Y S T R E E T

N 51°42' 23.41"



streetscape	8,353sf
surge plaza	7,898sf
pedestrian plaza	15,172sf
parklet	1,052sf
courtyard	15,445sf
linear park	46,985sf
park	122,886sf
roof garden	9,116sf
patio seating	



Greater Richmond Convention Center

L E I G H T S T R E E T

A Y S Y R E T

M A R S H A L L S T R E E T

5th

6th

7th

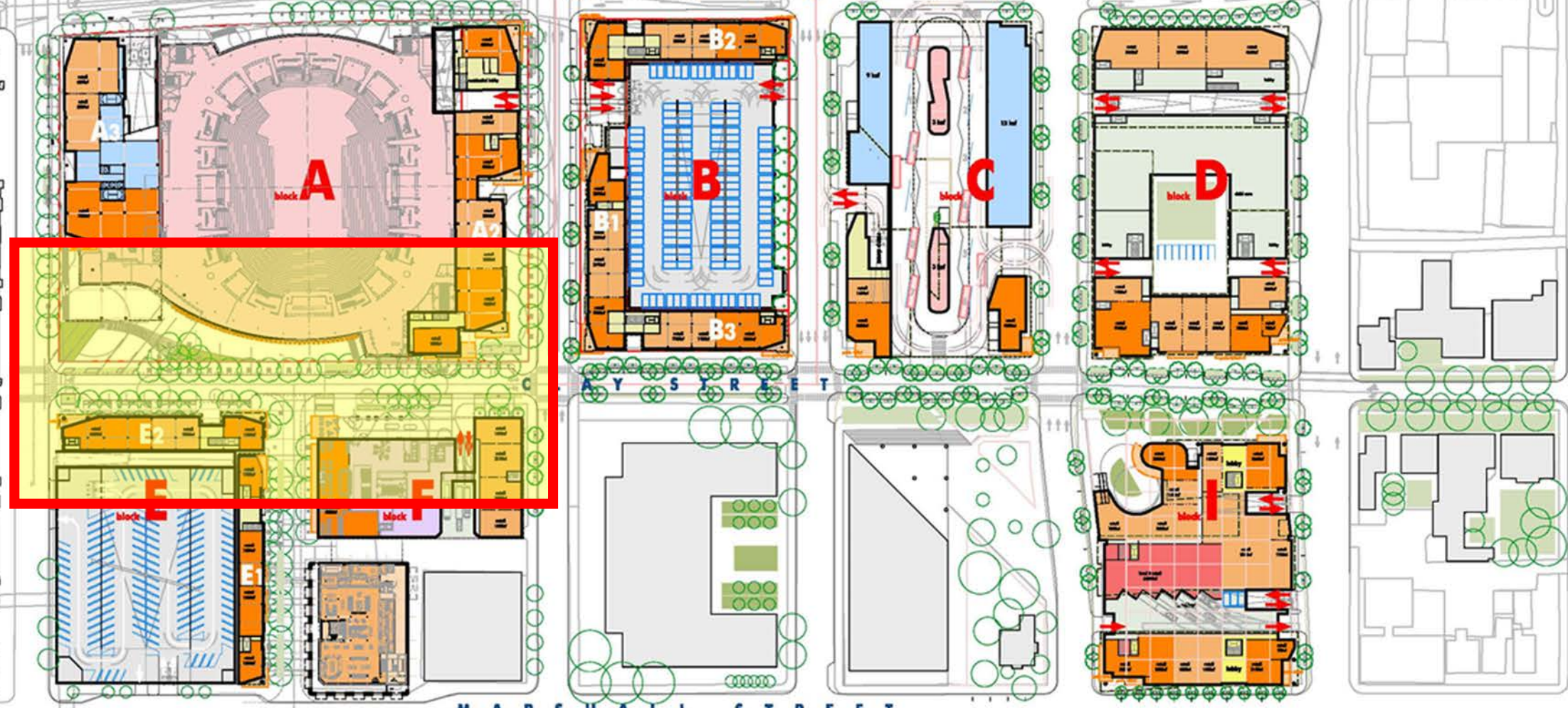
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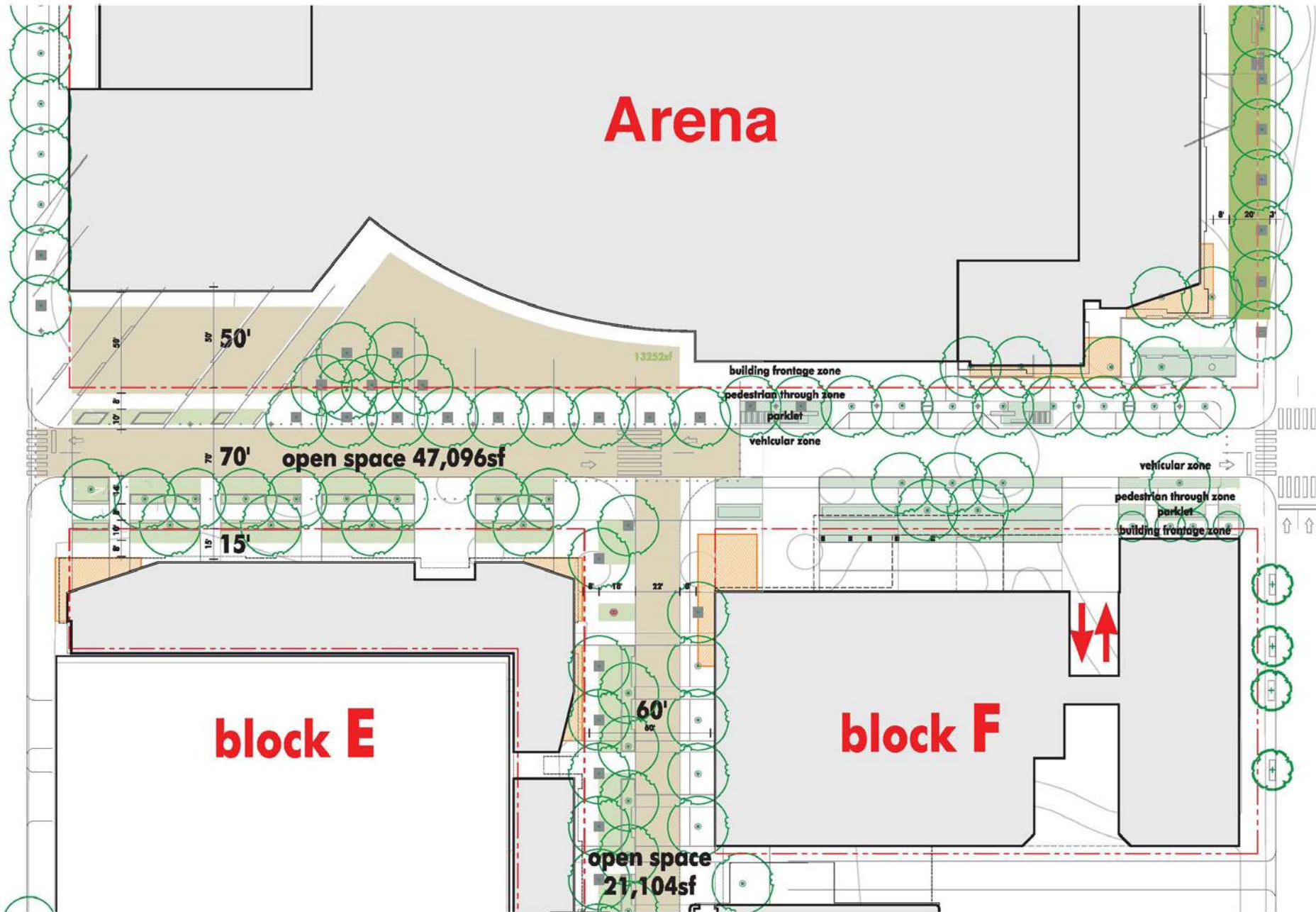
9th

10th



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Arena

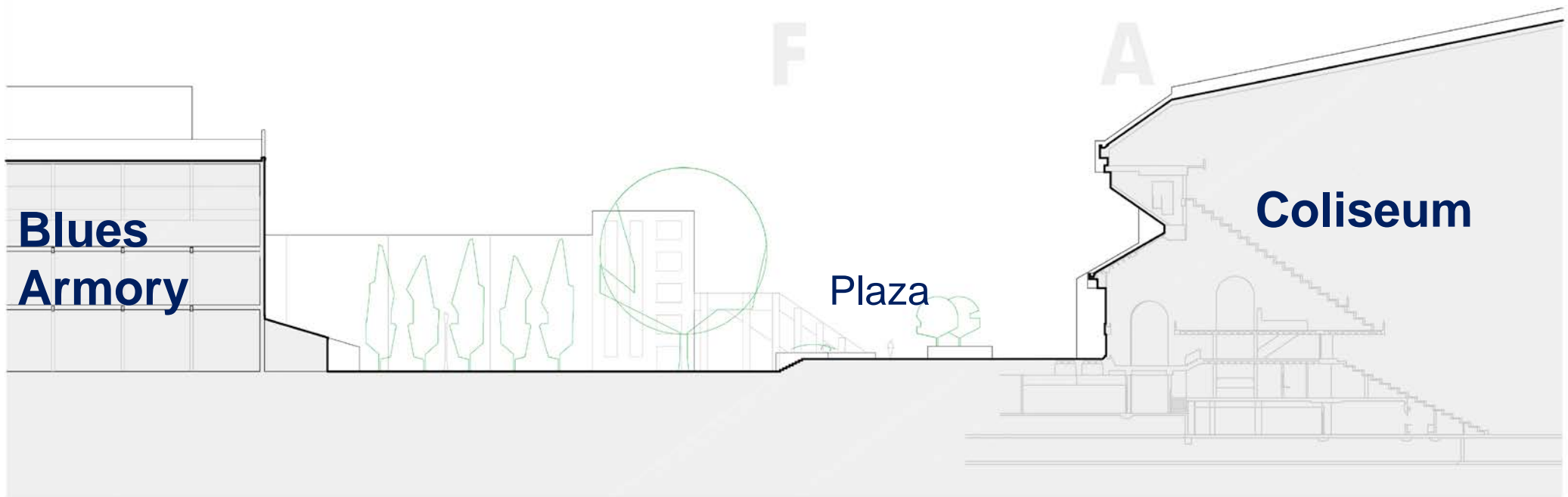
open space 47,096sf

block E

block F

open space 21,104sf

**Clay Street
Surge Plaza**



F

A


**Blues
Armory**

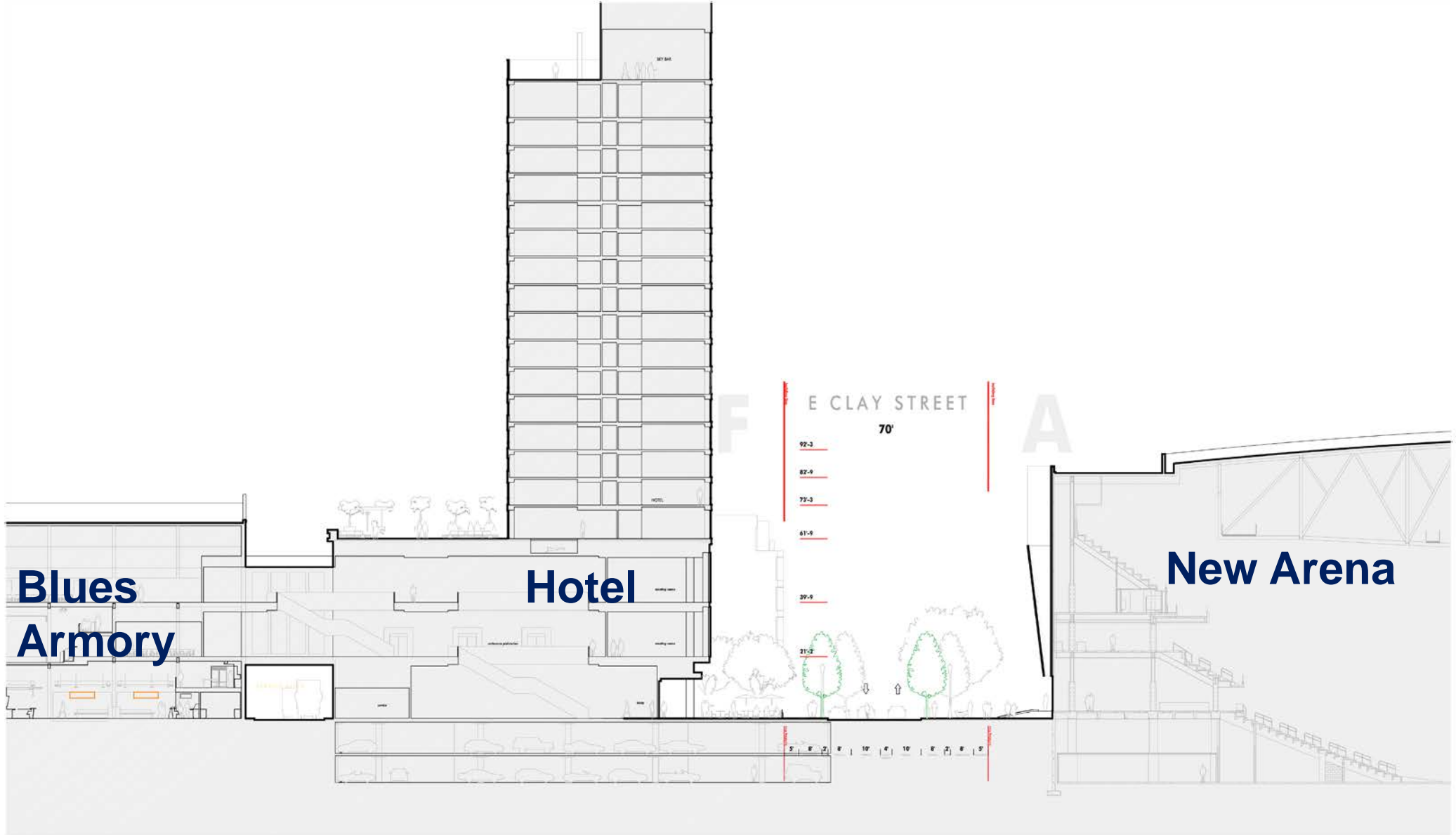
Plaza

Coliseum

Before

7th STREET SECTION STUDY
9 september 2019





**Blues
Armory**

Hotel

New Arena

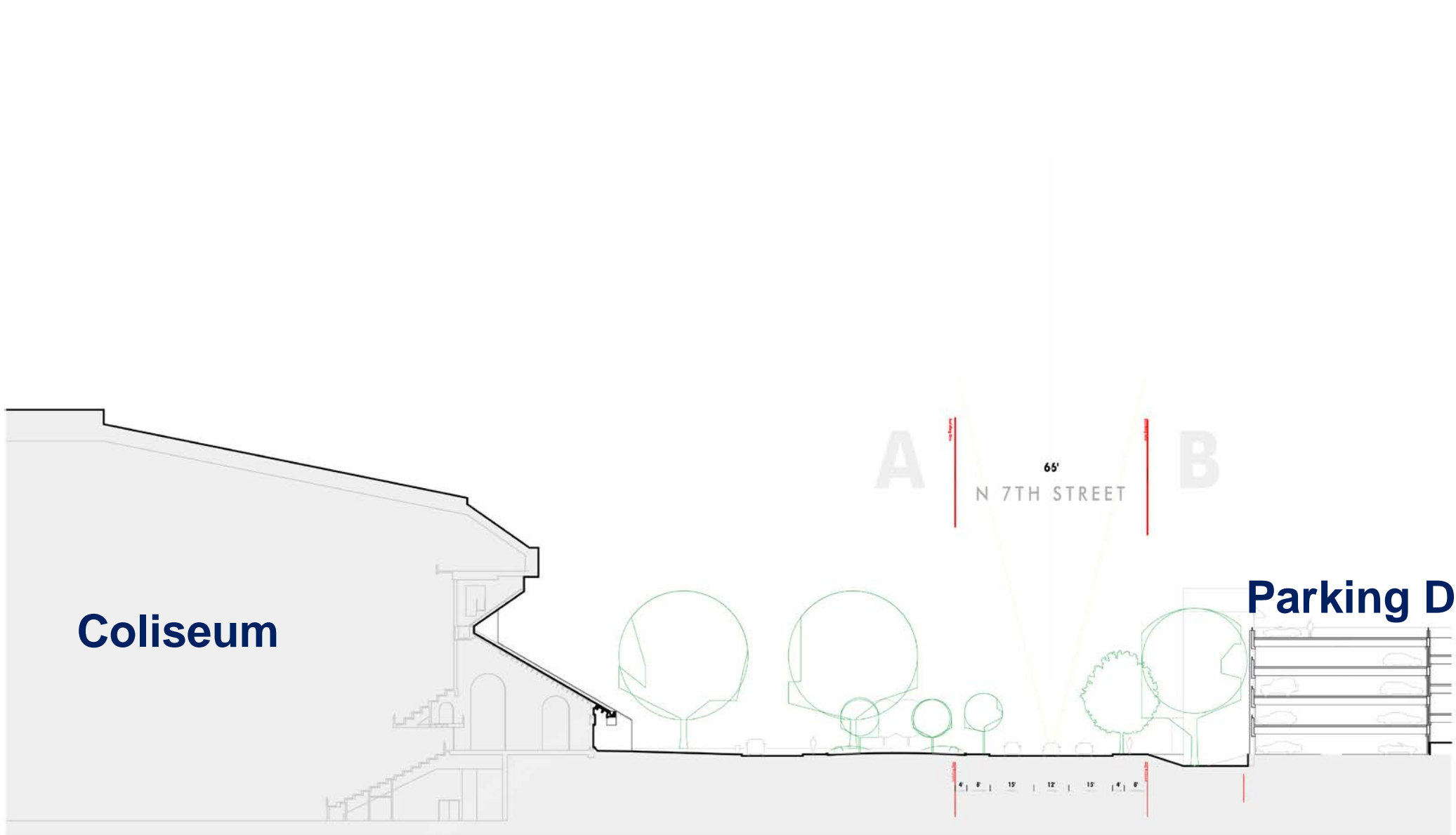
E CLAY STREET

70'

7th STREET SECTION STUDY
9 september 2019



After



Coliseum

Parking Deck


65'
N 7TH STREET

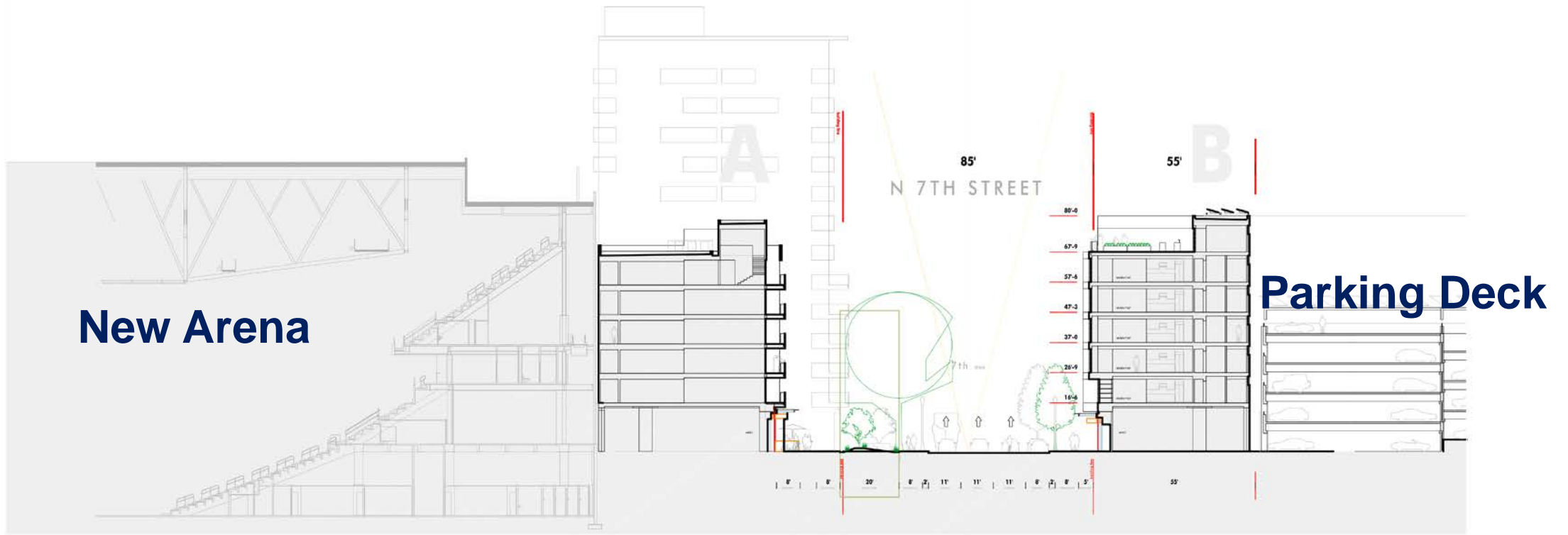
A

B

Before

7th STREET SECTION STUDY
9 september 2019





New Arena

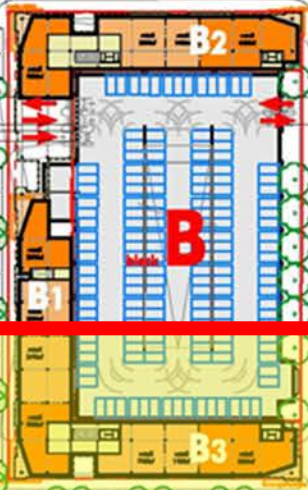
Parking Deck

After

7th STREET SECTION STUDY
9 september 2019



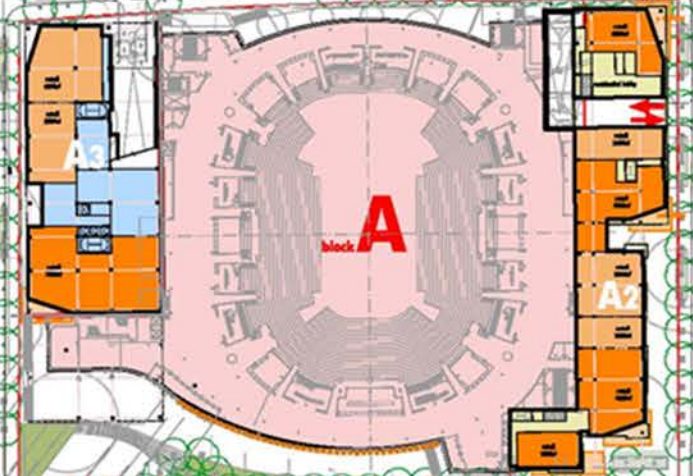
L E I G H T S T R E E T



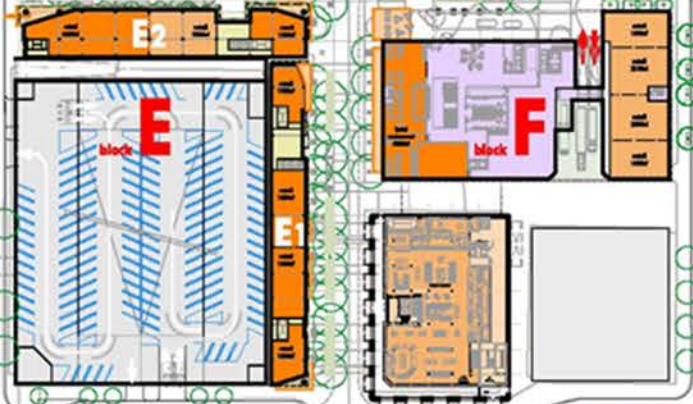
block C



block D



block A



block E



block F



A Y S T R E E T

M A R S H A L L S T R E E T

5th

6th

7th

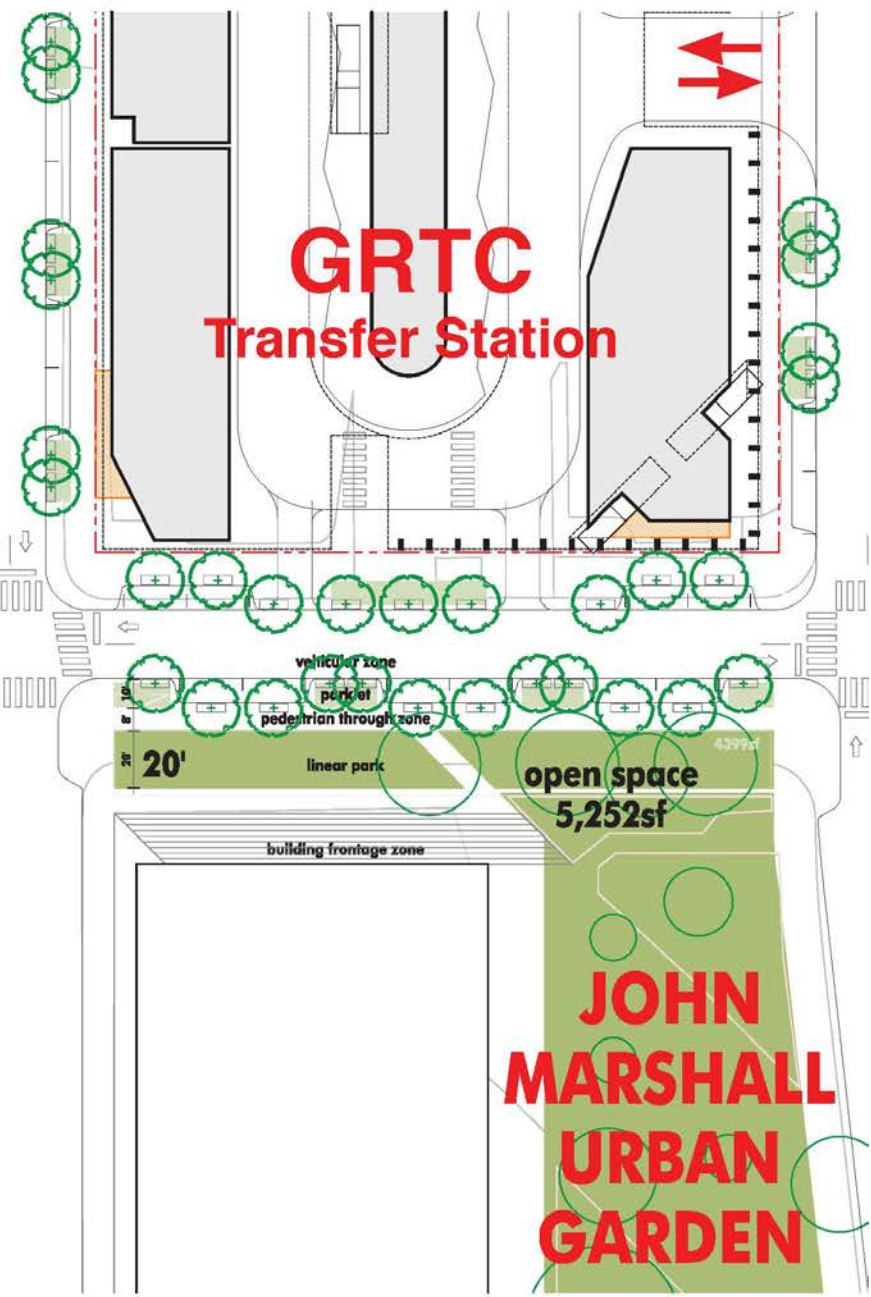
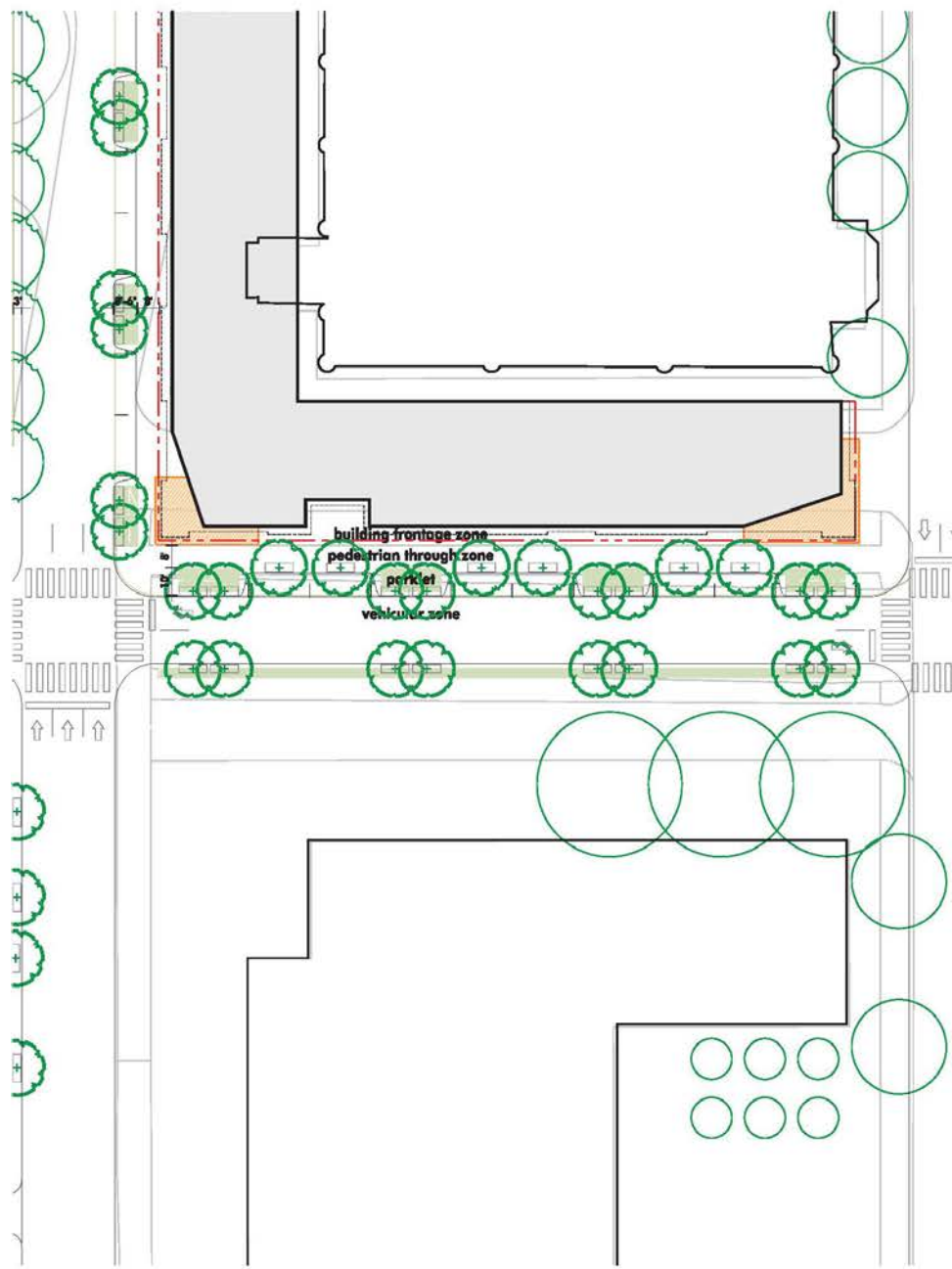
8th

9th

10th



- retail
- hotel
- residential
- office



Clay Street 7th to 9th

H

E CLAY STREET

85'

C

building line

building line

Marshall Courthouse

Parking Lot

zone boundary

8' 4'-6" 8' 11' 11' 11' 11' 8' 2' 10'-6"

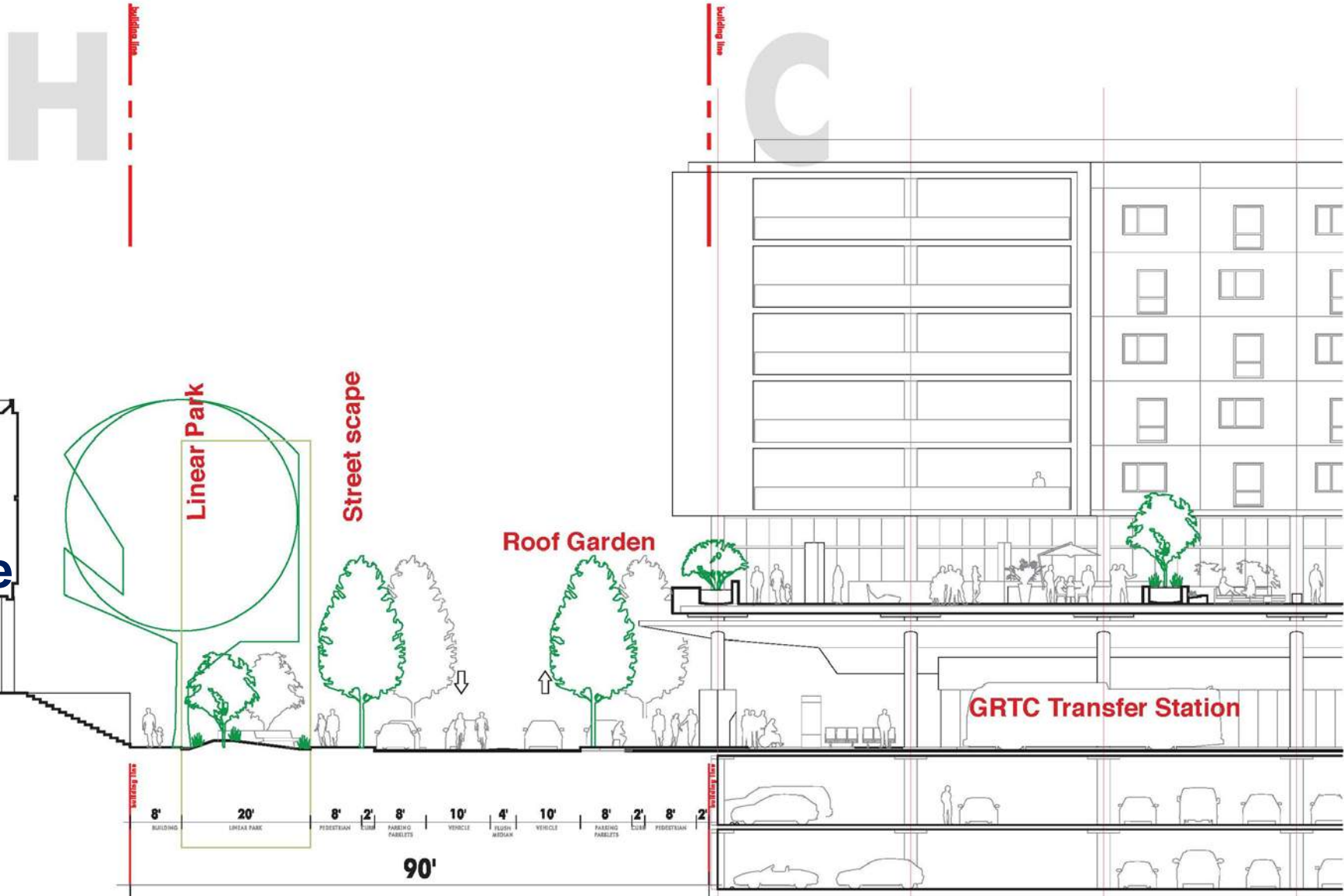
SIDEWALK CURB PARKING VEHICLE VEHICLE VEHICLE VEHICLE PARKING EDGE SIDEWALK

85'

Before



Marshall Courthouse



After

L E I G H T S T R E E T

C L A Y S T R E E T

M A R S H A L L S T R E E T

5th

6th

7th

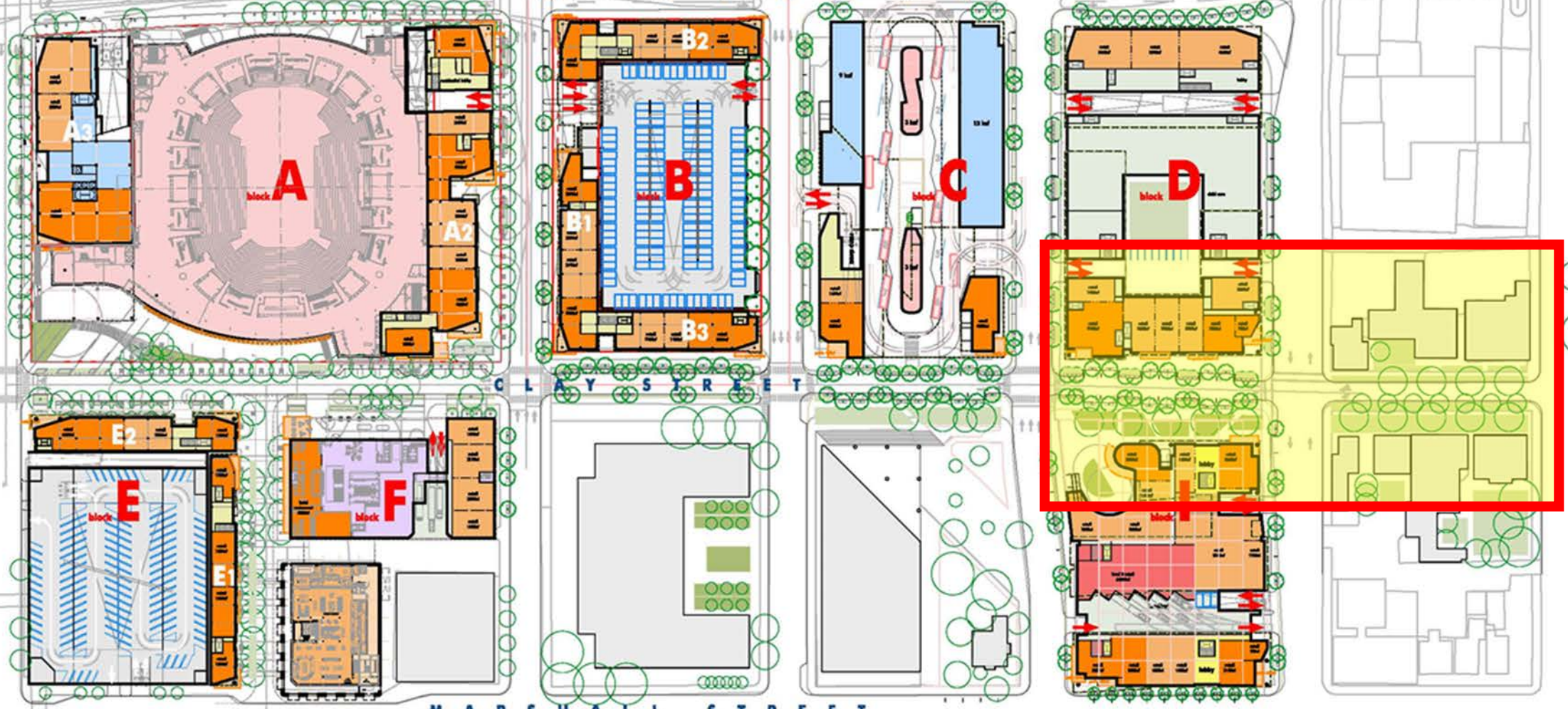
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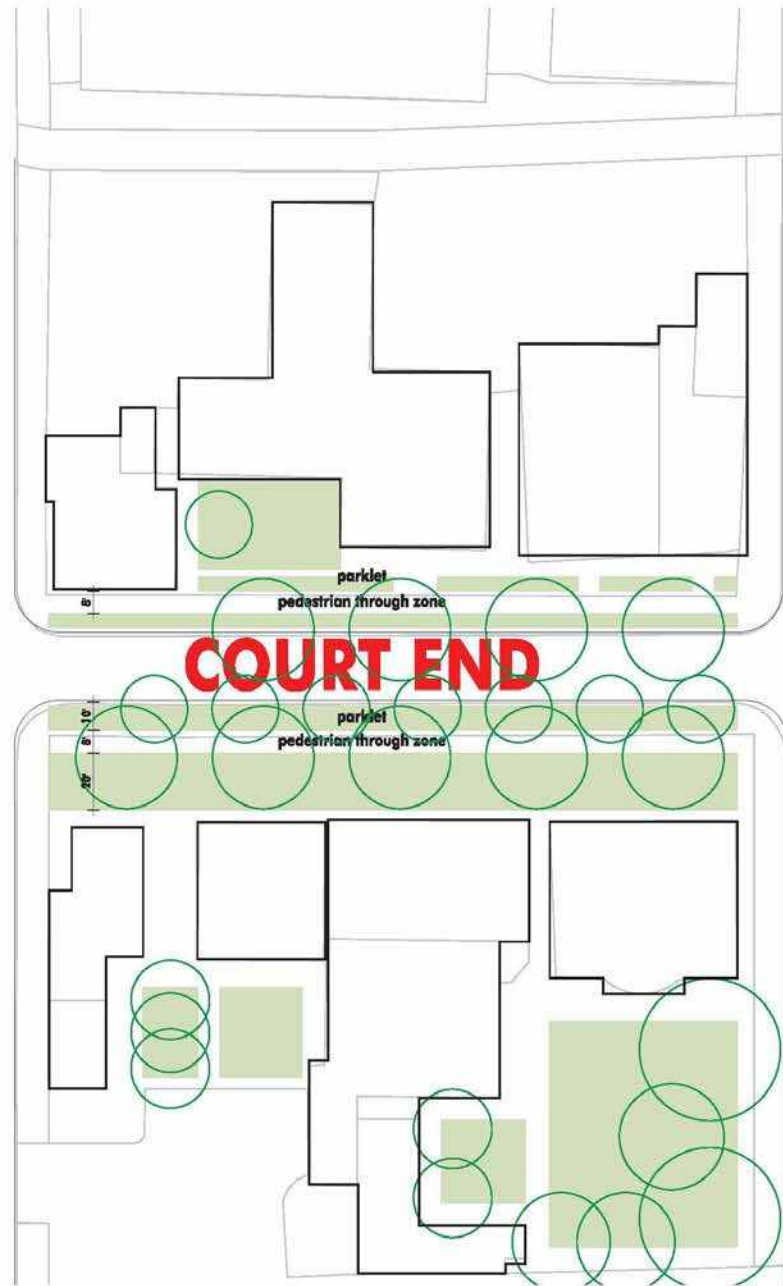
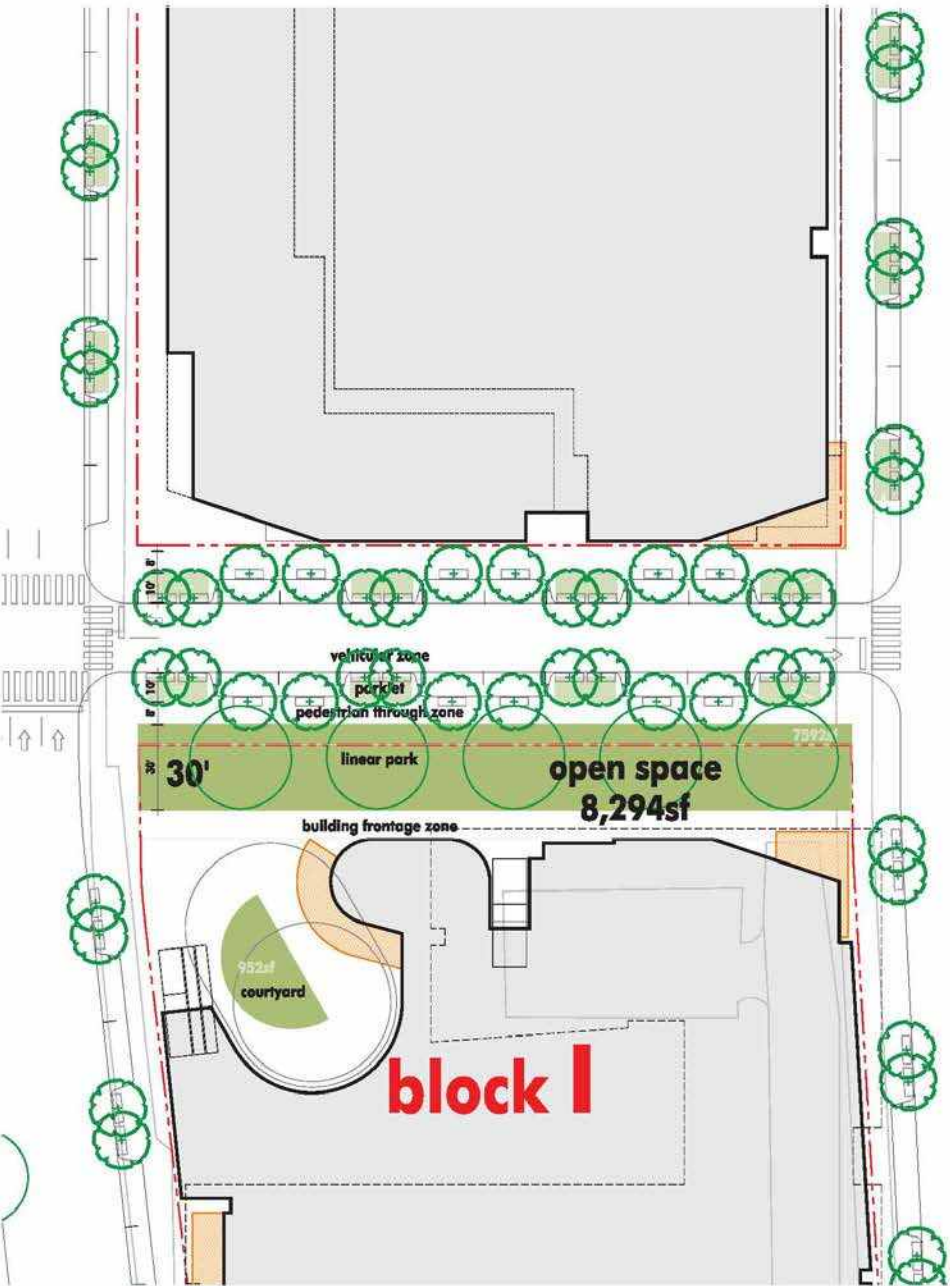
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10th

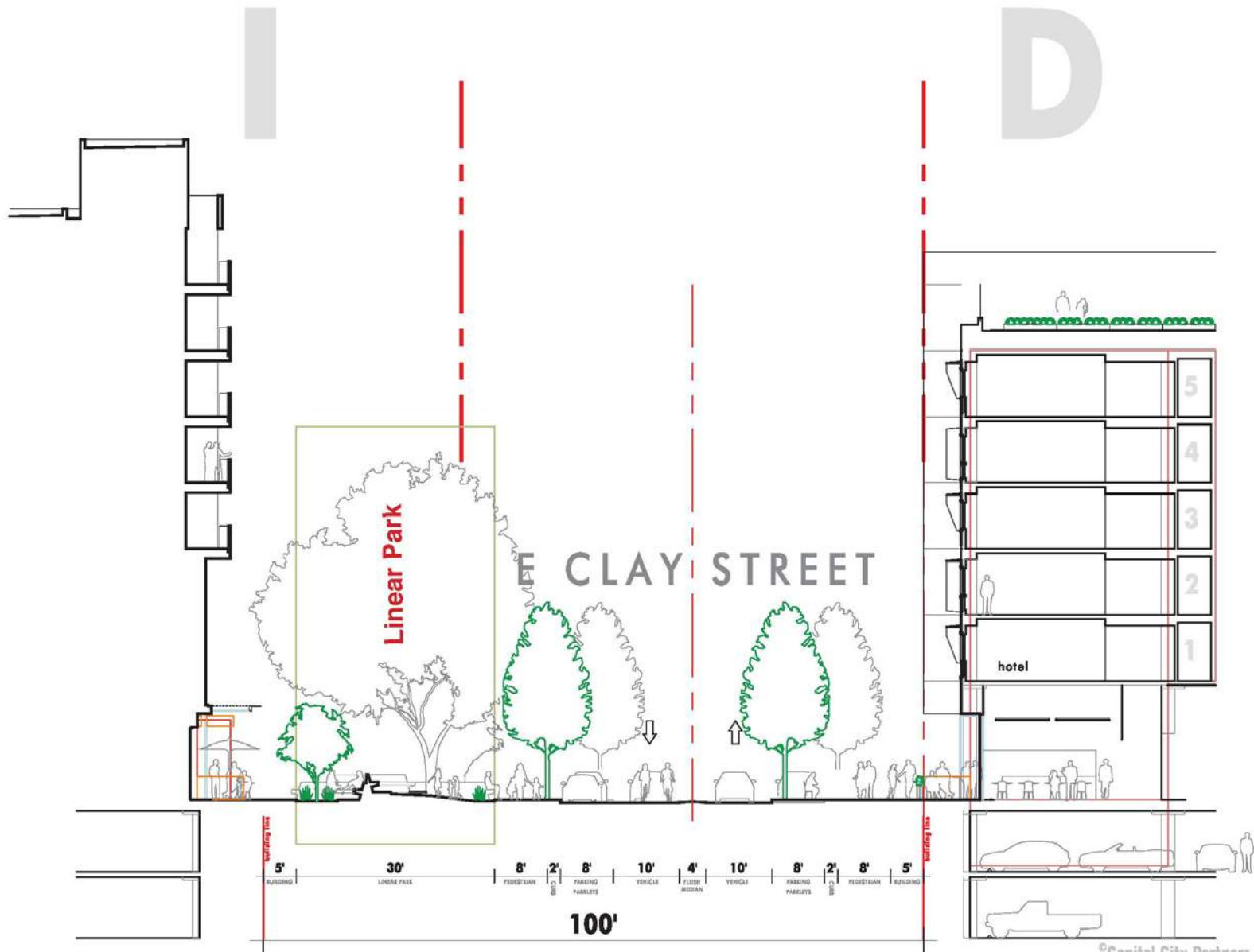


- retail
- hotel
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- office





Clay Street Surge Plaza





Above and left: linear park in Buffalo, NY
the park area is 20' wide not including a streetscape measuring 15'.

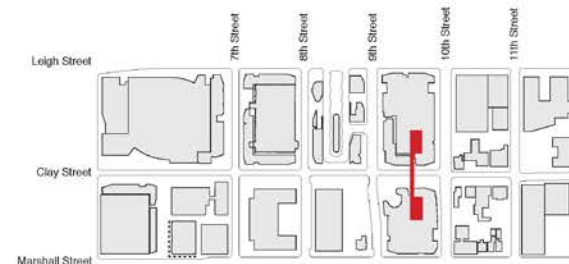
Linear Parks create opportunities to introduce softscape surfaces to areas where it is desired to provide unbroken green space on limited urban land.

This park typology provides longer park edges than are typical to "pocket parks." Such areas are typically positioned between a building and streetscape, increasing and distributing visibility from nearby blocks and buildings while creating a multitude of opportunity for pedestrian seating and encounter spaces.

Broad and/or meandering pedestrian walks with robust plantings, seat walls, furnishings and pedestrian scaled lighting replace or supplement curbside walkways and regimented planters to create a unique and inviting green space for area residents, employees and visitors.

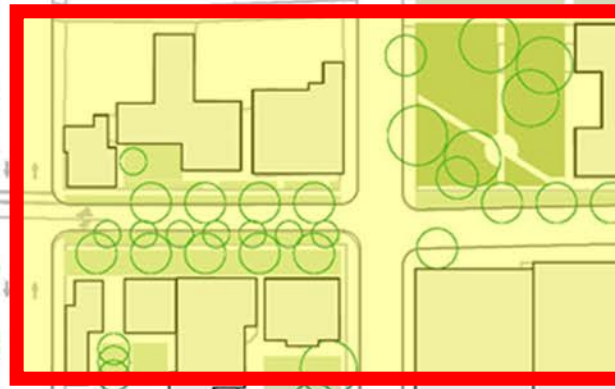
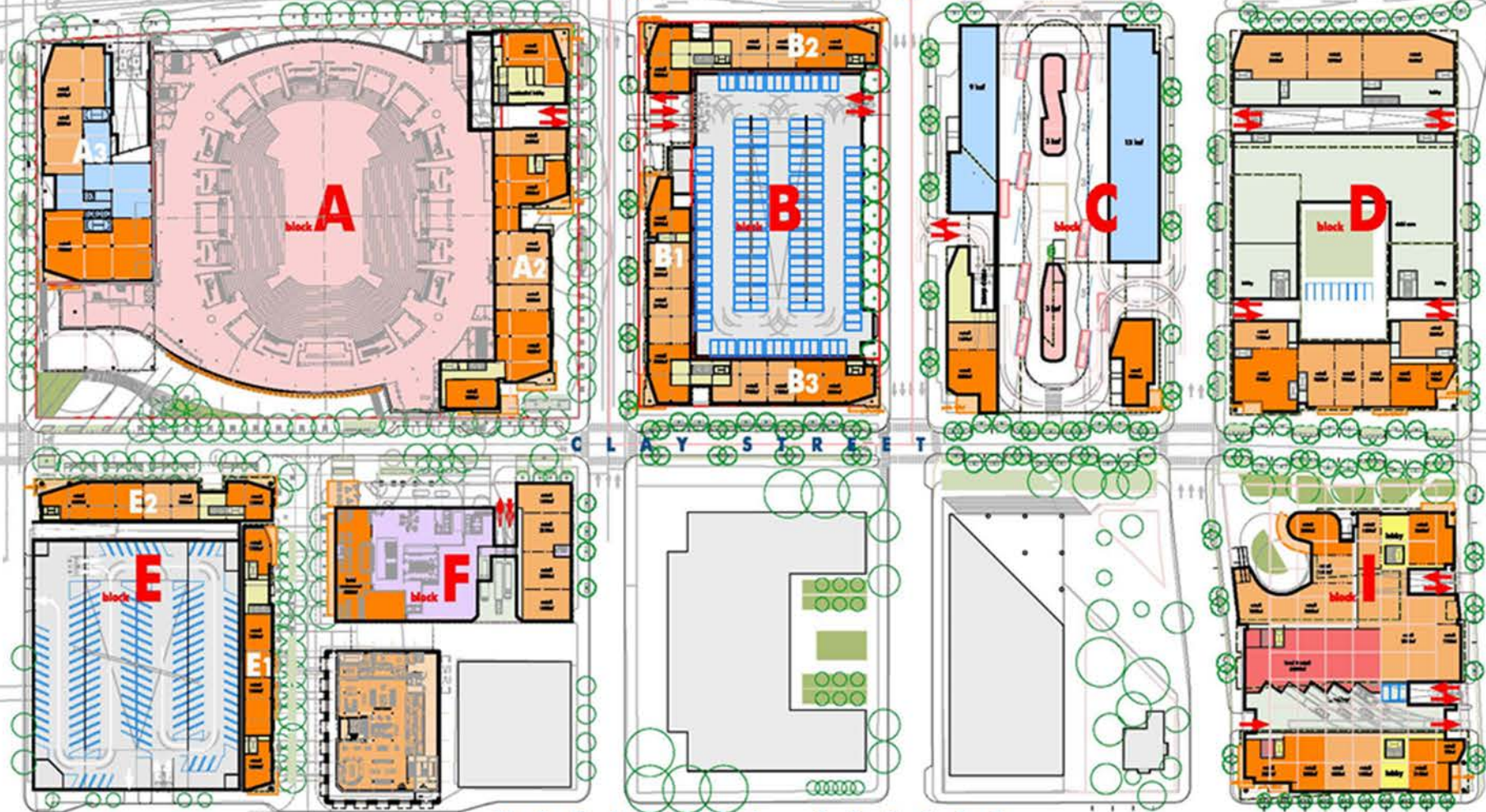


Linear Park at Clay St.



Key Plan

L E I G H T S T R E E T



5th

6th

7th

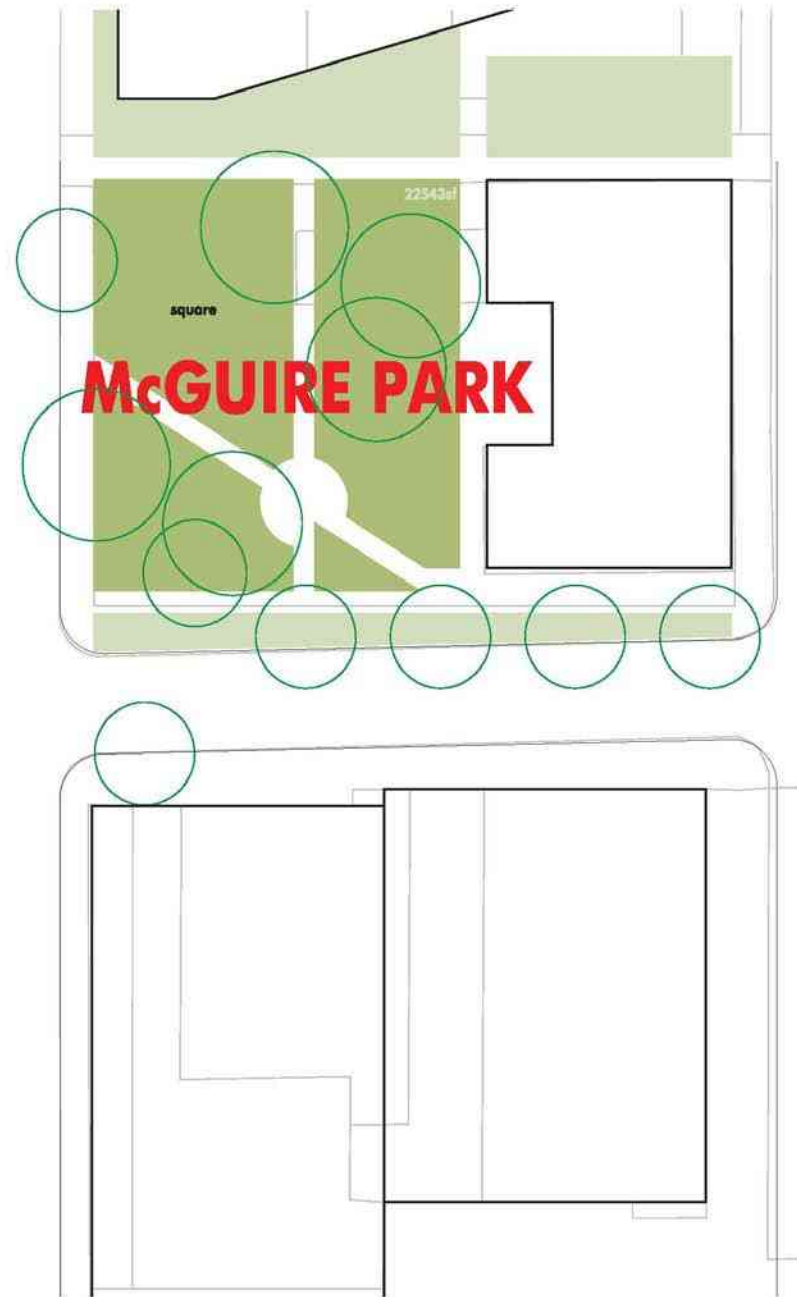
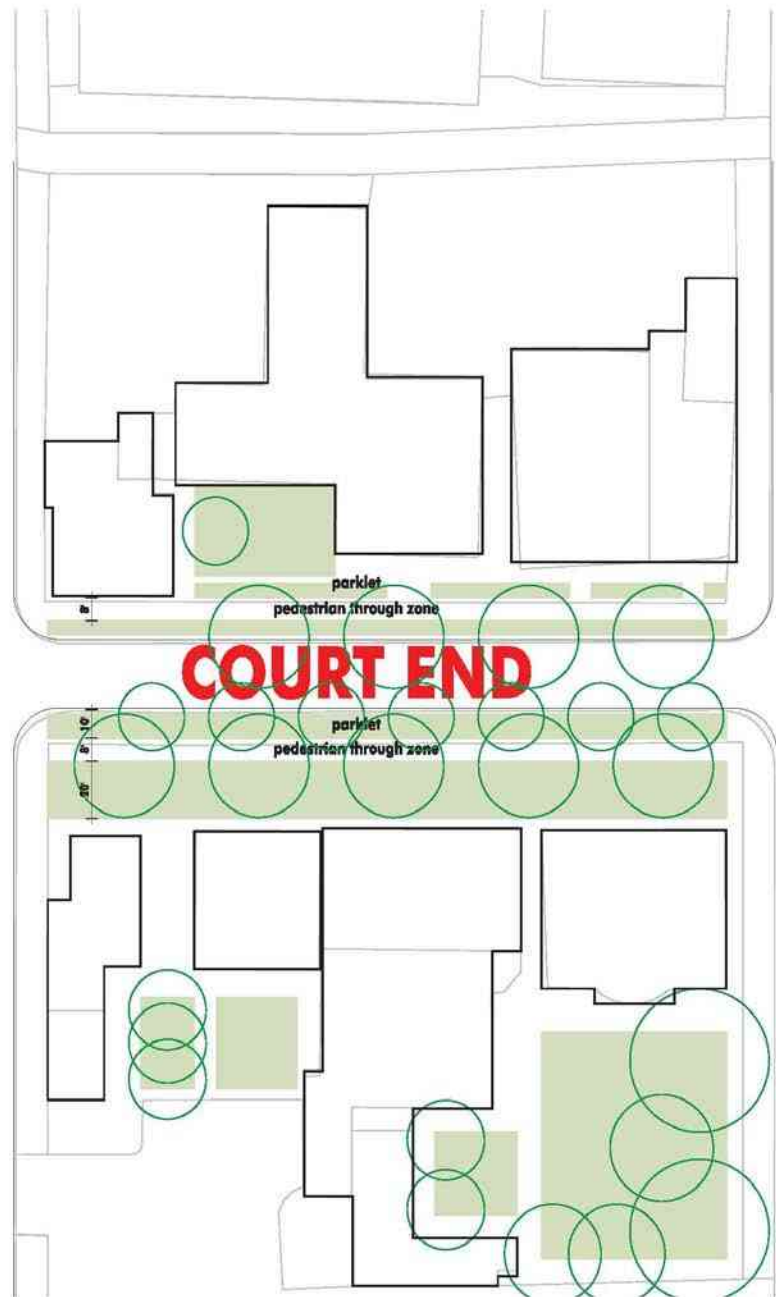
8th

9th

10th



- retail
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Clay Street McGuire Park



