

Council Res. 2022-R033

City Planning Commission | July 18, 2022

Maritza Mercado Pechin, AICP



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Resolution No. 2022-R033

Resolution calls for CPC to submit to public hearing the following changes to the master plan:

Chapter 1: Vision and Core Concepts

Page 53, Future Land Use Map: Change the color designation of the Oregon Hill neighborhood from Neighborhood Mixed-Use to Residential except for:

- Retaining the current colors distinguishing the Institutional and Community Mixed-Use areas along and near Cary Street;
- Coloring those areas which are zoned B-1 Neighborhood Business District along Idlewood Avenue, Albemarle Street, and Spring Street as Neighborhood Mixed-Use; and
- Coloring the existing institutional use within the southern portion of the Oregon Hill neighborhood as Institutional

Staff does not support the resolution.

INTRODUCED: May 23, 2022

A RESOLUTION No. 2022-R033

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

Patrons – Ms. Lynch

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 27 2022 AT 6 P.M.

WHEREAS, pursuant to section 17.06 of the Charter of the City of Richmond (2020), as amended, the City Planning Commission by resolution dated October 5, 2020, adopted a new master plan for the City of Richmond, and the City Council by Ordinance No. 2020-236, adopted December 14, 2020, approved the master plan adopted by the City Planning Commission (hereinafter the “Master Plan”); and

WHEREAS, although the Council recognizes that the Master Plan guides but legally does not regulate the use of land in the city, the Council desires that the Master Plan accurately indicate the Council’s intended considerations when the Council adopts zoning ordinances to legally regulate the use of land in the city; and

AYES: _____ 8 _____ NOES: _____ 0 _____ ABSTAIN: _____

In 2037, Richmond is a welcoming, inclusive, diverse, innovative, sustainable, and equitable city of thriving neighborhoods, ensuring a high quality of life for all.

Vision Values

WELCOMING: Feeling accepted and comfortable despite age, gender, race, sexuality, or income

INCLUSIVE: Accepting differences and intentionally involving diverse opinions, attitudes, and behaviors

DIVERSE: Intentionally creating a state of mixed people, institutions, and mixed-use places

INNOVATIVE: Nurturing new ideas, methods, devices, or businesses

SUSTAINABLE: Meeting the current environmental, social, and economic needs of our community without compromising the ability of future generations to meet those same needs

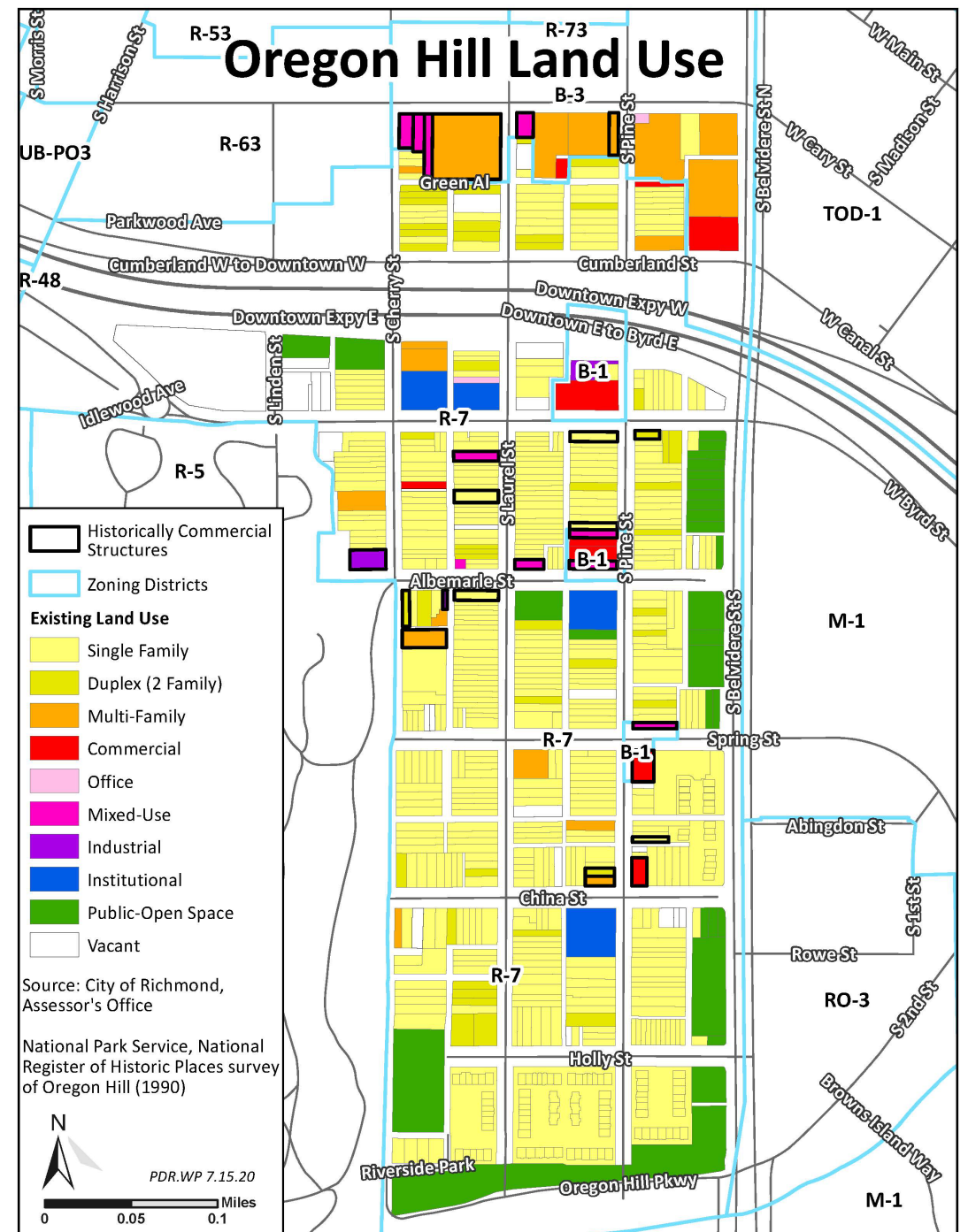
EQUITABLE: Providing equal or equivalent access to goods, services, status, rights, power, and amenities

THRIVING: Energizing communities with opportunities for and support of cultural, civic, and economic involvement

Oregon Hill

Existing Land Use

Oregon Hill is currently a mixed-use neighborhood.



Oregon Hill

Historic Land Use

Oregon Hill has historically been a mixed-use neighborhood.

The National Register for Historic Places nomination for the Oregon Hill Historic District, written in 1991, included 34 contributing commercial structures.

Currently, 25 of these historic commercial structures remain.

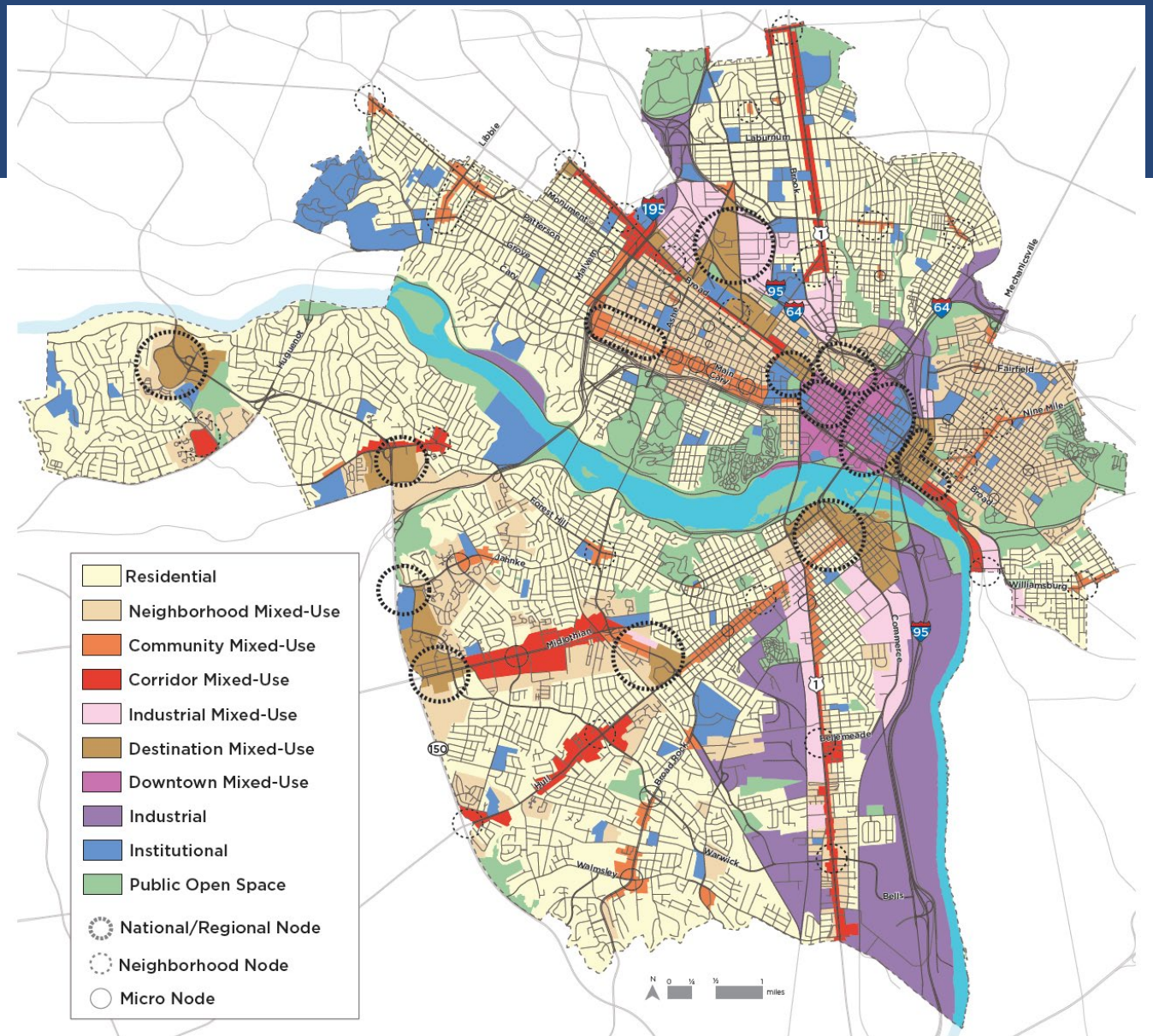
Address	National Register Description	Current Status
809 Albemarle Street	1920 freestanding concrete block commercial	Vacant parcel
821 Albemarle Street	1870s semi-detached Victorian Italianate	Remaining
601 West Cary Street	1870s freestanding brick commercial building	Redeveloped
617 West Cary Street	1950s brick commercial building (NC)	Redeveloped
619 West Cary Street	1950s brick commercial building (NC)	Redeveloped
701-703 W. Cary Street	1880s semi-detached brick	Remaining
705 West Cary Street	1920s attached masonry/stucco commercial	Redeveloped
707 West Cary Street	1910s attached masonry/smcco commercial	Redeveloped
727 West Cary Street	ca. 1900 semi-detached brick	Redeveloped
729 West Cary Street	ca. 1900 attached brick	Remaining
731 West Cary Street	ca. 1900 semi-detached brick	Remaining
803 West Cary Street	1840s semi-detached gable-roofed	Remaining
817 West Cary Street	ca. 1890 attached brick	Remaining
819 west Cary Street	1900s attached brick commercial/residential	Remaining
821 West Cary Street	1900s attached brick commercial/residential	Remaining
825 West Cary Street	ca. 1890 semi-detached brick	Remaining
328-330 S. Cherry Street	1920s freestanding one-story commercial	Remaining
407-409 S. Cherry Street	1890s freestanding brick commercial building	Remaining
626 China Street	1920s semi-detached brick one-story	Remaining
632 Holly Street	1870s semi-detached brick commercial	Vacant parcel
912 Idlewood Avenue	1870s semi-detached frame	Vacant parcel
308 South Laurel Street	1890s freestanding frame	Remaining
320 South Laurel Street	1880s semi-detached frame	Remaining
349 South Laurel Street	1890s freestanding brick	Remaining
400 South Lareul Street	1890s semi-detached brick	Remaining
301 South Pine Street	1880s freestanding brick Victorian Italianate	Remaining
322 South Pine Street	1890s freestanding frame	Remaining
324 South Pine Street	1880s freestanding frame	Remaining
334 South Pine Street	1874 freestanding brick	Remaining
433 South Pine Street	1890s semi-detached frame	Remaining
501 South Pine Street	1920s freestanding one-story commercial	Remaining
519 South Pine Street	ca. 1900 brick commercial/residential	Remaining
526 South Pine Street	ca. 1900 freestanding frame	Remaining
528 South Pine Street	ca. 1920 freestanding brick	Remaining

Oregon Hill

Future Land Use

In the future, Oregon Hill should continue to be a mixed-used neighborhood.

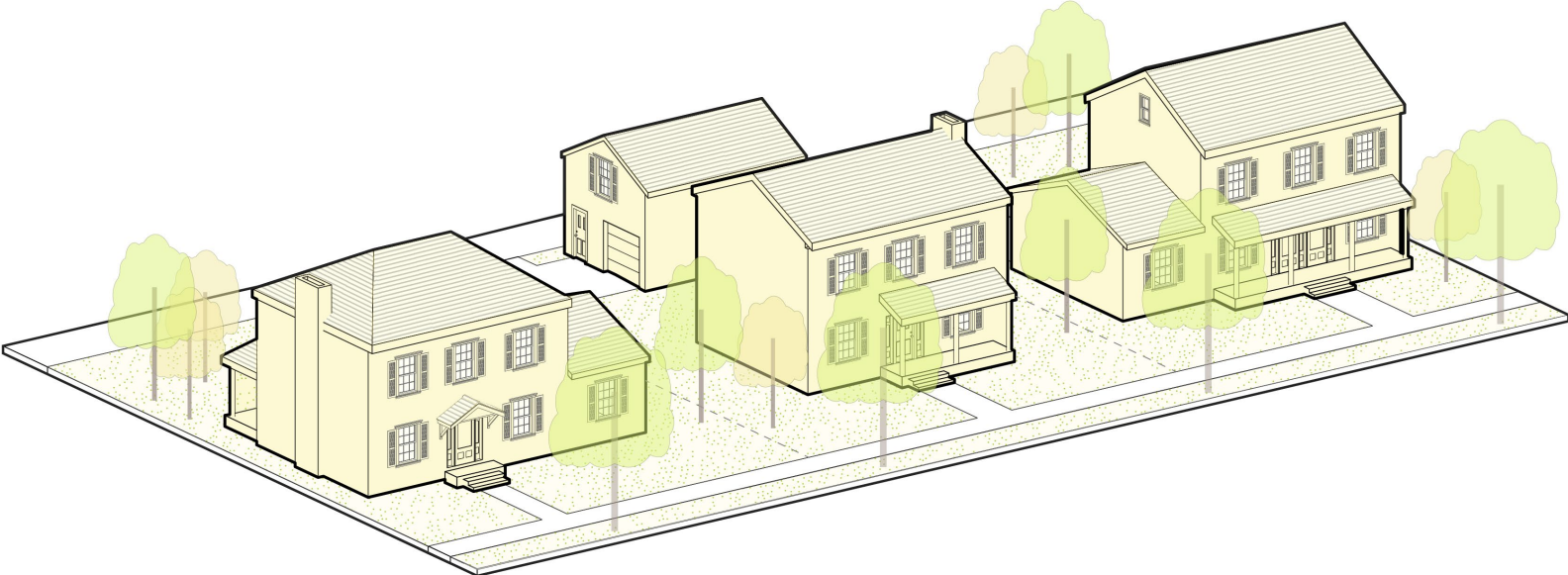
The “residential” future land use category is an inappropriate designation for Oregon Hill. The “neighborhood mixed-use” future land use category is the correct designation.



Residential



Residential



Neighborhood Mixed-use



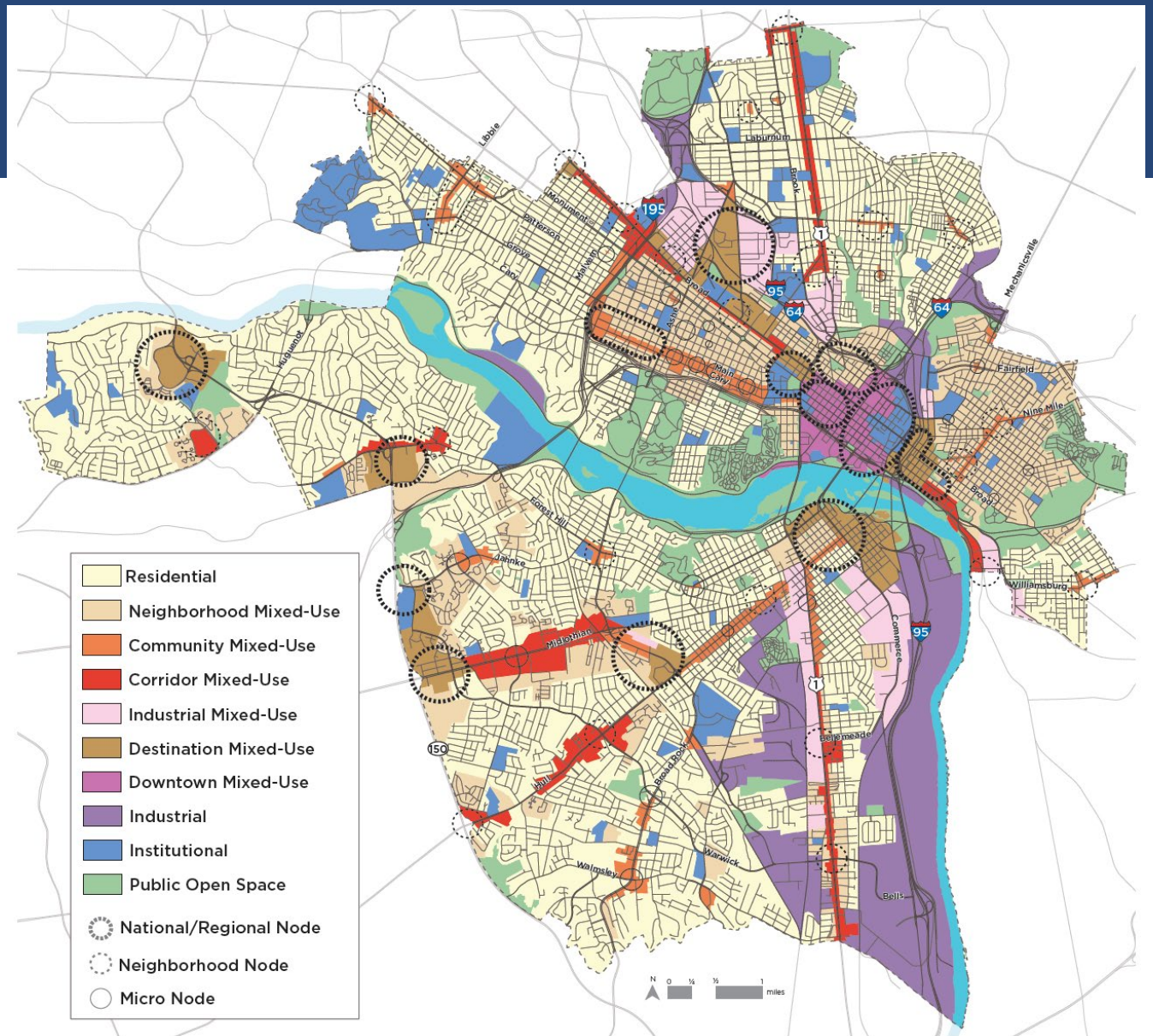
Neighborhood Mixed-use



Future Land Use

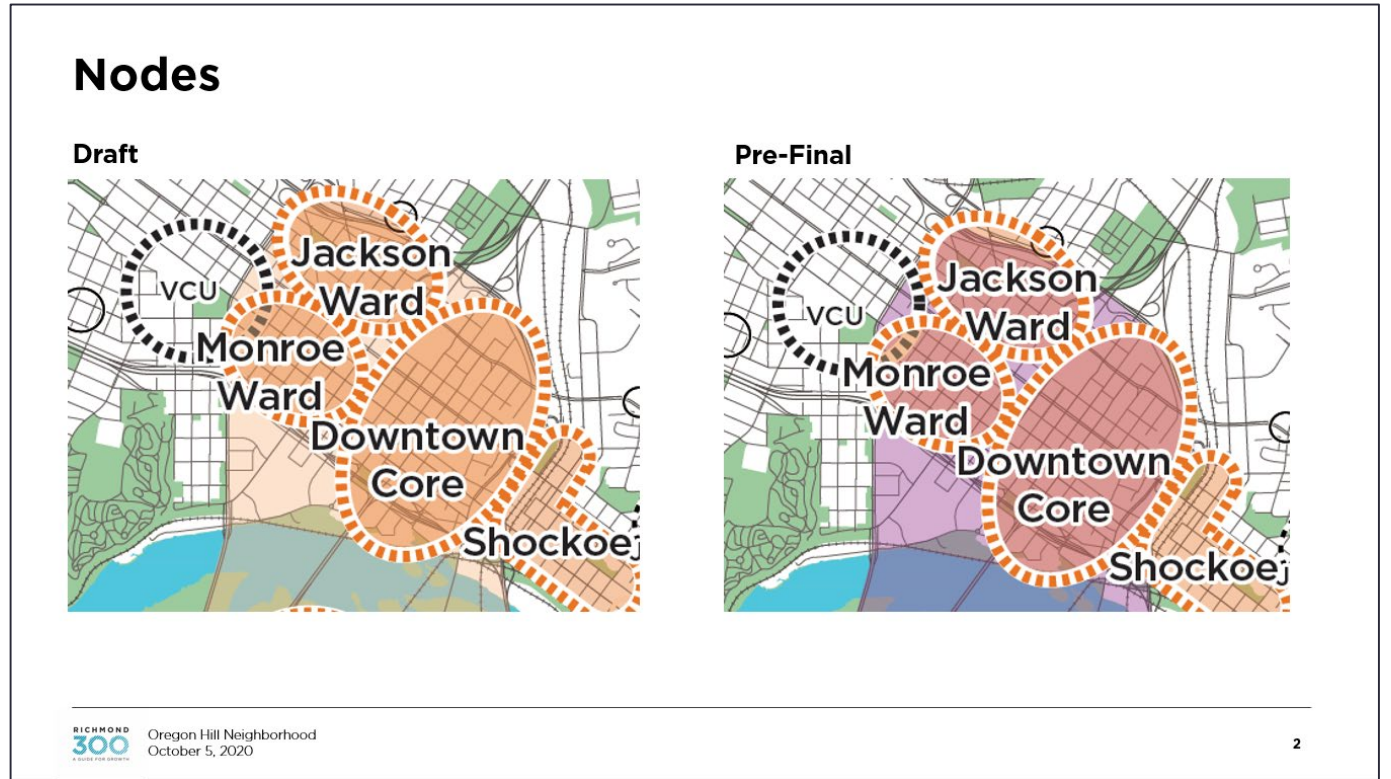
It is incorrect to designate solo parcels as “neighborhood mixed-use” within a large “residential” area.

Future land use is not zoning.



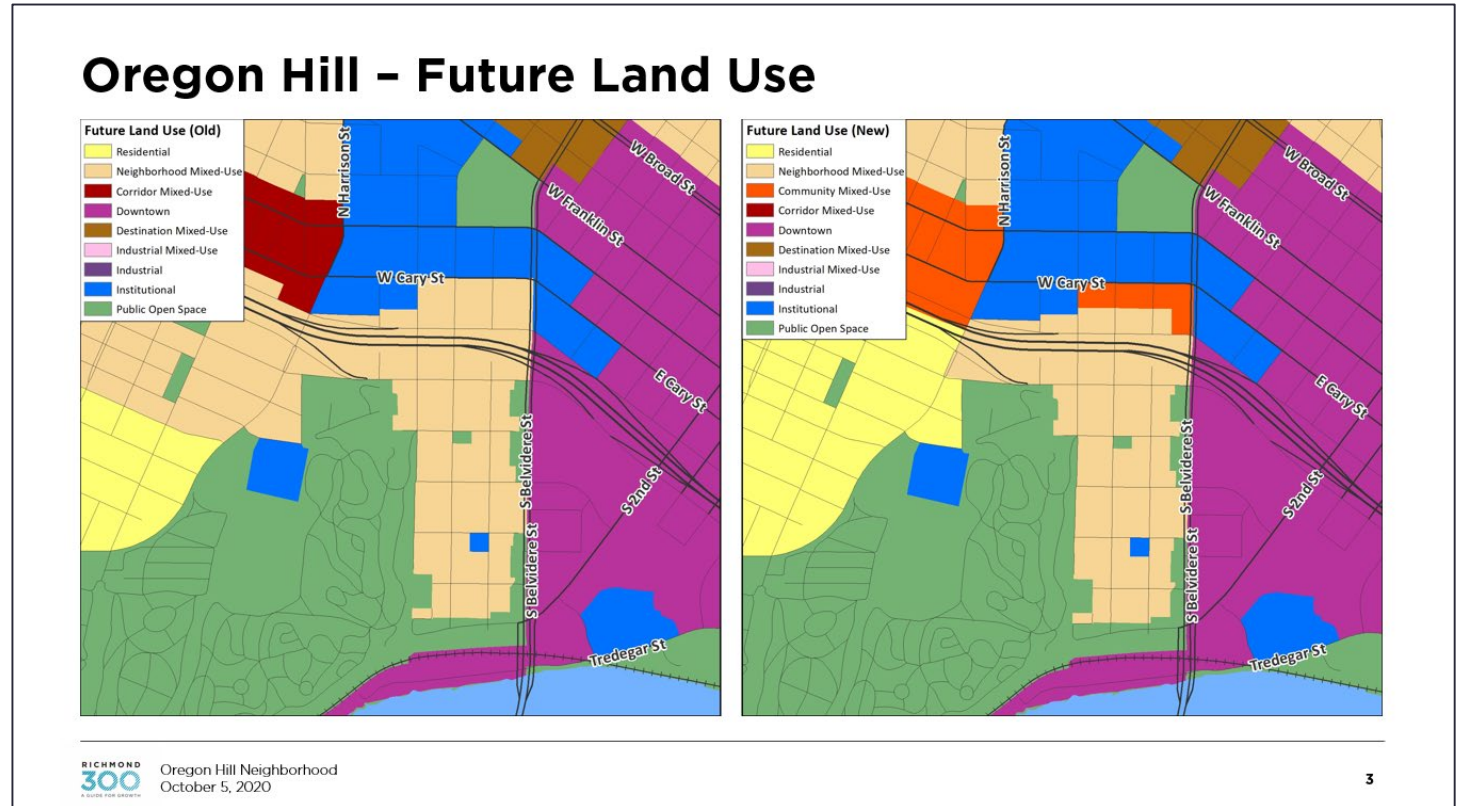
Past Engagement

City staff, the Richmond 300 Advisory Council, the Richmond 300 Working Group, and the City Planning Commission heard the concerns of Oregon Hill residents and made adjustments.



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Neighborhood Mixed-Use

Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. **Future development should generally complement existing context.** Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. **In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small-scale commercial buildings should be introduced.**

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. **Buildings taller than four stories may be found along major streets (see Street Typologies Map).** Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

