



City of Richmond

900 East Broad Street
Richmond, VA 23219
www.rva.gov/office-city-clerk

Minutes

Land Use, Housing and Transportation Standing Committee

Tuesday, October 19, 2021

3:00 PM

Council Chamber, 2nd Floor - City Hall

Committee Members and Others in Attendance

The Honorable Andreas Addison – Chair
The Honorable Ellen Robertson – Vice Chair
The Honorable Michael Jones – Committee member (late arrival)
The Honorable Katherine Jordan – Alternate Committee member (early departure)
The Honorable Kristen Larson – Council member (early departure)
The Honorable Stephanie Lynch – Council member (late arrival and early departure)
Bonnie Ashley, Deputy City Attorney
Samson Anderson, Council Budget Analyst
Jamie Isley, Boards and Commissions Administrator
Pamela Nichols, Senior Assistant City Clerk
Candice Reid, City Clerk
RJ Warren, Deputy City Clerk

Call to Order

Chair Andreas Addison called the meeting to order at 3:07 p.m., and presided.

Evacuation Announcement and Citizen Speaker Guidelines

Senior Assistant City Clerk Pamela Nichols 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

Citizens were provided an opportunity to offer comments in writing prior to the committee meeting. All written comments received by the Office of the City Clerk were provided to members of the committee and are included as an appendix to the October 19, 2021, Land Use, Housing and Transportation meeting minutes.

There were no public comment speakers.

Approval of Minutes

There were no corrections or amendments to the meeting minutes of Tuesday, September 21, 2021, and the committee approved the minutes as presented.

Presentation

Diamond District Redevelopment Process

Maritza Pechin, Office of Equitable Development manager and Planning and Development Review deputy director, provided an overview of the process, request for interest (RFI), goals and evaluation criteria associated with the redevelopment of the Diamond District. Ms. Pechin reported that marketing for the RFI was anticipated to begin in October, followed by a review of RFI responses in 2022. Ms. Pechin further reported that components of the development would include mixed-use and mixed-income urban destinations, with high-density commercial and residential buildings with a minimum height of five stories.

Member Michael Jones arrived at 3:10 p.m., and was seated.

Councilor Stephanie Lynch arrived at 3:23 p.m., and was seated.

Vice Chair Ellen Robertson asked about the community engagement process, a market analysis of the proposed site and possible partnership agreements for the development.

Member Michael Jones inquired about funding sources for the development and the inclusion of the Arthur Ashe Center. Member Jones expressed strong support of minority business enterprise participation.

Chair Andreas Addison stated that redevelopment of the proposed site would be an opportunity for the city to maximize development potential. Chair Addison also stated he would like the city's equity goal to extend beyond minority business participation to minority business ownerships.

Vice Chair Robertson questioned the readiness of Council and city administration to collaborate on the best use of the proposed site, and expressed a need for such issues to be resolved prior to the marketing of the RFI.

Councilor Stephanie Lynch asked about the components of a community benefit agreement.

Richmond Redevelopment and Housing Authority (RRHA) Redevelopment Plans and Ongoing Efforts

Stacey Daniels-Fayson, RRHA interim chief executive officer, provided a brief overview of the presentation's agenda which included future RRHA projects and the Big 6 public housing communities' transformation projects. Ms. Daniels-Fayson also provided a brief overview of RRHA's current rental assistance projects and Fay Towers relocation projects.

Desi Wynter, RRHA real estate and community development deputy director, reported on the timeline for future projects, including the anticipated relaunch of the RRHA's home center program, which will provide homeownership counseling to public housing families. Mr. Wynter further reported on homeownership goals and opportunities which included the goal of creating 10,000 new affordable housing units for low-income households over the next ten years.

Alicia Garcia, RRHA real estate and community development deputy director, reported on the Big 6 transformation project. Ms. Garcia stated that the goal for the transformation is to transform RRHA public housing properties into well-designed walkable, mixed-use, mixed-income, transit-adjacent communities, which aligns with the Richmond 300 Master Plan. Ms. Garcia highlighted the development phases and projected costs per unit.

Member Michael Jones commented on the proposed construction cost per unit which would be approximately \$288,000.

Councilor Stephanie Lynch inquired about the number of units which will be available for families below the average median income (AMI) and RRHA's budget projections for the upcoming fiscal years.

Chair Andreas Addison stated that the transformation projects lend an opportunity for the collaboration of stakeholders to create mixed-income development attractions, public/private partnerships and options for funding sources for long-term sustainability. Chair Addison inquired about the likelihood that RRHA will be awarded the Department of Housing and Urban (HUD) Choice Neighborhood Planning Grant, alternative funding sources in the event the grant was not awarded, and minority business and Section 3 participation.

Mr. Wynter reported that RRHA has been working with city administration on funding options for the transformation projects.

Agenda Amendments

Vice Chair Ellen Robertson moved to amend the agenda as follows:

RES. 2021-R065

To request that the Chief Administrative Officer cause the Department of Public Works to develop a process for City residents to request traffic studies of the residential areas within their neighborhoods for the purpose of assessing the appropriateness of instituting a 15 mile per hour speed limit in such areas to increase traffic safety.

Patrons: Ms. Lynch, Ms. Jordan and Ms. Lambert

To be continued to the November 16, 2021 Land Use, Housing and Transportation Standing Committee meeting

The motion was seconded and unanimously approved.

Paper(s) for Consideration

The following ordinance was considered:

ORD. 2021-230

To repeal City Code §§ 19-328, concerning the discharge of arrows, and 19-329, concerning shooting arrows at or upon property of another, and to amend ch. 19, art. VII, div. 2 of the City Code by adding therein a new section 19-328, concerning the discharge of bows and arrows and urban archery, for the purpose of permitting the discharge of arrows upon the property of another.

Patron: Ms. Larson

Councilor Kristen Larson introduced ORD. 2021-230 and explained the proposed legislation aligns with the state's urban archery laws and provides a level of protection for homeowners and residents.

Member Michael Jones asked for clarification that ORD. 2021-230 will improve safety for residents located within the impacted areas of the city.

Vice Chair Ellen Robertson expressed concern regarding hunting within the city limits, and stated she would like city administration to revisit the city's policy on hunting.

There were no further comments or discussions and **Member Michael Jones moved to forward ORD. 2021-230 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following resolution was considered:

RES. 2021-R036

To request that the Chief Administrative Officer cause the City Administration to continue its efforts to take such actions and to recommend such legislation as may be necessary to implement the Master Plan, including the plan entitled "Hull Street Corridor Revitalization Plan," and effectuate a rezoning of the Hull Street corridor within South Richmond in accordance with such plans.

Patron: Ms. Lynch

Councilor Stephanie Lynch introduced RES. 2021-R036 and explained that the intent of the proposed legislation is to ensure areas south of the James River are prioritized in the Richmond 300 implementation process.

Councilor Kristen Larson exited the meeting at 4:39 p.m.

Kevin Vonck, Planning and Development Review director, advised the committee that one of the goals of city administration is to implement the current Master Plan which includes rewriting the city's zoning ordinance. He stated individual plans incorporated in the current Master Plan will be included in the implementation process; however, if directed by the committee, city administration would focus its efforts on priorities established by City Council.

Maritz Pechin, Office of Equitable Development manager and Planning and Development Review deputy director, explained that the implementation of revitalization plans requires rezoning and capital investments. She stated the revitalization plan was created based on current zoning, and that a more modern zoning classification would be more suitable for the subject area. She explained new zoning classification would be created through the rewrite of the zoning ordinance.

Chair Andreas Addison emphasized the importance of a rewrite of the zoning ordinance and suggested that funding for those efforts becomes a priority.

Vice Chair Ellen Robertson requested an implementation schedule for approved area plans which included recommendations for timelines of completion. Vice Chair Robertson remarked that each member of Council has its own separate priorities for parts of the city; however, Council needs to establish methodology for determining priorities.

Vice Chair Robertson moved to forward RES. 2021-R036 with the recommendation to approve and requested a timeline for implementation of zoning throughout the city, along with priority recommendations from city administration based on its resources for completion and a budget amendment for the zoning ordinance rewrite.

Councilor Lynch advised the committee of an amendment to the proposed legislation.

Samson Anderson, Council Budget Analyst, read the proposed amendment.

Councilor Lynch explained the amendment was minor and does not change the intent of the proposed legislation.

Vice Chair Robertson stated that she was not comfortable forwarding RES. 2021-R036 with the proposed amendment.

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to forward RES. 2021-R036 to Council with the recommendation to approve, which was seconded and unanimously approved.**

Vice Chair Robertson requested a presentation on a timeline of completion along with recommendations from city administration on a process for setting priorities for the implementation of the Master Plan and previously approved plans or zoning changes.

Councilor Stephanie Lynch exited the meeting at 5:16 p.m.

The following resolution was considered:

RES. 2021-R026

To direct the City Planning Commission to prepare, submit to public hearing, and consider an amendment making certain changes to the Master Plan.

Patrons: President Newbille, Vice President Robertson, Ms. Jordan, Ms. Lambert, Ms. Lynch, Ms. Trammell and Mr. Jones

Vice Chair Ellen Robertson stated that RES. 2021-R026 had been continued numerous times awaiting city administration's response on steps to implement the proposed amendment. Vice Chair Robertson requested a presentation on city administration's responses to the amendments to Council.

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to continue RES. 2021-R026 to the November 16, 2021, Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

The following resolution was considered:

RES. 2021-R074

To request that the Chief Administrative Officer cause to be conducted a study of the official zoning map for the purpose of designating the area known as the Carver neighborhood as a design overlay district.

Patron: Ms. Jordan

Alternate Member Katherine Jordan introduced RES. 2021-R074 and explained the proposed legislation seeks to address the desire of the Carver neighborhood. Alternate Member Jordan explained the request aligned with the goals of the Master Plan.

Chair Andreas Addison asked about the intent of the proposed legislation and the impact the request would have on city administration's efforts to implement the current Master Plan.

Member Michael Jones stated Council needs to develop a process for setting priorities and asked what would be a conceivable plan of execution.

Kevin Vonck, Planning and Development Review director, explained an overlay district is a zoning exercise and will be incorporated in the zoning ordinance. Mr. Vonck explained an overlay tends to regulate new construction in old and historic districts. He further explained that it would take approximately six months for the implementation.

Vice Chair Ellen Robertson expressed concern about the financial impact the proposed overlay district will have on property owners. Vice Chair Robertson requested a map of historic districts and a presentation on the design overlay district. Vice Chair Robertson expressed concern that city administration had failed to provide an impact statement for the request and asked for an update on old and historic districts and the proposed overlay district.

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to continue RES. 2021-R074 to the November 16, 2021, Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2021-293

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Project Agreement for Use of Commonwealth Transportation Funds Fiscal Year 2022 between the City of Richmond and the Virginia Department of Rail and Public Transportation for the purpose of receiving grant funds in the amount of \$15,240.00 to fund the City's commuter assistance mobility marketing project.

Patron: Mayor Stoney

Dironna Moore Clarke, Department of Public Works Office of Equitable Transit and Mobility administrator, introduced ORD. 2021-293.

Vice Chair Ellen Robertson inquired about the source of the matching funds.

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to forward ORD. 2021-293 to Council with the recommendation to approve, which was seconded and approved.** Ayes 2, Robertson and Addison. Jones was excused.

The following ordinance was considered:

ORD. 2021-294

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Lease between the City of Richmond as lessor and the Greater Richmond Transit Co. as lessee for the purpose of leasing to the Greater Richmond Transit Co. a certain portion of the City-owned property located at 808 East Clay Street. (6th District)

Patron: Mayor Stoney

Dironna Moore Clarke, Department of Public Works Office of Equitable Transit and Mobility administrator, introduced ORD. 2021-294 and highlighted the lease's term of five years and a termination clause of one year. Ms. Moore Clark reported that the site improvements for the subject parcel would include curb cuts, ADA accommodations, safety bollards and pavement upgrades.

Chair Andreas Addison remarked that the location for the current temporary transfer station was approved by Council approximately ten years ago, and the committee was now being asked to approve the location of another temporary location. Chair Addison asked the committee for its support of upcoming legislation regarding the prioritization of funding for the North-South Bus Rapid Transit and a new permanent transfer plaza. Chair Addison asked about financial investments from GRTC and the city for the temporary transfer station.

Ms. Moore Clarke explained that GRTC would be utilizing federal funding for its approximately 1.3 million dollar investment, and that the city invested approximately \$14,000 for a feasibility study.

Member Michael Jones asked about the fiscal impact to the city.

Vice Chair Ellen Robertson expressed disappointment that GRTC had failed to secure a location for a permanent transfer plaza, and that GRTC opted not to partner with the city for a potential permanent transfer plaza which was a part of a multi-million dollar investment.

Ms. Moore Clarke provided an overview of the termination clauses.

Chair Addison explained that the city has to approve the new location for a temporary transfer plaza because the current location is included in the sale of the Public Safety building.

Vice Chair Robertson recommended an amendment to the lease agreement for one year leases with a continual opportunity for up to five years, and to require GRTC to present a specific plan for transit and a transfer station on an annual basis to Council.

Bonnie Ashley, deputy city attorney, stated that GRTC would not be able to obtain grant funding for a year to year lease. Ms. Ashley stated that amendment of the lease would require review by the City Planning Commission.

Julie Timm, GRTC chief executive officer, advised the committee that GRTC was actively seeking locations for a transfer station; however, other options could not be finalized. Ms. Timm confirmed that GRTC would not be able to obtain federal grant funding for a year to year lease. Ms. Timm explained that securing a downtown location for a transfer plaza would require collaboration with the city and that GRTC was committed to finding a permanent location for the transfer plaza. Ms. Timm further explained that delaying the approval will impact the ability to proceed with the project.

Vice Chair Robertson stated she was not comfortable voting on ORD. 2021-294 without additional time to have dialogue regarding the proposed request.

There were no further comments or discussions and **Chair Andreas Addison moved to forward ORD. 2021-294 to Council with no recommendation, which was seconded and approved.** Ayes 2, Robertson and Addison. Noes 1, Jones.

Member Jones expressed concern that Council was not made aware of consideration for the relocation of the temporary transfer station prior to the committee's meeting.

The following ordinance was considered:

ORD. 2021-285

To amend City Code §§ 16-51, concerning the creation of the Affordable Housing Trust Fund, 16-52, concerning definitions for the Affordable Housing Trust Fund, 16-53, concerning the purpose of the Affordable Housing Trust Fund, 16-80, concerning the creation of the Affordable Housing Trust Fund Oversight Board, 16-81, concerning the composition, appointment, and terms of office for the Affordable Housing Trust Fund Oversight Board, 16-82, concerning the prohibition on award of grants or loans where Affordable Housing Trust Fund Oversight Board members are involved, 16-83, concerning the duties of the Affordable Housing Trust Fund Oversight Board, 16-84, concerning the conduct of affairs for the Affordable Housing Trust Fund Oversight Board, 16-112, concerning program administration for the Affordable Housing Trust Fund, 16-113, concerning the general administration of the Affordable Housing Trust Fund, and 16-114, concerning regulations for the administration of the Affordable Housing Trust Fund, for the purpose of modifying the operations and administration of the Affordable Housing Trust Fund.

Patron: Mayor Stoney

Sherrill Hampton, Housing and Community Development director, introduced ORD. 2021-285 and summarized the major points regarding the amendment.

Vice Chair Ellen Robertson expressed concern that the Affordable Housing Trust Fund Oversight Board had been operating under the guidance of the Office of the City Attorney and was recently advised by the office that the board could no longer provide housing services as eligible activities for funding.

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to forward ORD. 2021-285 to Council with the recommendation to approve, which was seconded and unanimously approved.**

Discussion Items

There were no discussion items.

Board Vacancies

Jamie Isley, boards and commissions administrator, reviewed board applications for consideration by the committee.

Vice Chair Ellen Robertson moved to forward the following board appointment applications to Council with the recommendation to approve and to continue consideration of the appointment applications for the Capital Region Airport Commission, Central Virginia Waste Management Authority's alternate member, the Commission of Architectural Review, and the Urban Design Committee to the November 16, 2021, Land Use, Housing and Transportation Standing Committee meeting.

Board Name	Criteria for Appointment	Applicant Name
Board of Building Code Appeals, General Division (8 Members)	Citizen Representative with knowledge of the building construction trade (2 vacancies)	Griffin Green 5 th District Resident
Central Virginia Waste Management Authority (6 Members)	City Resident (3 vacancies)	Miles Jones 3 rd District Resident (reappointment)
		Carly Glenn 2 nd District Resident
		Elizabeth Tompkins Hall 1 st District Resident
City Planning Commission (9 Members)	Qualified voter of the city who holds no office of profit under the city government (1 vacancy)	Elizabeth Greenfield 1 st District Resident (reappointment)
Clean City Commission (15 Members)	4 th District Representative (1 vacancy)	Alvin Misa 4 th District Resident
	6 th District Representative (1 vacancy)	Jeanne Boisineau 6 th District Resident (reappointment)
	7 th District Representative (1 vacancy)	Nancy Lampert 7 th District Resident (reappointment)
	9 th District Representative (1 vacancy)	Deon Artis 9 th District Resident
	Director of a city department or a director's designee (1 vacancy)	Darlene Mallory-Jenkins 2 nd District Employment (reappointment)
Safe and Healthy Streets Commission (12 Members)	Qualified voter of the city who holds no office of profit under the city government (1 vacancy)	Norman Washington 7 th District Resident

The motion was seconded and unanimously approved.

Staff Report

Samson Anderson, council budget analyst, provided the committee with the October staff report.

A copy of the material provided has been filed.

Adjournment

There being no further business, the meeting adjourned at 6:38 p.m.