



City of Richmond

Minutes

Land Use, Housing and Transportation Standing Committee

Tuesday, July 16, 2019

1:00 PM

Council Chamber, 2nd Floor - City Hall

Committee Members and Others in Attendance

The Honorable Ellen Robertson – Chair
The Honorable Kim Gray – Vice Chair
The Honorable Michael Jones – Committee member
Bonnie Ashley, Deputy City Attorney
Bill Echelberger, Jr., Council Budget Analyst
Pamela Nichols, Assistant City Clerk
Candice Reid, City Clerk
Steve Taylor, Council Policy Analyst
RJ Warren, Deputy City Clerk

Call to Order

Chair Ellen Robertson called the meeting to order at 1:10 p.m., and presided.

Evacuation Announcement and Citizen Speaker Guidelines

Pamela Nichols, assistant city clerk, provided information on the appropriate manner in which the Council Chamber is to be evacuated in the event of an emergency along with citizen speaker guidelines.

Public Comment Period

There were no public comment speakers.

Approval of Minutes

There were no corrections or amendments to the meeting minutes of Tuesday, June 18, 2019, and the Committee approved the minutes as presented.

Board Vacancies

RJ Warren, deputy city clerk, reviewed board applications for consideration by the Committee.

Vice Chair Gray moved to forward the following board appointment applications to Council with the recommendation to approve, which was seconded and unanimously approved:

<u>Board Name</u>	<u>Criteria for Appointment</u>	<u>Applicant Name</u>
Board of Building Code Appeals, Electrical Division (5 members & 3 alternates)	Citizen with Electrical Systems* (1 vacancy)	Doug Albertson (reappointment)

Board Name	Criteria for Appointment	Applicant Name
Board of Building Code Appeals, General Division (5 members & 3 alternates)	Citizen Representative (2 vacancies)	John Bock (reappointment)
Citizen Transportation Advisory Committee (2 members and 2 alternates appointed by the city)	Reside or work in city (1 vacancy)	Sera Erickson
	Alternate* (1 vacancy)	Devon Barnhart
City Planning Commission (9 members)	Qualified Voter (1 vacancy)	John "Jack" Thompson (reappointment)
Clean City Commission (15 members)	1 st District Representative (1 vacancy)	Angie Heyming
	4 th District Representative (1 vacancy)	Caroline Cardwell (reappointment)
	Corporate/Citizen Volunteer Representative (1 vacancy)	Jessica Wright
	Director of City Department or Director designee (1 vacancy)	Darlene Jenkins/Mallory (reappointment)
Greater Richmond Transit Company (3 directors appointed by city council)	None (3 vacancies)	George Braxton (reappointment) Benjamin Campbell (reappointment) Eldridge Coles (reappointment)
Green City Commission (9 members)	Energy efficiency (1 vacancy)	Susan Hill (reappointment)
	Sustainability (1 vacancy)	Katherine Jordan (reappointment)
	Green building practice (1 vacancy)	Stuart Nuckols (reappointment)
	Environmental protection (1 vacancy)	Daniel Klein
	At-Large Resident (2 vacancies)	Margaret Hopkins Catherine P. Long
Urban Design Committee (10 members)	Citizen Representative (1 vacancy)	Sahied Mansaray

* Applicants must either reside or work in the city.

A copy of the material provided has been filed.

Chair Ellen Robertson remarked that she would like to hold a discussion on efforts to fill board vacancies at a future Committee meeting.

Presentations

There were no presentations.

Discussion Item(s)

Homeless Strategic Plan

Denise Lawus, deputy director – Housing and Community Development, updated the Committee on the steps involved in the development of the Homeless Strategic Plan stating that she anticipated the plan would be finalized by October 2019.

Chair Ellen Robertson announced that the Office of the Deputy Chief Administrative Officer for Human Services (DCAO-HS) will hold a public meeting on a proposed use of the Annie E. Giles Center as the cold weather overflow shelter on Friday, July 19th, at the center.

The Committee expressed concern about the scheduling and dissemination of information regarding the public meetings for the proposed cold weather overflow shelters and directed Council staff to contact the DCAO-HS office to discuss additional public meetings and more centralized meeting locations. The Committee also requested a presentation from the city's Homeless Action Team.

Handicap Parking Requirements

Lynne Lancaster, deputy director of Parking and Shared Mobility – Department of Public Works, explained that the new parking requirements increase the number of handicap parking spaces in the Central Business District and reduce the use of the spaces by employees of local employers.

Vice Chair Kim Gray expressed concern that the new parking requirements were penalizing certain individuals with disabilities. She asked whether or not the city would consider amending the requirements to ensure individuals with disabilities have adequate time to conduct business.

Ms. Lancaster agreed to discuss parking concerns with the city's Parking division.

Paper(s) for Consideration

The following ordinance was considered:

ORD. 2018-289

To amend ch. 24, art. I of the City Code by adding therein a new § 24-4 for the purpose of requiring the Department of Public Works to ~~conduct a study~~ produce a report of the conditions of all streets, roads, and bridges in the city and to provide [a] such report to City Council by no later than Feb. 1, [2019] 2020, and by no later than Feb. 1 each year thereafter. (As Amended)

Patron: Ms. Larson

Bill Echelberger, council budget analyst, introduced ORD. 2018-289 and advised that the proposed ordinance was amended and referred back to the committee for its consideration.

There were no further comments or discussions and **Vice Chair Kim Gray moved to forward ORD. 2018-289 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinances were considered:

ORD. 2019-146

To erect all-way stop signs at the intersection of West 14th Street and Perry Street.

Patron: Ms. Robertson

ORD. 2019-147

To erect all-way stop signs at the intersections of Spring Street and South Pine Street, Spring Street and South Laurel Street, Albemarle Street and South Laurel Street, and Albemarle Street and South Cherry Street, with a painted stop line at each intersection.

Patron: Mr. Agelasto

Travis Bridewell, operations manager – Department of Public Works, explained that the requests for all-way stop signs did not meet the conditions set forth in the Manual of Uniform Traffic Control Devices, and the Department of Fire and Emergency Services does not support the requests because of their impact on emergency response times. Mr. Bridewell reported that the city had installed traffic calming measures at both proposed locations.

Member Michael Jones asked city administration for data on the use of emergency vehicles through the subject areas, and the impact to emergency vehicles travelling on roads with all-way stop signs.

Support

Charles Pool, representing the Oregon Hill Home Improvement Council, spoke in support of ORD. 2019-147 stating that the all-way stop signs will reduce traffic hazards, and protect pedestrians and cyclists. Mr. Pool noted that a copy of a petition supporting ORD. 2019-147 had been provided to the Committee.

A copy of the material provided has been filed.

Chair Ellen Robertson asked the Committee for its support of ORD. 2019-146, and expressed support of ORD. 2019-147.

Vice Chair Kim Gray stated that she would support the proposed requests even though she was concerned about unintended consequences. Vice Chair Gray urged for the development of a comprehensive traffic study for the entire city.

There were no further comments or discussions and **Member Michael Jones moved to forward ORDS. 2019-146 and 2019-147 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinances were considered:

ORD. 2019-179

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the construction of a paved path, a bicycle lane, and an Americans with Disabilities Act-accessible ramp to connect the Virginia Capital Trail at the intersection of Dock Street and South 17th Street with the northern terminus of the T. Tyler Potterfield Memorial Bridge.

Patron: Mayor Stoney

ORD. 2019-180

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the construction of a shared-use bridge over the Kanawha Canal and a paved path on the south side of the Kanawha Canal to improve access to the southern Canal Walk.

Patron: Mayor Stoney

ORD. 2019-181

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department

of Transportation to provide funding for Phase II of the design and construction of a half mile long shared-use path and enhanced crossings paralleling Stony Run Road from its intersection with Williamsburg Avenue to its intersection with Government Road.

Patron: Mayor Stoney

ORD. 2019-182

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for Phase III of the design and construction of a half mile long shared-use path and enhanced crossings paralleling Stony Run Road from its intersection with Government Road to its intersection with Jennie Scher Road.

Patron: Mayor Stoney

ORD. 2019-183

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the installation of updated traffic signals, traffic circulation enhancements, and pedestrian safety improvements on Semmes Avenue and other streets surrounding the Patrick Henry School of Science and Arts.

Patron: Mayor Stoney

ORD. 2019-184

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the design and construction of a traffic signal modernization project at the three-way intersection of Semmes Avenue, Forest Hill Avenue, and Dundee Avenue as well as pedestrian markings and sign improvements on Forest Hill Avenue and West 34th Street.

Patron: Mayor Stoney

Travis Bridewell, operations manager – Department of Public Works, introduced ORDS. 2019-179, ORD. 2019-180, 2019-181, 2019-182, 2019-183 and 2019-184.

There were no further comments or discussions and **Vice Chair Kim Gray moved to forward ORDS. 2019-179, ORD. 2019-180, 2019-181, 2019-182, 2019-183 and 2019-184 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following resolution was considered:

RES. 2019-R023

To name Boatwright Drive located between its intersection with Campus Drive and its intersection with the corporate boundary between the City of Richmond and the County of Henrico as “College Road.”

Patron: Mayor Stoney (By Request)

Brian Copple, chief of construction and permits inspections – Department of Public Works, introduced RES. 2019-R023.

There were no further comments or discussions and **Member Michael Jones moved to forward RES. 2019-R023 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2019-185

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Stadium Use Agreement between the City of Richmond and Navigators Baseball LP, for the purpose of granting Navigators Baseball LP a right to use the property known as The Diamond, located at 3001 North Arthur Ashe Boulevard.

Patron: Mayor Stoney

Chris Frelke, director of Parks, Recreation and Community Facilities, introduced ORD. 2019-185.

There were no further comments or discussions and **Vice Chair Kim Gray moved to forward ORD. 2019-185 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2019-186

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Certificate of Completion for the benefit of Church Hill North Phase 2B LLC and the Richmond Redevelopment and Housing Authority at such time as the Chief Administrative Officer has determined that a certain deed condition requiring the construction and development of certain parcels of land as an affordable housing development has been fulfilled and completed.

Patron: Mayor Stoney

Douglas Dunlap, director of Housing and Community Development, introduced ORD. 2019-186 and explained the proposed request removes the Right of Reversion against the property which would allow the developer to obtain permanent financing needed to fund the project beyond the construction phases.

Vice Chair Kim Gray expressed concern that the proposed request was seeking approval for a certificate of completion for phase 3 of the project before the completion of other phases.

The Committee requested a presentation on the Church Hill North project at its September meeting.

Opposition

Charlie Diradour questioned whether or not a certificate of completion should be up for consideration before construction begins for phase 3.

Mr. Dunlap explained that ORD. 2019-186 seeks to give the chief administrative officer the authority to execute the certificate of completion only after construction was completed.

Bonnie Ashley, deputy city attorney, supported the explanation provided by Mr. Dunlap.

Chair Ellen Robertson asked about the impact to the project in the event ORD. 2019-186 was continued. Chair Robertson asked city administration to create an internal policy to serve as a guideline for the approval process for certificates of completion.

Vice Chair Gray requested a legal opinion regarding the terms and conditions of the project and legal consequences if the city relinquishes the Right of Reversion before the deed condition was

satisfied. Vice Chair Gray stated that she was not comfortable forwarding the proposed legislation to Council until concerns were addressed, and recommended continuing ORD. 2019-186 to the September committee meeting.

Ms. Ashley explained that the certificate of completion would not be executed until the deed condition for that particular phase was completed.

Member Michael Jones questioned the request for a continuance.

There were no further comments or discussions and **Vice Chair Kim Gray moved to continue ORD. 2019-186 to the September 17, 2019 Land Use, Housing and Transportation Standing Committee meeting, which was seconded and approved:** Ayes 2, Gray and Robertson. Noes 1, Jones.

The following resolution was considered:

RES. 2019-R025

To declare a public necessity to amend City Code § 30-800.3 and to initiate an amendment to the City's zoning ordinance to require a minimum lot area of 750 square feet per dwelling unit when a nonconforming use is changed to a multifamily dwelling within certain residential zoning districts.

Patron: Ms. Gray

Vice Chair Kim Gray introduced RES. 2019-R025 and explained that the proposed legislation is an attempt to strike an appropriate balance between redevelopment and preservation of residential neighborhoods, by ensuring adequate lot size for nonconforming multi-family dwelling units. Vice Chair Gray further clarified that the required 750 minimum lot area, not square feet per dwelling unit, would apply within certain residential districts.

Support

Alice Massie spoke in support of RES. 2019-R025, and referenced the conversion of the Lee Medical building into a multi-family development. She stated that the proposed legislation would preserve residential neighborhoods from the negative impact of developments.

Bill Gallasch, president of the Monument Avenue Preservation Society, spoke in support of RES. 2019-R025, and stated that the proposed legislation would help protect neighborhoods like the Fan District from future multi-family projects, which negatively impact the integrity of existing residential neighborhoods.

Elizabeth Boastfield spoke in support of RES. 2019-R025, and expressed concerns regarding the conversion of the Lee Medical Building into a multi-family development. Ms. Boastfield stated that she was also concerned about the adverse impact such developments will have on the city and the property values in existing residential neighborhoods.

Joe Reid spoke in support of the RES. 2019-R025, and stated that the proposed legislation is intended to create a balance between redevelopment interest and the interest of residential neighborhoods, and will not impact development in neighborhoods not zoned R-1 through R-8. Mr. Reid also stated that the proposed minimum lot area of 750 feet was the most liberal requirement in the zoning ordinance.

Mary Wickham, spoke in support of RES. 2019-R025, and stated that the city needs to review developments permitted by right, to ensure the compatibility of the project with the surrounding area.

Opposition

Samantha Ladin spoke in opposition of RES. 2019-R025, and expressed her support for the Lee Medical building project. Ms. Ladin stated that the diversity of housing welcomes diverse citizens, and one of the best methods to increase climate relevant developments is through the utilization of dense developments.

Mark Olinger, director – Planning and Development Review, expressed support of a minimum lot area requirement; however, he stated he was concerned about the 750 square foot minimum proposal. Mr. Olinger stated that he would like to study the proposed minimum lot area before making a determination.

Vice Chair Gray reported that she was willing to continue RES. 2019-R025 to allow time for further discussions.

There were no further comments or discussions and **Vice Chair Kim Gray moved to continue RES. 2019-R025 to the September 17, 2019 Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

Vice Chair Kim Gray expressed concern that a member of the public was aware of the proposal for the lot area requirement before the request was drafted and approved for introduction.

Discussion Item(s)

Future Committee Presentations and Discussions

Chair Ellen Robertson advised the Committee of a list of possible topics she would like to discuss at upcoming meetings which included: board and commission vacancies, special use permits, comprehensive transportation and housing policies and the condition of city streets. Chair Robertson asked Council staff to contact the Planning and Development Review department to obtain a total number of special use permit applications considered by Council.

Member Michael Jones requested a presentation on the Landlord Tenant Handbook.

Vice Chair Kim Gray requested a presentation on the Eviction Diversion Program to include a percentage of evictions from government subsidized housing developments versus single-family housing.

Chair Ellen Robertson directed Council staff to provide Council with the eviction report for the city.

Staff Report

Steve Taylor, council policy analyst, and Bill Echelberger, council budget analyst, provided the committee with the July staff report.

A copy of the material provided has been filed.

Adjournment

There being no further business, the meeting adjourned at 3:15 p.m.