



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2022-362 – To declare a public necessity for and to authorize the Chief Administrative Officer to accept two parcels of real property from Sauer Properties, Inc., and known as 1220 North 7th Street and 1241 North 7th Street for the purpose of a connector between the Shockoe Hill Burying Ground Historic District and the proposed Enslaved African Heritage Campus in the city of Richmond.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2023

PETITIONER

Matthew A. Welch, Senior Policy Advisor (Planning & Economic Development Portfolio)

LOCATION

1220 N. 7th Street & 1241 N. 7th Street

PURPOSE

To authorize the City's acquisition of the following two (2) parcels of real estate (collectively, the "Property") via gift/dedication from Sauer Properties Inc. for the purpose of a future trail/connector between the Shockoe Hill Burying Ground Historic District and the future Enslaved African Heritage Campus in Shockoe Bottom.

SUMMARY & RECOMMENDATION

The Property is currently owned by Sauer Properties Inc. and is located in the vicinity of E. Cannon Branch/Shockoe Creek in between the N. 7th Street (to the West) and the CSX Railway (to the East). A portion of the Property is located within the Shockoe Hill Burying Ground Historic District (National Register of Historic Places), which historic district also includes 1305 N. 5th Street (acquired by the City in 2021).

Due to the location of the Property, it could serve as an important link in a future trail/connector between the Shockoe Hill Burying Ground Historic District and the historic sites/future Enslaved African Heritage Campus in Shockoe Bottom.

Sauer Properties, Inc. has generously offered to gift/dedicate the Property to the City at no cost and the Administration recommends that Council authorizes the City's acceptance of the offer/acquisition of the Property.

Staff recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

The subject properties consist of a combined 65,340 SF, or 1.5 acres of land, located on North 7th Street adjacent to CSX railroad right-of-way. The property is a part of the Upper Shockoe Valley neighborhood.

PROPOSED USE FOR THE PROPERTY

Public park and open-space.

MASTER PLAN

The Richmond 300 Master Plan recommends an Industrial Land Use category for this property. Industrial is defined as “Manufacturing and production areas that primarily feature processing, research and development, warehousing, and distribution.”

Development Style: The arrangement of structures, parking and circulation areas, and open spaces should recognize the unique needs of industrial users. Industrial areas have a design aesthetic that buffers industrial uses from other adjacent uses.

Mobility: Pedestrian, bicycle, and transit access is accommodated. Bike parking is provided. Parking lots and parking areas are located to the rear of street-facing buildings. Vehicle entrances are located off alleys or secondary streets.

Intensity: One to three stories with exceptions for unique building features relating to that industrial use.

Primary Uses: Industrial and open space.

Secondary Uses: Retail/office/personal service. (p. 68)

The Richmond 300 Master Plan also recommends this area for Greenways. A greenway is a universally accessible paved path that is a minimum of 8-feet wide and intended for non-vehicle users. Examples of greenways in Richmond are the Canon Creek Greenway and the Virginia Capital Trail. Greenways are sometimes also referred to as shared use-paths. Non-vehicle users are pedestrians, joggers, cyclists, rollerbladers, skateboarders, wheelchair users, people pushing strollers, and other users that are not using a vehicle for transportation. (p. 74)

ZONING

Zoning for this area is primarily M-1 Light Industrial District.

SURROUNDING AREA

Much of the area includes vacant parcels, CSX right-of-way, and Light and Heavy Industrial Uses.

Staff Contact:

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