



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov/>

Project Name/Location

Property Address: 470 Tredegar St Richmond, VA 23219 Date: 7/15/20
Tax Map #: W0000042001 Fee: _____
Total area of affected site in acres: 8.939

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Existing Use: Tredegar, museum, offices, and accessory

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Existing Use: Tredegar, American Civil War Museum, offices, and accessory space

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number _____

Applicant/Contact Person: Bruce Hazelgrove

Company: New Market Corporation
Mailing Address: 330 S 4th St
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 788-5747 Fax: ()
Email: bruce.hazelgrove@newmarket.com

Property Owner: GAMBLES HILL TREDEGAR LLC

If Business Entity, name and title of authorized signee: Bruce R. Hazelgrove III, EVP/CAO

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 300 SOUTH FOURTH ST 2ND FL
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 788-5747 Fax: ()
Email: bruce.hazelgrove@newmarket.com

Property Owner Signature:

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

July 21, 2020

VIA HAND DELIVERY

Mr. Jonathan W. Brown
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Andrew M. Condlin, Esq.
Richmond Office
(804) 977-3373 (direct)
ACondlin@rothjackson.com

Re: Rezoning Request: Tax Map No. W0000042001

Dear Mr. Brown:

This letter shall serve as the applicant's report accompanying the application for a rezoning of 470 Tredegar Street (the "Property"). The Property is generally located to the northeast of the intersection of Tredegar Street and Browns Island Way. Our firm represents Gambles Hill Tredegar LLC ("the Applicant"), the owner of Property, in their request to rezone the Property from the M-1 Light Industrial zoning district to the DCC Downtown Civic and Cultural zoning district (the "Rezoning").

The Property

The Property consists of one parcel that includes a total of approximately 8.939 acres per records of the City Assessor. The Property is bounded by Tredegar Street, Brown's Island Way, and a property line generally running along the southern line of the dry bed of the James River and Kanawha Canal – a property line that is shared with Tax Map No. W0000042003. The southern portion of the Property is currently improved for use by the American Civil War Museum at Historic Tredegar, offices, including the National Park Service, parking and other accessory and civic uses. For a general illustration of the Property, please refer to Figure 1 (below)

Land Use Context

The adjacent properties to the North, West, and East are all vacant or unimproved. Further to the West, across 2nd Street, lie the World War II memorial and office uses. Similarly, to the North and East, properties fronting Byrd Street and South 7th Street are improved with office buildings. Across Tredegar Street to the South is property owned by the City of Richmond Parks, including Brown's Island, as well as the Haxall Canal.

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Figure 1

Zoning Context

The Property lies within the M-1 Light Industrial zoning district (Figure 1, above). This district is an industrial classification that permits a range of intense uses related to manufacturing, production, and warehousing, as well as vehicle-oriented uses. Adjacent to the east, north, and west are properties that also zoned M-1. To the east along Tredegar Street are a number of properties that are zoned B-4 Central Business. Further to the North and West are properties that are zoned RO-3 Residential Office. Directly across Tredegar Street to the south is land zoned the DCC Downtown Civic and Cultural zoning district.

Richmond Downtown Plan (2009) Future Land Use Designation

The Richmond Downtown Plan (the "Downtown Plan"), adopted and last amended by City Council in July 2009, recommends "Civic Area" as the future land use for the Property, and "Future Development Area" for the properties to the north. The Civic Area designation is generally described as "public sites dedicated...to culture, government, and public gatherings. Civic Spaces are outdoor areas dedicated for public use," (p. 3.28). The Future Development Area designation is generally described as follows:

"[t]he Future Development Area, commonly referred to as Gamble's Hill, includes properties generally bounded by Belvidere Street on the west, Byrd Street on the north, 7th Street on the east, and Tredegar Street on the south. The properties are owned by the NewMarket Corporation and its subsidiaries....In addition to existing and under construction facilities, the property holds new development potential, and as such, is classified as a Future Development Area....Land uses within the Future Development Area may range from office and research to civic/cultural and mixed uses, which may include multi-family residential and retail, recreational, and entertainment uses at street level,"(p. 3.30-31).

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More generally, the Downtown Plan enumerates the overarching goal of expanding existing recreational activity along the river, and states that "in order to optimize the riverfront's potential..., a careful balance of passive and active recreation must be planned. More central, easily accessed, and traditionally developed portions of the riverfront, such as Brown's Island, should continue to be promoted as places for programmed recreation, with waterfront festivals and concerts bringing activity to the waterfront (p. 3.15).

Richmond 300 (Draft) Future Land Use Designation

In June 2020, the Department of Planning and Development Review released the draft Richmond 300 plan, including a future land use map, which contemplates a supportive recommendation of "Institutional" for the Property. The Institutional designation is generally described as having a development style that engages the public realm and creates a campus-like environment. It encourages street activity, with specific prioritizations and accommodations for bicyclists, pedestrians and transit users. The primary uses contemplated by this designation are institutional and governmental uses, community centers, libraries, museums, police and fire precincts, hospitals, and schools. The secondary uses include retail, office, personal service, cultural, multi-family residential, and open space.

Purpose of Request

This request would rezone the Property to DCC Downtown Civic and Cultural District. This classification would be consistent with the current use of the Property as a cultural/museum use while establishing a zoning classification that conforms with the policy guidance contained within the Downtown Plan and draft Richmond 300 Plan. It would eliminate the potential for inappropriate development based on the current M-1 Light Industrial zoning.

The current M-1 Light Industrial zoning classification allows a broad range of uses, which are inconsistent with existing and proposed land use guidance due to their intensity or incompatibility. While the M-1 classification does permit the existing use, it also includes a range of other uses including industrial and vehicle-oriented land uses. These uses represent the opportunity for incompatible development as they would exceed the recommended scope of uses or would be in conflict the envisioned public realm. While future development with such uses is not anticipated, this request would eliminate any future potential and ensure the encouragement of a campus-like environment that is envisioned.

The rezoning request to the DCC district is consistent with the current Downtown Plan and draft Richmond 300 recommendations. It would permit the current use of the Property which is among the recommended mix of primary uses and which has been developed on a scale that is compatible with the surrounding land uses. Where future improvements might be contemplated in conjunction with the existing use, the DCC district would encourage an appropriate development character for the Property, where a safe, convenient and economically viable pedestrian/multi-modal transportation environment are desirable. In turn, this rezoning would help promote compatible development in the vicinity, particularly where parcels zoned RO-3 Residential Office and B-4 Central Business are concerned.

This request is consistent with the 1999 rezoning of Brown's Island to DCC Downtown Civic and Cultural zoning. As outlined in the staff report of that ordinance (Ordinance No. 99-212-210), staff and City Council generally found the DCC classification to be more reflective of the desire uses and development character in the area than the existing zoning, including M-1 Light Industrial. It was specifically stated that M-1 Light Industrial encumbered the ability to create a pedestrian-oriented environment that would welcome the public.

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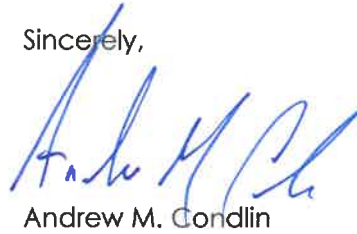
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Mr. Jonathan W. Brown
July 21, 2020
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I am enclosing a check in the amount of \$2,300.00 to cover the filing costs. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,



Andrew M. Condlin

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