



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Res. 2022-126 and 2022-127 **Diamond District Rezoning**



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January 3, 2023

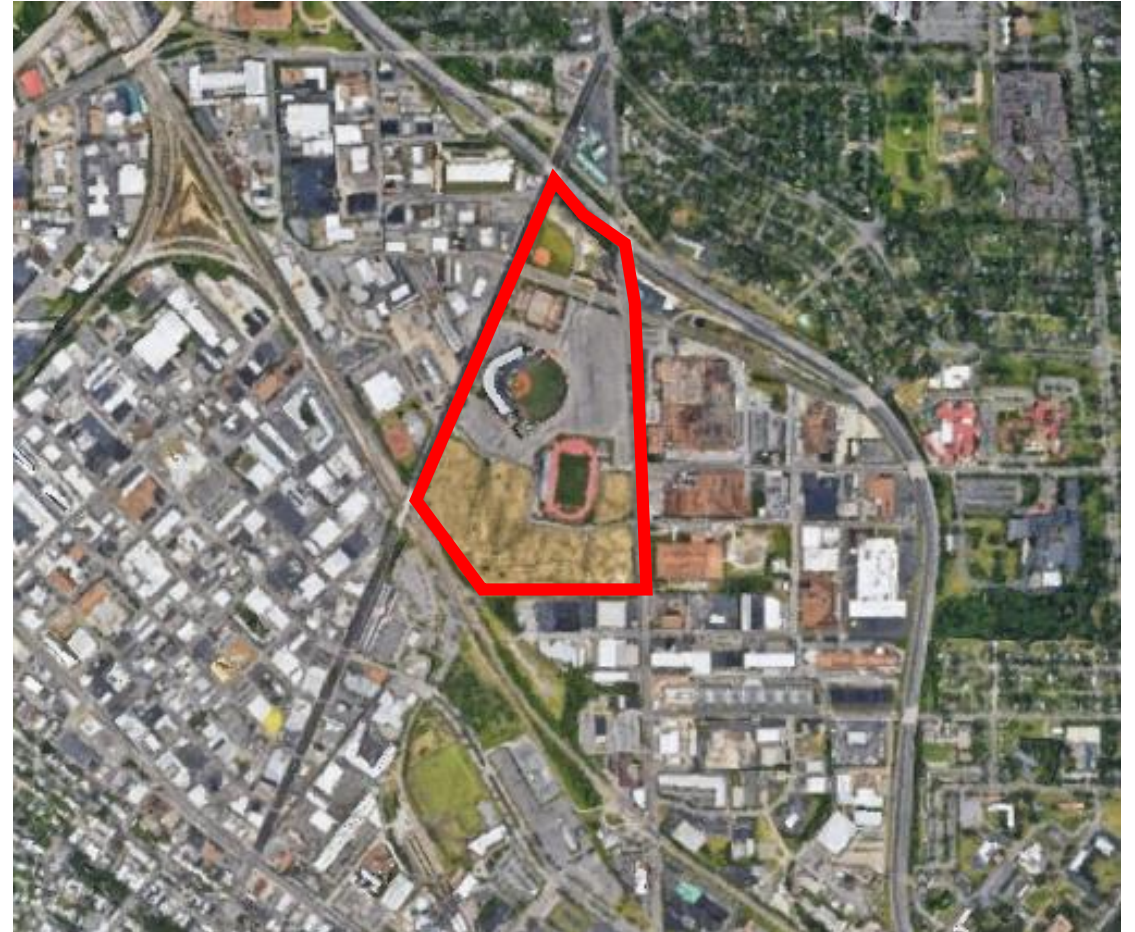
What are the two resolutions?

Resolution 2022-126:

to create the Stadium District
(which will be based on the
TOD-1 district)

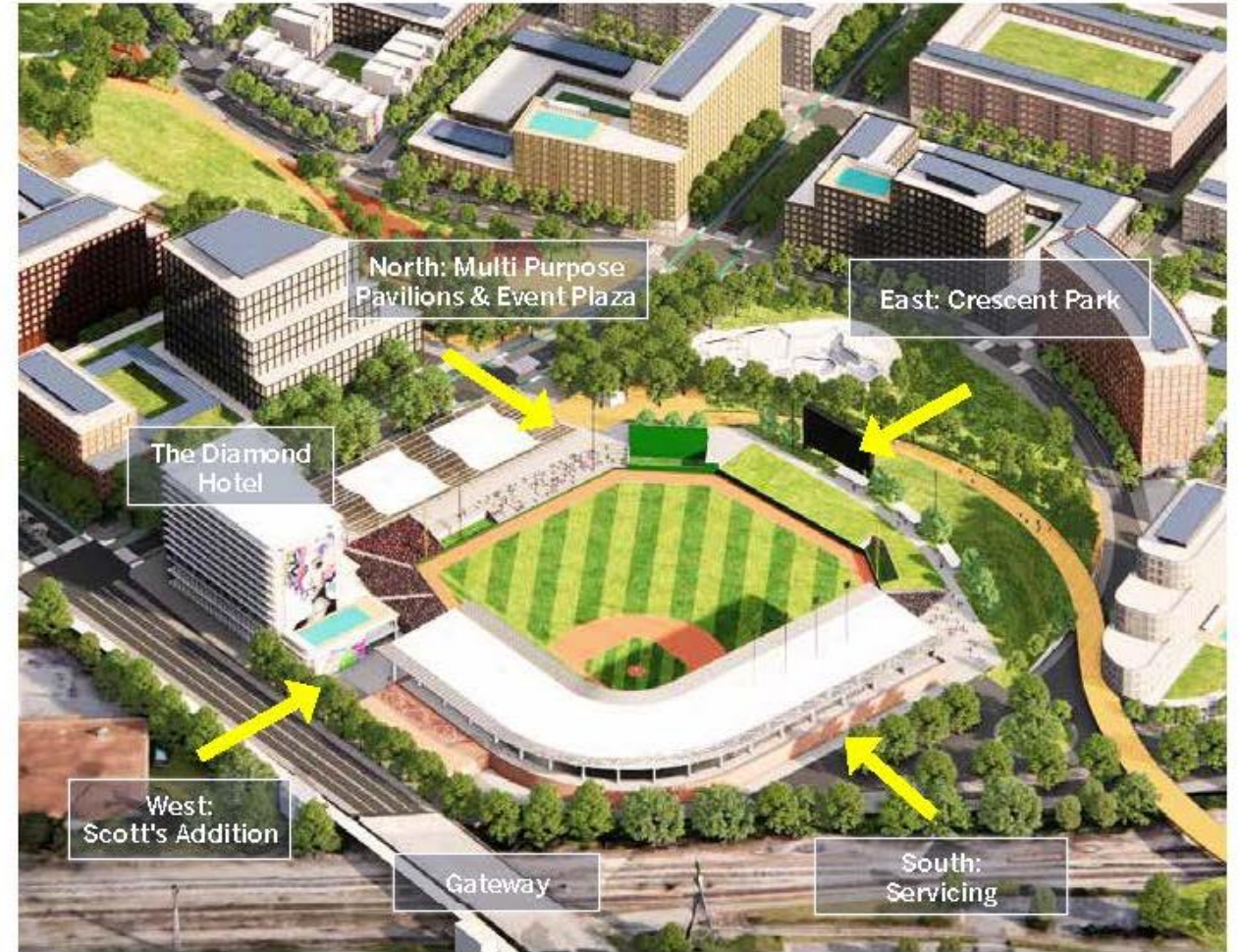
Resolution 2022-127:

to map the Stadium District
to the Diamond District
properties



Why rezone the Diamond District?

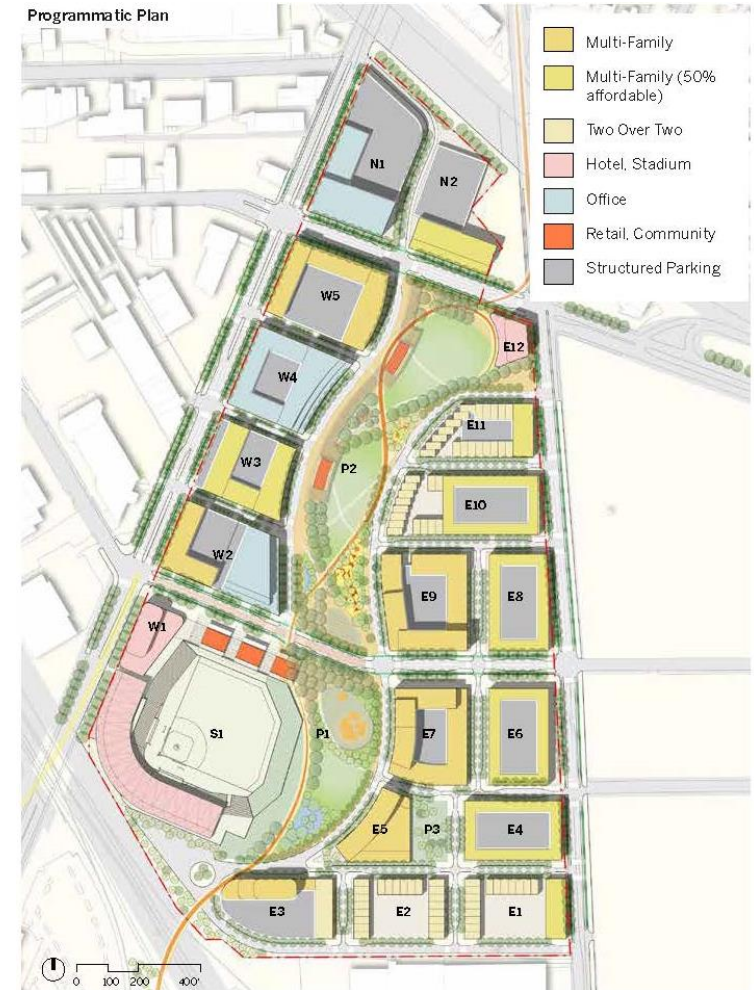
- Match the council approved Diamond District plan
- Permit the stadium use
- Increase permitted height
- Permit shorter buildings in the park
- Permit more signage
- Make changes to setback and fenestration on some parcels
- And other minor changes



RVA Diamond Partner's Master Plan

	Phase 1	Total Build Out (Phases 1-4)
Rental Housing	1,134 units [184 at 60% AMI, 39 at 30% AMI (20 PBV)]	2,863 units [469 at 60% AMI, 100 at 30% AMI (51 PBV)]
For-sale Housing	92 units (18 at 60-70% AMI)	157 (31 at 60-70% AMI)
Office	Ability to convert multi-family parcel to office	935,000 SF
Hotel	1 hotel with 180 rooms	2 hotels with 330 rooms
Retail	58,018 SF	195,000 SF
Parking	1,695 structured parking spaces	6,800 structured parking spaces
Other	Baseball stadium 4.2 acres park space Streets and infrastructure	11.1 acres park space Streets and infrastructure

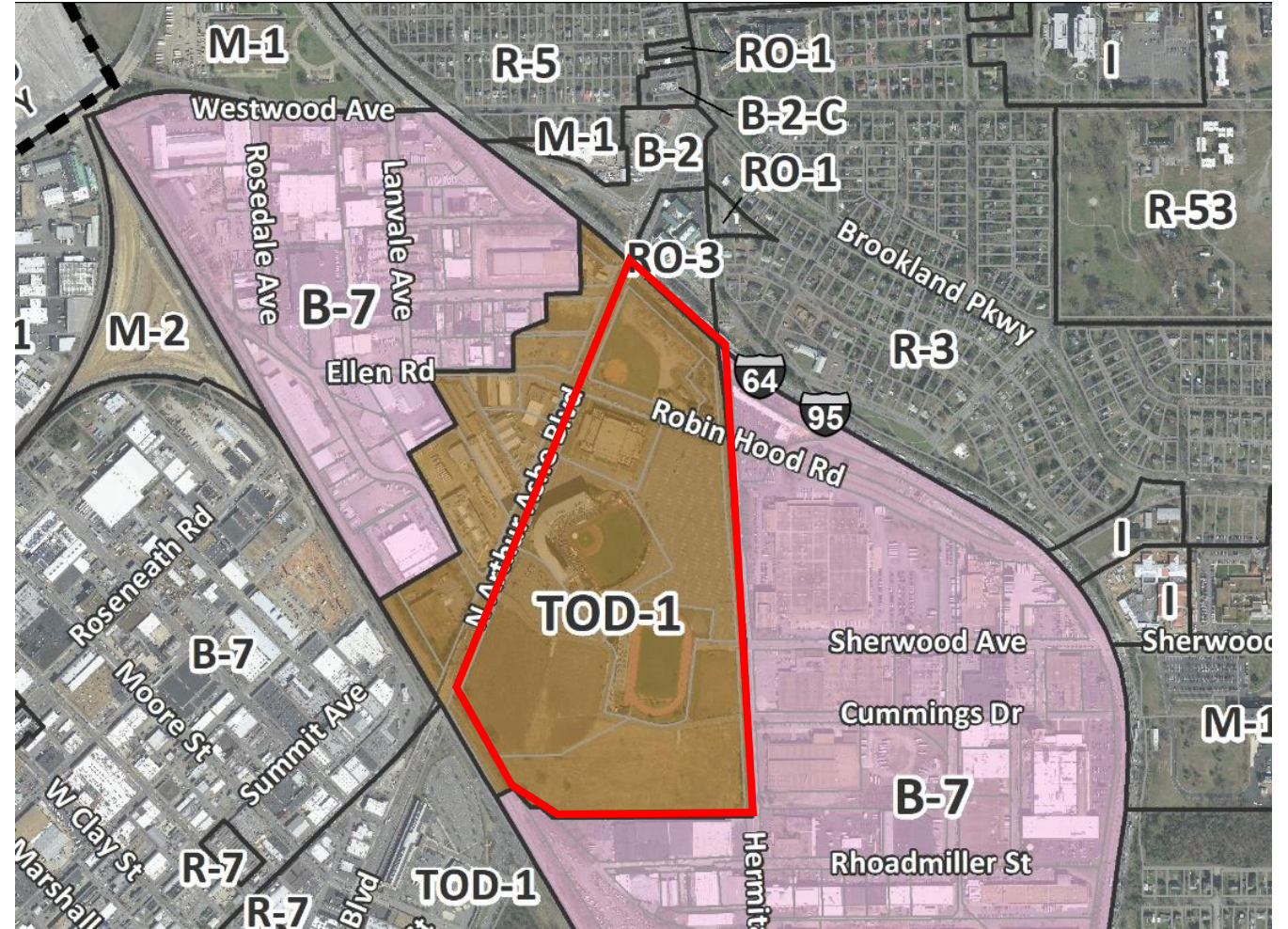
AMI=area median income; PBV=project-based vouchers; SF=square feet



Current zoning

TOD-1

68.39 acres



Richmond 300 future land use

Destination Mixed-use

- Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space.
- Higher-density, transit-oriented development encouraged on vacant or underutilized sites.
- Buildings typically a minimum height of five stories.



Next steps

- Introduce ordinances to amend the Zoning Ordinance and to amend the Zoning Map
- City Planning Commission hearing
- City Council hearing