



Staff Report
City of Richmond, Virginia
Schedule Report



UDC 2026-08	FINAL Review	Meeting Date: 7/7/2026
Applicant/Petitioner	Jeannie Welliver / Department of General Services	
Project Description	UDC 2026-08 Location, Character, and Extent review of the proposed architecture for the archeological pavilion over the historic Lumpkin's Jail site - part of the Shockoe Campus project, located at 1500 East Franklin Street.	
Project Location		
Address: 1500 East Franklin Street		
Property Owner: City of Richmond and several private parcels		
High-Level Details: The project seeks to create a pavilion to allow archeological remains of Lumpkin's Jail to be viewed by the public. The project includes the architecture of the proposed pavilion but not site work, which will be brought before the UDC and CPC at a later date.		
Staff Contact	Raymond.Roakes@rva.gov	
Public Outreach/ Previous Reviews	Please see Applicant Narrative.	
Conditions for Approval	No proposed conditions	

Findings of Fact

Site Description	The site of former Lumpkin's Jail is a roughly 1.2-acre site in Shockoe, south of Broad Street and adjacent to Main Street Station and I-95. The site's current condition is surrounded by parking, but will be part of the larger Shockoe Campus in the future. Lumpkin's Jail is a historical location related to the slave trade/human trafficking in the City of Richmond. The foundation of the jail structure is located below grade on this site.
Scope of Review	The project is subject to Location, Character, and Extent review under Section 17.07 and design recommendations 17.05 of the Richmond City Charter.
Prior Approvals	UDC 2025-08 CONCEPTUAL - The Shockoe Project – Masterplan UDC 2025-09 CONCEPTUAL - The Shockoe Project – Lumpkin's Jail
Project Description	The project before the UDC at this time is the ARCHITECTURE for a new pavilion integrated into the archeological remains of the Lumpkin's Jail. Site work is not included at this time and will be related to a future approval. Site work will take significantly more time and resources due to complex utility easements and FEMA designated 100-year flood requirements. Lumpkin's Jail is a historical location related to the slave trade/human trafficking in the City of Richmond. The foundation of the jail structure is located below grade on this site. The proposed pavilion will include a below grade section revealing the foundation, along with above grade sections including exhibit space. The site will only be accessible via docent lead tour. The architecture of the pavilion has progressed since the CONCEPT approval with interpretive brickwork and signage on the exterior, and refinement of materials. Additional exterior seating is provided at the wall of the structure and the outline of Lumpkin's Jail is provided to illustrate the location of the building since it is no longer standing. Staff Analysis <i>RVA300 Objective 4.3 – Complete Neighborhoods (Pg.129) Integrate natural features, history, culture, and art to enhance public open spaces throughout the city.</i> <i>RVA 300 Objective 3.1 – Complete Neighborhoods (Pg.120) Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity.</i> <i>The proposal integrates historic and cultural assets into its design, while preserving the historic site of Lumpkin's Jail – thus meeting relevant parts of the Richmond 300 Master Plan.</i> <i>The proposal is part of the larger Shockoe Institute site and will be a primary anchor. The current proposal, however, will have to exist on its own for a period of time until the rest of the project starts construction.</i> <i>Staff recommends that the proposed architecture meets these requirements, however, significant consideration will need to be given to future proposed site work in all its phases.</i> <i>Staff also recommends that the UDC determine if the architecture meets the intent of the CONCEPT approval. If so, Staff recommends approval with no conditions.</i> <i>The proposal includes above ground pavilion architecture, shown below:</i>



PROPOSED Architecture



PROPOSED Architecture

The following is the approved CONCEPT architecture:



CONCEPT Architecture

Staff Recommendation:

The UDC will need to determine if the architecture meets the intent of the CONCEPT approval. If so, Staff recommends approval with no conditions.