

INTRODUCED: April 14, 2025

A RESOLUTION No. 2025-R015

To direct the City Planning Commission, as a part of its required review of the Master Plan in 2025, to prepare, submit to public hearing, and consider an amendment to the Master Plan updating the Vision and Primary Next Steps for the Six Points Neighborhood Node and to request that the Chief Administrative Officer cause the Department of Planning and Development Review, the Department of Public Works, the Department of Economic Development, and the Department of Housing and Community Development to collectively work with the City Planning Commission to prepare such amendment to the Master Plan. (6th District)

Patron – Ms. Robertson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 28 2025 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, the Master Plan describes “nodes” as current and potential activity centers in the city of Richmond capable of accommodating growth in jobs and population that are deserving

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: APR 28 2025 REJECTED: _____ STRICKEN: _____

of aligned land use planning, transportation planning, and public policy to ensure that each node becomes a thriving crossroads for its respective community; and

WHEREAS, the Master Plan defines a “Neighborhood Node” as a local crossroads typically within or next to larger residential areas that offers goods and services to nearby residents, employees, and visitors; and

WHEREAS, the Master Plan designates Six Points as a Neighborhood Node at the center of the Highland Park Community that can serve as the community center with small-scale, neighborhood serving commercial uses; and

WHEREAS, the City contracted the Urban Land Institute to conduct a Technical Assistance Panel to provide expert guidance on the future development of the Six Points Neighborhood Node; and

WHEREAS, the Technical Assistance Panel was conducted on July 9, 2024, and July 10, 2024, and resulted in recommendations for the City to develop additional guiding documents to address (i) blighted properties, (ii) zoning and land use modifications, (iii) opportunity sites, (iv) pedestrian and bike infrastructure, (v) design standards, (vi) developing a central gathering space, (vii) incorporating public art, (viii) developing acquisition or redevelopment strategies, (ix) supporting commercial development, (x) institutional partnerships, (xi) maker spaces, (xii) incubators, and (xiii) locally owned goods and services; and

WHEREAS, though the Master Plan includes primary next steps to achieve the vision for the Six Points Neighborhood Node, additional steps, to include details on implementation and place-based recommendations, are needed to address the issues raised by the Technical Assistance Panel; and

WHEREAS, it is the opinion of the Council that the Six Points Neighborhood Node warrants greater attention in the Master Plan to ensure additional land use, transportation, and economic development planning work are performed so the Six Points Neighborhood Node can reach its full potential as a Neighborhood Node and commercial center of the Highland Park community in accordance with the recommendations of the Technical Assistance Panel; and

WHEREAS, the City Planning Commission will review the Master Plan to determine whether it is advisable to amend the plan in 2025 as required by section 15.2-2230 of the Code of Virginia (1950), as amended; and

WHEREAS, it is the consensus of the Council that it should direct the City Planning Commission, as a part of its required review of the Master Plan for 2025, to prepare, hold a public hearing on, and consider an amendment to the Master Plan that updates the Six Points Neighborhood Node and, in accordance therewith, sets forth a detailed next steps for land use, transportation, and economic development in the Six Points Neighborhood Node that prioritizes creating a vibrant, well-connected, neighborhood-serving, commercial center;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That, in accordance with section 17.06 of the Charter of the City of Richmond (2020), as amended, and section 15.2-2229 of the Code of Virginia (1950), as amended, the City Planning Commission, as a part of its required review of the Master Plan for 2025 as provided in section 15.2-2230 of the Code of Virginia (1950), as amended, is hereby directed to:

1. Prepare an amendment to the Master Plan that updates the vision and primary next steps for the Six Points Neighborhood Node that begins on page C-23 of Appendix C of the Master Plan;

2. Submit such amendment to public hearing and conduct all other proceedings as may be required by law within the 60-day timeframe specified by section 15.2- 2229 of the Code of Virginia (1950), as amended; and

3. Adopt and certify to the City Council the requisite resolution to adopt such amendment in accordance with section 17.06 of the Charter of the City of Richmond (2020), as amended, as soon as possible after the conclusion of the required public hearing.

BE IT FURTHER RESOLVED:

That the Council requests that the Chief Administrative Officer cause the Department of Planning and Development Review, the Department of Public Works, the Department of Economic Development, and the Department of Housing and Community Development to collectively work with the City Planning Commission to prepare such amendment to the Master Plan by, at a minimum:

1. Developing an economic development strategy to encourage neighborhood-serving, commercial development within the Six Points Neighborhood Node;

2. Identifying blighted and underutilized properties and developing strategies as to how best to encourage the redevelopment of such properties;

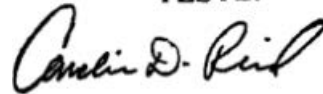
3. Analyzing vehicular traffic and pedestrian safety along the corridors of Brookland Park Boulevard, 2nd Avenue, Meadowbridge Road, and Dill Avenue at the Six Points traffic circle to develop tailored recommendations that prioritize pedestrian safety, enhance walkability, and improve multimodal connectivity within and to the Six Points Neighborhood Node;

4. Developing placemaking and branding strategies for the Six Points Neighborhood Node such as pocket parks and parklets;

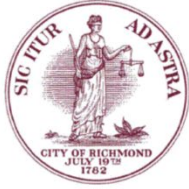
5. Considering zoning districts and available incentives that best encourages a mix of uses, particularly additional neighborhood serving commercial uses, in the Six Points Neighborhood Node; and

6. Considering necessary infrastructure within and adjacent to the Six Points Neighborhood Node to accommodate the increased residential development that has and is approved to occur within the greater Highland Park community, such as lighting, sewer, transit, and parking.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Camille D. Rind". The signature is written in a cursive, flowing style.

City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Council Ordinance/Resolution Request

TO Laura Drewry, City Attorney

THROUGH Matthew Slatts, Interim Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Ellen Robertson, 6th District Councilmember
Tabrica Rentz, Deputy City Attorney
Will Perkins, Sr Manager Legislative Services

DATE March 26, 2025

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TITLE: **Requesting that the Planning Commission review and recommend Amendments to the Six Points Neighborhood Node Portion of the Master Plan.**

Request for legislation:

Ordinance ☐ **Resolution** ☒

REQUESTING COUNCILMEMBER/PATRON

SUGGESTED STANDING COMMITTEE

Ellen Robertson

Land Use, Housing & Transportation

ORDINANCE/RESOLUTION SUMMARY

Directing the Planning Commission, as a part of its review of the Master Plan in 2025 to prepare, submit to public hearing, and adopt amendments to the Master Plan regarding the area generally known as the Six Points Neighborhood Node. Specifically, prepare amendments to the Master Plan that updates Vision & Primary Next Steps for the Six Points Neighborhood, conduct public hearings regarding those amendments and make recommendations to the City Council regarding the same.

Additionally; the patron requests that the Planning Commission recommended amendments address the following: 1) neighborhood focused economic development; 2) redevelopment of blighted properties; 3) analysis of ways to improve vehicular and pedestrian safety and neighborhood connectivity at the traffic circle; 4) development of parks and parklets; 5) recommend incentives for additional neighborhood serving commercial uses; and 6) necessary infrastructure improvements impacting increased residential development in Highland Park such as lighting, sewer, transit and parking.

BACKGROUND

The Planning Department and the Planning Commission will be conducting a review of the Master Plan as required by Virginia Code Section 15.2-2230. The patron's resolution requests that the Planning Commission, as part of its review prepare, submit to public hearing, and adopt an amendment to the Master Plan making certain changes for the area generally known as the Six Points Neighborhood Node and impacting the nearby Highland Park neighborhood.

The Master Plan currently contains Visions and Primary Next Steps for the Six Points Neighborhood Node. The patron requests that the Planning Commission review this and consider enhancements that prioritize placemaking, roadway safety improvements, park and infrastructure improvements, address blight and the supporting the development of neighborhood serving commercial growth.

A March 2025 introduction of the legislation for Council consideration is requested.

FISCAL IMPACT STATEMENT

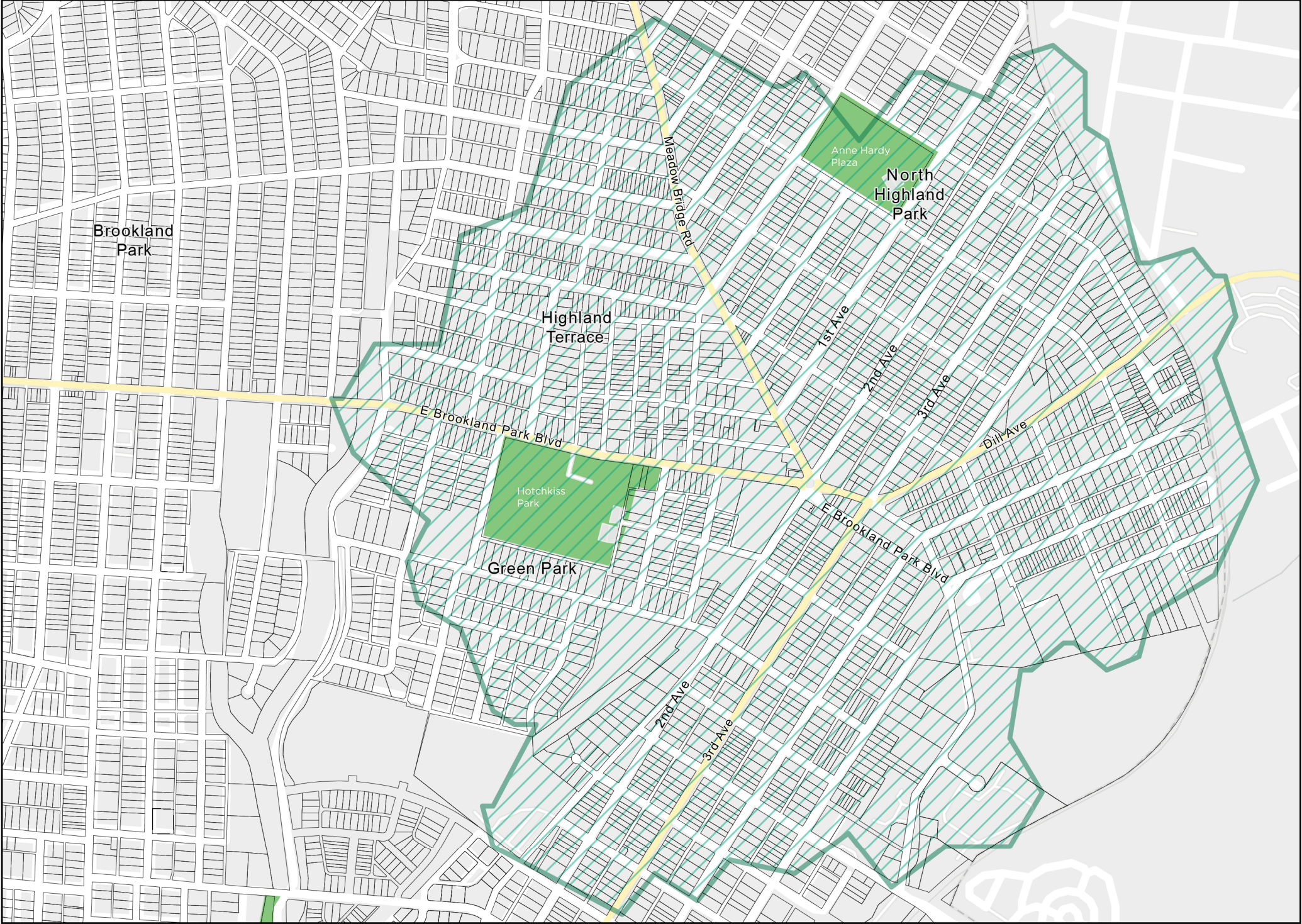
Fiscal Impact Yes ☐ No ☒

Budget Amendment Required Yes ☐ No ☒

Note: N/A

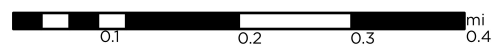
Estimated Cost or Revenue Impact: No costs are anticipated for this resolution's request for Master Plan review

Attachment/s Yes ☒ No ☐ Draft legislation



Six Points Node
10-minute Walkshed

-  10-minute walkshed
-  High traffic road
-  Parcel
-  Park



PDR, EB, 3.2025

