



City of Richmond

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Meeting Minutes Planning Commission

Tuesday, September 8, 2015

1:30 PM

Council Chambers (2nd Floor) of City Hall

Call To Order

Mr. Poole called the meeting to order at 1:30p.m.

Roll Call

Present 8 - Mr. Rodney Poole
Mr. Melvin Law
Mr. David Johannas
Ms. Lynn McAteer
Mr. Jeffrey Sadler
Mr. Doug Cole
Ms. Ellen Robertson
Ms. Selena Cuffee-Glenn

Absent 1 - Ms. Amy Howard

Chair's Comments

Mr. Poole welcomed everyone who was present. Mr. Poole reminded everyone that the Commission only has the room until 5p.m.

Approval of Minutes

[a2015 - 1067](#) July 20, 2015 Meeting Minutes

Attachments: [Draft July 20, 2015 Meeting Minutes](#)

A motion was made by Ms. Robertson, seconded by Mr. Law, that the minutes from the Commission's July 20, 2015 meeting be approved. The motion carried by the following vote:

Aye: 7 - Mr. Poole, Mr. Law, Ms. McAteer, Mr. Sadler, Mr. Cole, Ms. Robertson and Ms. Cuffee-Glenn

Abstain: 1 - Mr. Johannas

[a2015 - 1068](#) August 21, 2015 Meeting Minutes

Attachments: [Draft August 21, 2015 Meeting Minutes](#)

A motion was made by Mr. Law, seconded by Ms. Robertson, that the minutes from the Commission's August 21, 2015 meeting be approved. The motion carried by the following vote:

Aye: 5 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer and Mr. Sadler

Abstain: 3 - Mr. Cole, Ms. Robertson and Ms. Cuffee-Glenn

Director's Report

There was no Director's Report.

- Council Action Update

There was no Council Action Update.

Consideration of Continuances and Deletions from Agenda

A motion was made by Mr. Sadler, seconded by Ms. Cuffee-Glenn, that item number 13 on the agenda, ORD. 2015-159, be moved to the Consent Agenda. The motion carried unanimously.

- 6. [ORD. 2015-156](#) To authorize the special use of the property known as address 311 Stockton Lane for the purpose of authorizing two accessory dwelling units, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
[Ord. No. 2015-156](#)
[Location Map](#)
[Plat](#)
[Plans](#)
[Application & Applicant's Report](#)

A motion was made by Ms. Cuffee-Glenn, seconded by Mrs. McAteer, that this Ordinance be recommended for a continuance to the Commission's October 5, 2015 meeting. The motion carried unanimously.

Consent Agenda

Mr. Johannas abstained from voting on item number 13 regarding the transfer of 3101 West Clay Street.

Mr. Sadler questioned if a traffic study had been done for the special use permit request at 718 North 23rd Street.

Ms. Markham stated that the applicant had performed a parking study and the City's Traffic Engineering Division had reviewed the application.

Mr. Preston Lloyd, representing the applicant, requested that the Commission continue item number 6 regarding the special use permit request for 311 Stockton Lane for 30-days in order to give the applicant an opportunity to meet with the surrounding neighbors to address some concerns.

There was no additional public comment.

A motion was made by Mr. Law, seconded by Ms. Robertson, that the Consent Agenda be approved. The motion carried unanimously, with the exception of Mr.

Johannas' abstention on item number 13, ORD. 2015-159.

1. [ORD. 2015-151-16](#)
[4](#) To amend and reordain City Code §§ 114-700, 114-710.1, 114-710.2:1, 114-710.2:2, 114-710.2:3, 114-710.4, 114-710.13, and 114-1220, concerning off-street parking and loading requirements, and definitions; and to amend and reordain Chapter 114, Article VII of the City Code by adding therein a new Division 4, consisting of sections 114-730.1 and 114-730.2, for the purposes of requiring the provision of bicycle parking facilities for multi-family dwellings, parking decks and parking garages containing parking spaces serving non-residential uses, promoting effective shared parking provisions and modifying certain screening and buffering requirements for new parking areas.

Attachments: [Staff Report](#)
[PCR 2015-008](#)
[Ord. No. 2015-151-164](#)

This Ordinance was recommended for approval on the Consent Agenda.

2. [ORD. 2015-152-16](#)
[5](#) To amend Ord. No. 84-311-280, adopted Dec. 17, 1984, which authorized the special use of the property known as 19-21 South Belmont Avenue for the purpose of an art and frame shop and the adaption of the building for such purpose, to authorize limited commercial uses, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Plat](#)
[Plans](#)
[Carytown Merchants Association Support Letter](#)
[Ord. No. 2015-152-165](#)

This Ordinance was recommended for approval on the Consent Agenda.

3. [ORD. 2015-153-16](#)
[6](#) To authorize the special use of the property known as 3915 Patterson Avenue for the purpose of a day nursery, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Ord. No. 2015-153-166](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 4. [ORD. 2015-154-167](#)
7 To rezone the property known as 2100 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District.

Attachments: [Staff Report](#)
[Location Map](#)
[Applicant's Report](#)
[Ord. No. 2015-154-167](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 5. [ORD. 2015-155-168](#)
8 To amend and reordain Ord. No. 2006-295-294, adopted Dec. 11, 2006, as previously amended by Ord. No. 2009-142-147, adopted Jul. 27, 2009, which authorized the special use of the properties known as 1704, 1706, 1708, 1710 and 1712 North 22nd Street as a community center, to include the property known as 1716 North 22nd Street for use as additional community center space, to authorize the expansion of the community center, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Plans](#)
[Letter of Support](#)
[Ord. No. 2015-155-168](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 7. [ORD. 2015-157-169](#)
9 To authorize the special use of the property known as 718 North 23rd Street for the purpose of a mixed-use development that includes multifamily residential and commercial uses, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Plans](#)
[Parking Study](#)
[Letters of Support](#)
[Letter of Opposition](#)
[Ord. No. 2015-157-169](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 8. [ORD. 2015-158-170](#)
0 To accept a deed from the School Board conveying 2100 Sussex Street to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed.

- Attachments:** [Staff Report](#)
[Location Map](#)
[Ord. No. 2015-158-170](#)

This Ordinance was recommended for approval on the Consent Agenda.

9. [ORD. 2015-166-173](#)
 3 To authorize the special use of the property known as 3701 R Street for the purpose of the expansion of a community center open to the general public, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
[Location Map](#)
[Plans](#)
[Ord. No. 2015-166-173](#)

This Ordinance was recommended for approval on the Consent Agenda.

13. [ORD. 2015-159-171](#)
 1 To declare surplus and to direct the conveyance of City-owned real estate located at 3101 West Clay Street for the price of \$395,000 to Summit Stables LLC for the purpose of facilitating the private development of the property as an urban farm cidery.

- Attachments:** [Staff Report](#)
[Location Map](#)
[Presentation from Blue Bee Cider](#)
[Ord. No. 2015-159-171](#)

This Ordinance was recommended for approval on the Consent Agenda.

Aye: 7 - Mr. Poole, Mr. Law, Ms. McAteer, Mr. Sadler, Mr. Cole, Ms. Robertson and Ms. Cuffee-Glenn

Abstain: 1 - Mr. Johannas

Regular Agenda

11. [UDC No. 2015-13](#) Conceptual Location, Character and Extent Review of a new building for the Horticulture, Maintenance and Public Safety Departments at Maymont, 800 Swan Lake Drive

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)
[Petition of Opposition](#)
[Letter from City Re Dual Facility](#)
[Letters of Opposition](#)

Mr. Jeff Eastman presented the UDC's recommendation on this item.

Mr. Norman Burns, Executive Director of the Maymont Foundation, presented the updates on the proposal since the UDC meeting and the public outreach that has taken place.

Mr. Will Scribner, architect with SMBW, outlined the proposed design for the facility.

Ms. Cuffee-Glenn asked how many of the public's comments were able to be addressed.

Mr. Scribner listed the design changes that they had made in response to public comments.

Mr. Doug Cole asked if the chain linked fence would remain in the proposal.

Mr. Burns stated that the chain link may be gone in the final plans and that they had already removed the barbed wire.

Ms. McAteer asked about the cost of the proposal.

Mr. Burns stated that the estimate is currently \$1.2 million.

Mr. Bobby Junes, resident, stated that he is neutral on the proposal and he wants to facilitate the discussion between the Maymont Foundation and the surrounding communities. He presented a flier and a letter outlining public meetings that he will be hosting.

Ms. Andrea Levine, neighborhood resident, stated that she is in opposition to the proposed location of the facility. She read a letter she submitted to the Commission.

Ms. Sarah Weisiger, resident of Maplewood Avenue, stated the proposed location of the facility. She stated that it should be rejected outright. She described the history of the landscape and stated that it should be preserved. She argued that the agreement with Maymont should be amended prior to this approval.

Ms. Jolanda Knezevich, Vice President of Byrd Park Civic League, stated that they are opposed to the proposal. She stated that Maymont is making the park into a maintenance facility.

Mr. Mark Brandon, Vice President of Maymont Civic League, spoke against the proposal. He spoke against the location, the public engagement process, and the destruction of the view shed.

Mr. James "Turk" Sties, resident and President of Friends of William Byrd Park, stated that they are finishing up the historic designation of the park. He stated that nobody wants Maymont to expand into Byrd Park. He questioned where the property line is between Maymont and Byrd Park. He questioned if the Commission had the Authority to review the project at its current proposed location.

Mr. Scribner stated that all fueling operations will happen from within Maymont and not through the Hampton Street entrance.

Ms. Cuffee-Glenn asked about the operating agreement.

Dr. Norman Merrifield, Director of Parks, Recreation & Community Facilities stated that they are in support of the plan. He stated that they had looked at combining their existing maintenance facility with Maymont's and it was not feasible.

A motion was made by Ms. McAteer, seconded by Mrs. Cuffee-Glenn, that this Location, Character and Extent item be continued to the Commission's November 2, 2015 meeting. The motion carried unanimously.

12. [UDC No. 2015-19](#) Conceptual Location, Character and Extent Review of the Greater Richmond Transit Company plans for a Bus Rapid Transit system along Broad Street, N. 14th Street and E. Main Street from the intersection of W. Broad Street and Staples Mill Road on the west to the intersection of E. Main Street and Orleans Street on the east

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)
[GRTC Roadway Concepts](#)
[Commission of Architectural Review Advisory Statement](#)
[Letters of Opposition](#)
[Letters of Support](#)

Mr. Jeff Eastman presented the Urban Design Committee's (UDC) recommendation to the Commission.

Ms. Carrie Rose Pace, representing Greater Richmond Transit Company (GRTC), presented the project to the commission.

Mr. Shawn Beachy, architect representative, Wendel Companies, presented the design of the transit stations to the Commission.

Mr. Johannes asked about the connectivity to the larger transit system, particularly to the East End.

Ms. Pace stated that any changes would require extensive review and public comment/review under the Federal Transit Authority (FTA) and Title 6 regulations after the new system has been implemented, which GRTC will be doing and is constantly doing.

Ms. McAteer asked about the turnaround at Rockets Landing.

Ms. Pace stated that the turnaround will happen at a new light at Orleans Street.

Mr. Sadler asked about the cost associated with the median running vs. curb running in the Downtown area. He questioned if they also considered safety and efficiency.

Ms. Pace stated that they did consider that and there needs to be enough distance to make a safe transition and there is enough distance in the Downtown Area.

Mr. Sadler questioned if median running or curb running is preferable from a best practice.

Ms. Pace stated that it is unique to each system, the specifics of each system and the surrounding area.

Mr. Sadler asked if the cost was not an issue, would GRTC still recommend curbside in

the Downtown area.

Ms. Pace stated that there is already a dedicated curbside lane in the Downtown area and high volume of passengers getting on and off in the Downtown area, which is an indicator for curbside service.

Mr. Poole confirmed that GRTC does not have any strong objections to the UDC recommendations and clarified that the Traffic Engineering Division is looking into the left hand turn movement at Lombardy and that GRTC is considering increasing the capacity for bikes on the buses.

Mr. Jon Barret, 310 N 33rd Street, spoke in support for the proposal.

Ms. Chris Harsen-White, resident of east end of Henrico, spoke in favor of the proposal.

Mr. Jon Wheeler, Scott's Addition Boulevard Association, asked the Commission to consider the reduction of access to Scott's Addition and to allow the left turn movements to remain.

Gretta Harris, Noble Ave and Better Housing Coalition, spoke in support of the proposal.

Mr. David White, Historic Housing, strongly endorsed the plan and asked to further consider allowing the left turn off Broad Street onto Summit Avenue to provide connectivity to Scott's Addition.

Ms. Lisa Guthrie, VA Transit Association, spoke in support of public transportation and the GRTC Pulse proposal.

Ms. Jane Helfrich, Habitat for Humanity and resident, spoke in support of the proposal.

Ms. Lena DeFolasman Faulk spoke in objection to the proposal. She spoke of the station at Schafer Street and the reduction of travel lanes at the intersection. She stated that the reduction in travel lanes will create a major traffic issue. She questioned where all the riders were going to come from, given that most of the buses on Broad Street are currently empty.

Mr. Kevin Korda, Renovation Resources and resident, questioned why the system does not stay on the median the whole time and save parking spaces. He questioned if the system will actually be a successful rapid transit system. He also questioned the funding for the system and if it should be a priority. He asked the City to do a mock-up of the system before spending so much money.

Ms. Jo Galbach, Richmond Association of Realtors, spoke in favor of the proposal because studies have shown that BRT systems increase property values.

Rev. Ben Campbell, Clergy Committee for Rapid Transit, spoke in favor of the proposal. He stated that after the system is running there will be a reduction of buses running on Broad Street, which will allow for additional services to feed the corridor. He stated that the system will provide for and stimulate economic development. He also stated that the counties will also begin to consider transit.

Mr. Charles Merritt, 80Amps and interim chair of RVA Rapid Transit, spoke in favor of the project as the important first step for transit in the region. He requested the Commission to look at changes to the existing services/lines in order to have the system be as efficient as possible.

Ms. Liz Sussen, representing the Richmond Brazilian Jiu-Jitsu and Self Defense Academy located at 725 West Broad Street, stated that they expect an immediate negative impact and a severe long-term impact on their business due to the proposal. They are dissatisfied with the changes made in the VCU area to eliminate all parking between Harrison and Pine Streets. While they are in support of public transportation systems, they cannot support a project that ignores current businesses that have contributed to this area.

Mr. Jeff Fitch, resident, Sports Bakers employee and Business Council of Chamber of Commerce, gave many positive remarks about the system. He stated that GRTC had met with their members and answered their concerns and questions. The membership voted to support the proposal. He stated that this is the first step in a more robust public transit system and make Richmond more competitive in attracting millennials. They support the BRT and encourage the Commission's support as well.

Ms. Julie Ellen Sarver, resident of the Greater Fulton Community and Community Relations Manager for Stone Brewing Company, spoke in full support of the proposal.

Mr. Nicholas Smith, resident, spoke in support of the proposal. He stated that additional bike racks should not be added to the station stops.

Mr. Montague Megruer, stated that the system should be curb running the whole length of the line. He stated that the City should abolish all on-street parking. He disagreed with the plan to run the buses in mixed traffic.

Mr. Stewart Swartz, Partnership for Smarter Growth, spoke in support of the proposal. He stated that the design details need to be right. He stated that street design and tree canopy needs to be examined. He stated that choice riders need to be increased. He stated that a parking study needs to be performed. He suggested getting everybody together to work through the design details.

Mr. Sadler asked Mr. Swartz if he had an opinion one way or the other as far as curb running or median running.

Mr. Swartz stated that there are benefits and drawbacks to both and now is the time to study it.

Mr. Roy Bryant, stated that his concern is the Rockets Landing starting point and its accessibility for minorities.

Ms. Tiffany Parson, Better Housing Coalition, stated that access to jobs is very important to their residents and they are very supportive of the proposal.

Ms. Robertson thanked everyone for coming and voiced her support for the proposal. She added that the studies be moved rapidly and be made a priority. She asked the Administration to report the progress on the permanent transfer station. The transfer station on 9th Street is not an adequate station. It is very difficult for people to use. It is important that we start the conversation now, as part of this Bus Rapid Transit model.

Mr. Poole clarified that Ms. Cuffee-Glenn's motion included all of the UDC's recommendations.

Mr. Sadler stated that he will not vote for the final design if the conditions have only been considered and not been met.

A motion was made by Ms. Cuffee-Glenn, seconded by Mr. Law, that this Location, Character and Extent Item be approved with the following conditions recommended by the UDC:

(1) That the BRT planning team investigates utilizing a median-running operation from N. Foushee Street to N. 9th Street and what potential impacts not doing so would have on plans for a future light-rail system, fully recognizing the need for two general purpose lanes and the addition of left turn lanes and local transit stops as needed.

(2) That the BRT planning team investigates utilizing Governor Street as opposed to N. 14th Street to make the connection to E. Main Street.

(3) That the BRT planning team continues to study opportunities to provide additional left turn movements from Broad Street, particularly at N. Boulevard and N. Lombardy Street, fully recognizing the impact to parking totals and the important role that parking provides as a buffer for pedestrians from moving travel lanes.

(4) That the final plans include details for each station showing the dimensions, materials and finishes of all structural components and amenities.

(5) That the final plans show the location of each station and the businesses/buildings adjacent to them to determine the impact of the station on the adjacent private properties.

(6) That the BRT planning team and applicable City agencies develop a plan to provide a buffer (planters/street trees/bike racks, etc.) in areas along the corridor where on-street parking will be removed in order to enhance the streetscape for pedestrians.

(7) That the City Department of Public Works coordinates with GRTC to examine areas where curb cuts could be closed or reduced in width to allow for additional on-street parking.

(8) That the final plans include a tree survey, showing the location, size and species of all trees that will be removed along the project corridor as a result of this project.

(9) That the City Department of Public Works Urban Forestry Division coordinates with GRTC to provide deciduous, shade-producing street trees in areas adjacent to those where existing trees will be removed, or, if space is not available in the vicinity, in other areas along the BRT corridor.

(10) That the final plans include a signage package, to include signs placed upon or adjacent to the roadway as well as station identifying signage. This package should include materials, finishes and dimensions of the signs.

(11) That the final plans include a lighting plan for the stations, to include make, model and finish of any light fixture; light source and light color temperature. LED lights with a color temperature of 3000k are recommended. The lighting plan should also include a representative photometric diagram for at least one of the stations.

(12) That the BRT planning team provide a plan showing how the existing bus stops along the BRT route will be impacted and how they connect into the BRT stations.

(13) That the plant palette is adjusted to include more drought tolerant and native species.

(14) That the BRT planning team considers an alternate design for the walk-through stations that would provide better pedestrian flow.

(15) That the BRT planning team ensure that the totem design does not block views.

(16) That the BRT planning team considers more options to uplift the BRT stations.

(17) That the BRT planning team seeks to reduce the mass of the station roof form, particularly for the three downtown curb-running locations.

(18) That the BRT planning team considers providing higher capacity bike racks at stations.

(19) That the BRT planning team and the City considers locating bike share stations near the BRT stations.

(20) That the BRT planning team investigate providing better connectivity and service to communities in the east end.

(21) That a 10' vehicular lane width is maintained except for bus lanes.

(22) That the BRT planning team investigate using adaptive technology for left turn movements.

A motion was made by Mr. Johannas, seconded by Mr. Sadler, that Ms. Cuffee-Glenn's motion be amended to include the following condition:

(23) That a review at the 60% design stage include connectivity to the neighborhoods, access to the Scott's Addition particularly at Summit Avenue, and the median running design of the system.

The motion to amend the original motion carried unanimously.

The amended motion also carried unanimously.

Upcoming Items

Ms. Markham stated that there will be several Location, Character and Extent review items on the Commission's next agenda.

Adjournment

Mr. Poole adjourned the meeting at 4:35p.m.

Rodney M. Poole, Chair

Lory P. Markham, Secretary