



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-027: To authorize the Chief Administrative Officer to accept \$100,000 from the Virginia Port Authority and to appropriate the increase to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Economic and Community Development's Intermediate Terminal and Riverfront Public Access project in the Economic and Community Development category by \$100,000 for the purpose of funding improvements to the Intermediate Terminal facility.

To: City Planning Commission
From: Land Use Administration
Date: February 21, 2017

PETITIONER

City of Richmond, Department of Public Works

LOCATION

Intermediate Terminal Facility

PURPOSE

To authorize the Chief Administrative Officer (CAO), for and on behalf of the City of Richmond to accept funds from the Virginia Port Authority, Aid to Local Ports Grant Program for the Capital Improvement Project, Intermediate Terminal and Riverfront Access Project.

SUMMARY & RECOMMENDATION

The Intermediate Terminal is the primary opportunity for the City along the James River to develop commercial passenger, tourist and City resident interaction with the deep water portion of the river. This area is a historic and currently underused deep water access opportunity that truly connects the City by water to the entire world. The Intermediate Terminal Dock is known for its history as a port of entry for sugar imports to the United States from Cuba, a trade entirely cut off by the US Cuban Embargo Act of 1962, which banned all imports. Since that time, commercial shipping use of the terminal site has dwindled with break-bulk traffic occurring down river at the Richmond Marine Terminal, formally Port of Richmond. Tourist, local fishing culture, boating, tall ship, small cruise ships and occasional barge docking at the site continued into recent years, the deterioration of the facility itself precluded all uses other than fishing from the dock.

The City initiated a comprehensive Riverfront Plan study, adopted the Riverfront Plan and has begun implementing site stabilization. The city's Riverfront Plan codifies conceptual public access, tourist, recreational, small cruise ships, and occasional barge service as priorities for Intermediate Terminal. The recent development and successful opening of the Capital Trail through the site further brings cyclists and pedestrians through the site weekly on their way to downtown Richmond, Williamsburg and Jamestown, all consistent with the Riverfront Plan.

Department of Public Works Staff recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

The subject property is located within the East Planning District, in the vicinity of Water and Wharf Streets, along the James River.

Downtown Plan & Zoning

The City's Downtown Plan calls for the future land use of the area to be Natural Area, which includes areas for wilderness and other areas for ecological preservation, and Urban Center Area, characterized by mixed uses at higher densities.

Properties within the area, including the subject property, are zoned within the M-2 Heavy Industrial District.

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