INTRODUCED: April 26, 2021

A RESOLUTION No. 2021-R026

As Amended

To [~~direct~~] request that the City Planning Commission [~~to prepare, submit to public hearing, and consider an amendment making~~] adopt as an appendix for consideration in 2025 certain changes to the Master Plan.

Patrons – President Newbille, Vice President Robertson, Ms. Jordan, Ms. Lambert, Ms. Trammell, Mr. Jones and Ms. Lynch

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Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 21 2021 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 23 2023 REJECTED: _____ STRICKEN: _____

indicate the Council's intended considerations when the Council adopts zoning ordinances to legally regulate the use of land in the city; and

WHEREAS, the Council consequently desires certain changes to the Master Plan to achieve the Master Plan's purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the city and its environs that will, in accordance with existing and future needs, best promote health, safety, morals, comfort, prosperity and general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, it is the consensus of the Council that it should [~~direct~~] request that the City Planning Commission [~~to prepare, hold a public hearing on, and consider certain changes for incorporation into~~] adopt an appendix to the Master Plan, as provided in 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, that sets forth certain proposed changes to the Master Plan to be considered by the City Planning Commission in 2025;

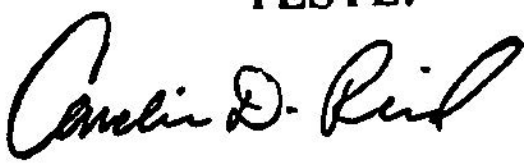
NOW, THEREFORE,

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 is hereby [~~directed~~] requested to [~~(i) prepare an amendment to the Master Plan that addresses each of the issues raised in~~] adopt the [~~eight-page~~] nine-page document entitled [~~"Richmond City Council Amendment Requests for Richmond 300 Master Plan,"~~] "Appendix D," a copy of which is attached to and hereby incorporated into this resolution, [~~(ii) 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 (iii) adopt and certify to the City Council the requisite resolution to adopt such amendment~~] as a part of the Master Plan for further consideration in 2025 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~~].

A TRUE COPY:
TESTE:



City Clerk

RECEIVED
By Desiney Lowery at 10:49 am, Apr 21, 2021

Richmond City Council

The Voice of the People — Richmond, Virginia

Office of the Council Chief of Staff

Council Ordinance/Resolution Request

TO **Haskell Brown, Interim Richmond City Attorney**

FROM Joyce L. Davis, Interim Council Chief of Staff
Office of the Council Chief of Staff

COPY Cynthia Newbille, Council President
Ellen Robertson, Vice President
Katherine Jordan, 2nd District Councilmember
Ann Francis Lambert, 3rd District Councilmember
Stephanie Lynch, 5th District Councilmember
Reva Trammell, 8th District Councilmember
Tabrica Rentz, Interim Deputy City Attorney

DATE **April 21, 2021**

PAGE/s 1 of 1

TITLE **RVA 300 Master Plan Amendments**

This is a request for the drafting of an **Ordinance** ☒ **Resolution** ☐

REQUESTING COUNCILMEMBER/PATRON

President Cynthia Newbille, Vice President Robertson, Councilmember Jordan, Councilmember Lambert, Councilmember Lynch, Councilmember Trammell

SUGGESTED STANDING COMMITTEE

Land Use, Housing and Transportation

ORDINANCE/RESOLUTION SUMMARY

The patrons are requesting amendments to the RVA 300 Master Plan document.

BACKGROUND

This patrons are requesting the revisions to the RVA300 Master Plan document.

This requested date of introduction is April 26, 2021.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes ☐	No ☒
Budget Amendment Required	Yes ☐	No ☒
Estimated Cost or Revenue Impact	$	

Attachment/s Yes ☒ No ☐

Richmond City Hall | 900 East Broad Street, Suite 305 | Richmond, Virginia 23219 U.S.A. | 804.646.2778 (tel) | 804.646.5468 (fax) | www.richmondgov.com/citycouncil

Richmond City Council Amendment Requests

for

Richmond 300 Master Plan

- **Chapter 1: Vision and Core Concepts**
  - Page 12: The Master Plan offers three possible population growths; moderate, strong, and aggressive. Amend the Plan to select growth at the aggressive. Option as a priority goal. Richmond cannot afford to consider moderate growth nor strong.
  - Page 14, Figure 6: The Oak Grove-Bellemeade communities are just beginning to face realtors' speculative sales and increases in property values - although vacancy, code violations, and abandonment is shown in the Figure#6 map on pg. 14. Buffered by Route1 and Commerce Rd., this is an ideal first-time homeowners' neighborhood where many long term seniors still live on fixed incomes. A special node for retainage of single family home owners is needed with a protected buffer of neighborhood mix-use on the Southside of Commerce Rd. and industrial and institutional on the Northside of Commerce Rd.
  - Page 30: That Primary Next Steps on page 30 of the Richmond 300 (and throughout the plan as appropriate) be amended to add: Jackson Ward Community Plan & Overlay District: Develop a small area plan and design overlay district with the entire Jackson Ward community and related stakeholders to reconnect this historically Black neighborhood, preserve its historic and architectural integrity and manage potential involuntary displacement and inclusive housing.
  - Page 32, Primary Next Steps:
    - ***Small Area Plan:*** *Complete and adopt the Shockoe Small Area Plan (which is under development), as an element of Richmond 300 (Goal 1).* ***(Add:)*** *The Shockoe Small Area Plan will serve as the City's chief reference for developing rules to govern building height, land use intensity, density, and design in Shockoe Bottom. Amend the Future Land Use map in accordance with the Shockoe Small Area Plan.*
    - ***Rezoning:*** *Rezone the Shockoe area in alignment with the* ***(Add:)*** *Shockoe Small Area Plan to allow appropriate growth while also protecting and enhancing significant historic sites (Goal 1).*
  - Page 51, Figure 8: To increase businesses and job growth, destination mixed-use is requested on all of Route 1 and Chamberlayne, Midlothian and Hull now recommended for corridor mixed use.
  - Page 51, Figure 8: Broad Street West, from Downtown to the Henrico county line, should be amended to be corridor mixed- use, not destination mixed–use. Add Mechanicsville and Forest Hill to corridor mixed-use).

- Pages 51 & 76: Land use must be more equitable for multi-family and single family housing, yielding an average of twenty percent (20%) for both housing options.
- Page 51, Figure 8 & Page 77, Figure 14: Increase density by greater future land use from residential to neighborhood mixed use in neighborhood shown in Figure 14 on page 77, where excessive blight, abandoned, vacant buildings, lands and under-developed land exists - which is currently experiencing high land values speculation, spikes in values, gentrification and dislocation of lower income seniors and rental housing. Special nodes are needed in these areas to retain owner occupancy, increase decent, and lower scale multifamily housing to cause inclusion, not displacement, and affordable diversity instead of only large lot single family housing racing to reach values of $550,000. The Master Plan calls for aggressive code enforcement without incentives to retain existing owners. The neighborhood areas to be changed from residential to neighborhood mixed-use are Broad Rock, Jahnke Road, Cary (Far West), Broad Street (Far West), Brookland Park and Highland Park.

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- Page 53: The areas shown on the land use map on page 53 of the Land Use Plan on the south side of Broad Street between Ryland and Arthur Ashe Boulevard should abide by the Land Use terms as specified in the Pulse Corridor Plan.
- Page 53: The areas shown on the land use map on page 53 of the Land Use Plan that include Jackson Ward are hereby changed from Destination Mixed Use to Community Mixed Use.
- Page 53, Figure 11, and Page 85, Figure 18: Future Land Use Map:
    - ***Insert footnote for Shockoe Bottom:*** *The Future Land Use Map will be amended to reflect neighborhood designations approved in the pending Shockoe Small Area Plan.*
    - ***Change*** *the designation east of 21st Street to Gillies Creek (at Main Street) to Neighborhood Mixed-Use.*

- Page 53: Oregon Hill should be removed from the Neighborhood Mixed Use land use designation and instead be designated Residential.

    - If the relief requested in above is not granted, we request use of below:

        - If Oregon Hill is not designated Residential, the height limit in Neighborhood Mixed Use should be changed from "four" to "three" stories to reflect actual conditions in the neighborhood. A residential story is generally accepted to be 10' 8" in height; three stories

at this dimension results in a maximum height of 32 feet. To avoid a height limit less than the existing limit in R-7, we request the adoption of the existing R-7 height limit of 35 feet.

- Page 56: The second sentence of the paragraph titled "Intensity" on page 56 of the Master Plan should be amended to add: Jackson Ward Community Plan & Overlay District: Develop a small area plan and design overlay district with the entire Jackson Ward community and related stakeholders to reconnect this historically Black neighborhood, preserve its historic and architectural integrity and manage potential involuntary displacement and inclusive housing.
    - If this cannot be done, then we request the following: Remove South Laurel Street (south of Cary Street) and Idlewood Street from the street Typologies map on p. 73 from the "Major Street" designation that would allow the construction of buildings by right that are taller than the existing zoning allows.
- The second sentence of the paragraph titled "Intensity" on p.56 of the Master Plan should be deleted.
- The area of West Grace Street between Lombardy and Arthur Ashe Boulevard should be removed from the Great Streets designations (in any of its iterations, including Major Mixed Use Street) and map entirely.
- Page 58: Paragraph entitled "Intensity" on page 58 of the Master Plan, as such paragraph applies to the areas on the north side of Main Street from Shields to Boulevard, should be amended to allow buildings generally ranging from two to four stories, except where existing zoning prior to the adoption of the master plan allows for greater height or intensity.
- Page 79, Figure 15: Revise and replace the "Future Connections Map" to remove the proposed downriver bridge and Interstate highway interchange.
- Page 80: Delete #17 and #18, removing reference to the proposed downriver bridge and Interstate highway interchange.
- The Carver Community would like to request that land use designation of Destination Mixed-Use and Corridor Mixed-Use be changed to Community Mixed-Use.
- The 6-Public housing communities should be included in the future land use. All surplus city land assigned to the Land Bank should be reserved for housing at thirty percent (30%) of the area median income. Existing RRHA managed- HUD owned land that is deeded to the City for redevelopment should increase inclusive, low-income housing throughout each priority growth node.
- That the Historic and Cultural Attractions Primary Next Step on page 30 of the Richmond 300 (and throughout plan as appropriate) be amended to include the Historic Jackson Ward Neighborhood and 2nd Street (between Broad and Duval.) Revise as follows: Historic and Cultural attractions: Maintain, grow and market the historic Jackson Ward

neighborhood highlighting its unique history and architecture and historic attractions such as the Black History Museum, Maggie L. Walker's home and the 2nd Street. Corridor.

- **Chapter 2: High-Quality Places**
  - Page 84: Add "Seek authority from the Virginia General Assembly to enact an Inclusionary Zoning ordinance to strengthen the City's ability to mandate the provision of affordable housing." as Objective 1.1(g).
  - Page 85, Figure 18: Recommend a targeted amendment to the Future Land Use Map to make it clear that the Future Land Use map will be amended in accordance with the Shockoe Small Area Plan.
  - Page 92, Goal 3, Historic Preservation, Existing Context, National Historic District:
    - Add: Where the Virginia Department of Historic Resources (DHR) holds easements written to preserve the character of a National Register Historic District land use rules applicable to land within those easements should reinforce those easements' intent. The easement in Shockoe Bottom that protects historic views between Tobacco Row, the St John's Church Old and Historic District, and the James River is a primary example of such easements.
  - Page 95, Objective 3.1: Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity:
    - L: Establish viewshed protections to protect and enhance views of critical natural features, such as the downriver view from Libby Hill.
    - *The viewshed provisions should be strengthened by stating <u>explicitly</u>: "Establish a means to protect and enhance views of critical natural features, particularly the downriver view from Libby Hill Park. Development on City-owned parcels within any defined and protected viewshed should not block such viewshed." Edit the following sections accordingly:*
    - ADD: Establish viewshed protections to protect and enhance views of critical natural features, such as the downriver view from Libby Hill. Development on city-owned parcels within the defined Libby Hill viewshed should not block views of the river from Libby Hill.
    - Page C-28, Priority Growth Nodes: Rocketts Landing, Primary Next Steps
      - Add: Protect and enhance views of critical natural features, particularly the downriver view from Libby Hill Park. Development on City-owned parcels within the defined viewshed should not block the views of the river.
- **Chapter 3: Equitable Transportation**
  - Page 124: State explicitly that the intensity standard for the "major street' designation does not recommend raising building heights above that permitted by existing zoning in those areas. [This is intended to address the designation of Idlewood and South Laurel between Cary and

Idlewood as "major streets" (p. 124) that "Buildings taller than four stories may be found on major streets (p. 56)]

- Page 127, Figure 30: Revise and replace the "Connections, Interchanges, and Bridges Map" to remove the proposed downriver bridge and Interstate highway interchange.
- Page 138: Add "including increased business contracting opportunities for Section 3 resident owned businesses." to the end of Objective 11.2(a).
- Amend the plan to add priority nodes as follows:
  - Establish a "Smart Growth Priority Growth Node" for neighborhoods of the Big Six Public Housing neighborhoods of high density public housing to include amenities to achieve the qualities of life principles of the master plan, the grow of businesses and jobs within the node's areas, address food deserts, and provide blended economic scale of housing;
  - Create an overlay "Smart Growth Priority Node" in neighborhoods where gentrification is increasing sales and rents values greater than the average economy growth and growth in real estate assessment values by more than the average growth rate to include land use with promotes increased multi-family housing development and smaller lots size to promote increased density.

- **Chapter 4: Diverse Economy**
- **Chapter 5: Inclusive Housing**
  - Page 151: Add "and commit to the establishment of a permanent inclement weather shelter for houseless people in the city of Richmond." to the end of Objective 14.2(i).
  - Page 152: Add "Recommend AHTF funds be used for the creation of units as opposed to programming." to the end of Objective 14.3(a).
  - Page 152: Add "Commit to requiring developers who purchase public land to provide affordable units for families and individuals making less than 30% AMI." as 14.3(e).
  - Page 152: Change "...20% or more of units at 50% AMI." to "...20% or more of the units at or below 50% AMI." within Objective 14.4(a)
  - Page 152: Delete Objective 14.4(d), "Create affordable housing tax-increment finance (TIF) zones for land within a half mile of Pulse stations and direct the future incremental tax revenues funds from the TIF to the Affordable Housing Trust Fund for funding mixed-income projects within the Pulse TIF zone; establish similar TIF zones along future enhanced transit corridors."
  - Page 152: Add ", reserving some density for the purpose of negotiating for affordable housing units from private developers, to the extent that the General Assembly authorizes the City to lawfully engage in such an inclusionary zoning practice." to the end of the first sentence in Objective 14.5(a), after "(see Goal 1)."
  - Page 152: Add "Use the density bonus process more consistently in higher-density areas of the city to secure greater contributions of affordable housing units." to the end of Objective 14.5(b).

- Page 152, Objective 14.5(c) (pg. 152) : Update Zoning Ordinance to allow for accessory dwelling units, (add "such as granny flat or alley flat"), with form based requirements (add "and regulations").
- Page 154: Add "while guaranteeing one-for-one, physical unit replacement of like-kind for any public housing that is lost in the process of redevelopment." to the end of Objective 14.6(a).
- Page 155: Within the bulleted list included in Objective 14.8(f), change the first bullet to "Increase access to accessible housing through implementation of an affordable housing ordinance.", and change the fourth bullet to "Expand fair housing capacity by increasing number of affordable housing units through available legal means."

- **Chapter 6: Thriving Environment**
- **Chapter 7: Implementation**
  - Big Move: Re-writing the Zoning Ordinance
    - Page 189, Big Moves: Change the Gilpin Court Transformational Study implementation due date from FY 22-23 to FY 20-21
    - Page 198, Big Moves: Provide Greenways and Parks for All, Action Steps
      - Add: Establish viewshed protections to protect and enhance views of critical natural features, such as the downriver view from Libby Hill Park. Development on City-owned parcels within the defined Libby Hill viewshed shall not block the views of the river from Libby Hill.
      - ***Rezoning:*** *Rezone the Shockoe area in alignment with the* ***(ADD:)*** *Shockoe Small Area Plan ~~Future Land Use Map~~ to allow appropriate growth while also protecting and enhancing significant historic sites.*
      - ***Small Area Plan:*** *Complete and adopt the Shockoe Small Area Plan (which is under development) as an element of Richmond 300.* ***(ADD:)*** *The Shockoe Small Area Plan will address heights, density, and design in Shockoe Bottom. Amend the Future Land Use map in accordance with the Shockoe Small Area Plan.*

- **Other & Comments**
  - Small area plan for rezoning the **North Jackson Ward** vacant land for high quality, mixed use development
  - New bridge over **2nd Street**
  - Future land use to include designation and conservation of **burial grounds.**
  - Increase land use on **Richmond Route 1**
  - Increase **land use density** in commercial corridors
  - Add **Jefferson Davis** into this plan
  - **Schools** need to be added to the plan
  - Amend the Plan to include the **Economic Development Plan**
  - The property near **Seibert's Towing** needs to remain commercial.
  - **Tobacco Row**: The 1989 easement between Tobacco Row and the Virginia Department of Historic Resources should be explicitly cited in the

plan as contributing guidance for the heights, location, and design of development between 21st Street and Rocketts Landing. The easement committed to protect the context and views to/from Tobacco Row and the St John's Church Old and Historic District as well as protect the views to/from Tobacco Row and the James River. Changing the designation for areas along east of 21st Street to Gillies Creek (at Main Street) to Neighborhood Mixed-Use with a maximum height of 4 stories would be appropriate.

- ***Shockoe Bottom**: The pending Shockoe Bottom plan should be explicitly cited in Richmond300 as "the plan to serve as the City's chief reference for developing rules to govern building height, land use intensity, density, and design in Shockoe Bottom."*
- *Add narrative for the **National Slavery Museum**:* Richmond intends to build a National Slavery Museum -- the Museum of the American Slave Trade, in Shockoe Valley, on the site of the largest slave market on the East Coast of America. The National Slavery Museum will include the excavation of Lumpkin's Slave Jail, known as the Devil's Half Acre. It will tell the truth about our history to Americans and to the world. We intend to overcome our history of racism and race-based slavery. Monument Avenue is gone. This Museum, on the major north-south highway of America's East Coast, will proclaim that Richmond is no longer the Capital of the Confederacy, but a Capital of Truth and Reconciliation.
  The National Slavery Museum will be adjacent to the Main Street Station, located in a campus dedicated to Enslaved African Americans, including a Memorial Park and the African Burial Grounds. The city has already received plans and drawings for the National Slavery Museum, and a full preliminary study, including an award-winning design, prepared by the Smith Group, designers of the Museum of African American History on the Mall in Washington. The Smith Group is currently working out the relationship of the Museum to the flood plain of Shockoe Valley. When that is complete, the consultants will work with the City's new National Slavery Museum Foundation to complete the Museum plan, including full financial feasibility/economic impact, operations planning, and fund-raising.
- Very surprised to see a new **I-95 interchange** with Bellemeade Road and bridge across the James River to Henrico County in the area of Tree Hill Farm proposed on the map in the Draft Plan, with no text on it at all. This significant potential project received little to no attention in presentations. A bit of text was added to the Final Plan but this significant concept was not adequately vetted. The interchange may be OK, but the proposed new bridge in particular is problematic – they raise multiple community, land use, and environmental issues (such as the impact on truck traffic on South Side and adverse impacts on the historic Route 5 corridor). Suggest that references to the new interchange be deleted (Delete Item 18 from Figure 15, p. 79, the text on Item 18 on page 80, and the New Bridge in Figure 30, p 127).
- Significant changes were made between the draft and final plan to the Future Land Use Map for **Shockoe Bottom and Riverfront**, impacting things

like maximum height limits. And it is not clear how the Master Plan fits with the Shockoe Small Area Plan that is under development and the proposed Shockoe Bottom Memorial Park. Very concerned developers may seek rezoning and proceed under Richmond300 (which lacks maximum height limits and detailed commitments to the memorial park) before the Small Area Plan can be adopted. At the very least, would recommend a targeted amendment to the Future Land Use Map (Figure 11, p. 53, and Figure 18, p. 85) to make it clear that the Future Land Use map will be amended in accordance with the Shockoe Small Area Plan and amend bullets on pages 32 and 189 to make it clear that rezoning in the Shockoe area will be in alignment with the Shockoe Small Area Plan.

- **Inclusionary zoning**: The City should encourage use of its density bonus program in neighborhoods to increase the supply of affordable housing in new market rate multifamily developments. Additionally, we need to protect the public housing that exists and not continue mass evictions, given the unstable nature of our world in the global pandemic, in order to create enough vacancy to demolish the projects for private sector mixed income units that have significantly less oversight.
- **Strengthening mass transit**: As the transportation sector accounts for almost half of our carbon emissions in the Commonwealth, it is important that Richmond lead the way on a robust mass transit system in order to reduce the dependency on single occupancy vehicles, thereby mitigating climate change.
- State explicitly that Oregon Hill should retain its current R-7 residential zoning. This is intended to convey Oregon Hill's desire to retain its R-7 zoning because Neighborhood Mixed Use does not reflect the actual conditions found in Oregon Hill.
- **Future Land Use**- the proposed future land use continue the 30%-40% historic land use patterns for single family homes on large lots. For the City to grow, increased land mix-use provides the best option of high quality community places, increased population growth with a mix of housing choices, with less car dependency, increased businesses and job growth and enhance the per capita to attract quality neighborhood with food and finance anchors. The following amendments increase neighborhood mix-use, destination mix-use, adds institutional in the industrial future land use, and enhances corridor mixed-use.

APPENDIX D

Whereas: By Resolution No. 2020-236, adopted December 14, 2020, the Council of the City of Richmond (the "Council") voted unanimously to adopt the Richmond 300 Master Plan (the "Master Plan"), but with the expectation that certain amendments, set forth below in the body of this Appendix D (the "Amendments"), would be made to the Master Plan soon thereafter; and

Whereas: As a result, the Council, pursuant to its power under section 15.2-2229 of the Code of Virginia (1950), as amended, to prompt consideration of amendments to the Master Plan by "direct[ing] the local planning commission to prepare an amendment and submit it to public hearing," directed the City Planning Commission by Resolution No. 2021-R026, introduction on May 24, 2021 (the "Resolution"), to prepare and submit to public hearing within 60 days a resolution to adopt the Amendments as part of the Master Plan; and

Whereas: Pursuant to section 17.06 of the Charter of the City of Richmond (2020), as amended, the City Planning Commission may, but is not required to, adopt amendments to the Master Plan that the Council directs the City Planning Commission to consider; and

Whereas: The Council, in light of section 17.06 of the Charter of the City of Richmond (2020), as amended, and in recognition of Master Plan language that the Master Plan should be reviewed and revised every five years to address changes in community preferences driven by socioeconomic conditions, changes in laws, and the availability of new implementation tools and funding sources, has decided it would be appropriate to append the Amendments to the Master Plan and to have the City Planning Commission consider them for Master Plan incorporation in 2025; and

Whereas: The Council, therefore, requests that the City Planning Commission, as part of a robust, comprehensive public engagement process, to use the Amendments as a starting point in its effort to perform a 2025 update of the Master Plan;

NOW, THEREFORE, to memorialize the intent of the City Planning Commission and the Council that the Amendments serve as a starting point for the City Planning Commission's effort to update the Master Plan in 2025, the Council has approved an amendment to the Resolution that replaces the directive to incorporate the Amendments into the Master Plan with a request that this document, with the Amendments herein, be appended to the Master Plan as "Appendix D" for reference by the City Planning Commission in 2025, which appendix the City Planning Commission has adopted as part of the Master Plan.

The Amendments are as presented in the following eight-page document entitled "Richmond City Council Amendment Requests for Richmond 300 Master Plan":

Richmond City Council Amendment Requests

for

Richmond 300 Master Plan

- **Chapter 1: Vision and Core Concepts**
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- The second sentence of the paragraph titled "Intensity" on p.56 of the Master Plan should be deleted.
- The area of West Grace Street between Lombardy and Arthur Ashe Boulevard should be removed from the Great Streets designations (in any of its iterations, including Major Mixed Use Street) and map entirely.
- Page 58: Paragraph entitled "Intensity" on page 58 of the Master Plan, as such paragraph applies to the areas on the north side of Main Street from Shields to Boulevard, should be amended to allow buildings generally ranging from two to four stories, except where existing zoning prior to the adoption of the master plan allows for greater height or intensity.
- Page 79, Figure 15: Revise and replace the "Future Connections Map" to remove the proposed downriver bridge and Interstate highway interchange.
- Page 80: Delete #17 and #18, removing reference to the proposed downriver bridge and Interstate highway interchange.
- The Carver Community would like to request that land use designation of Destination Mixed-Use and Corridor Mixed-Use be changed to Community Mixed-Use.
- The 6-Public housing communities should be included in the future land use. All surplus city land assigned to the Land Bank should be reserved for housing at thirty percent (30%) of the area median income. Existing RRHA managed- HUD owned land that is deeded to the City for redevelopment should increase inclusive, low-income housing throughout each priority growth node.
- That the Historic and Cultural Attractions Primary Next Step on page 30 of the Richmond 300 (and throughout plan as appropriate) be amended to include the Historic Jackson Ward Neighborhood and 2nd Street (between Broad and Duval.) Revise as follows: Historic and Cultural attractions: Maintain, grow and market the historic Jackson Ward

neighborhood highlighting its unique history and architecture and historic attractions such as the Black History Museum, Maggie L. Walker's home and the 2nd Street. Corridor.

- **Chapter 2: High-Quality Places**
  - Page 84: Add "Seek authority from the Virginia General Assembly to enact an Inclusionary Zoning ordinance to strengthen the City's ability to mandate the provision of affordable housing." as Objective 1.1(g).
  - Page 85, Figure 18: Recommend a targeted amendment to the Future Land Use Map to make it clear that the Future Land Use map will be amended in accordance with the Shockoe Small Area Plan.
  - Page 92, Goal 3, Historic Preservation, Existing Context, National Historic District:
    - Add: Where the Virginia Department of Historic Resources (DHR) holds easements written to preserve the character of a National Register Historic District land use rules applicable to land within those easements should reinforce those easements' intent. The easement in Shockoe Bottom that protects historic views between Tobacco Row, the St John's Church Old and Historic District, and the James River is a primary example of such easements.
  - Page 95, Objective 3.1: Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity:
    - L: Establish viewshed protections to protect and enhance views of critical natural features, such as the downriver view from Libby Hill.
    - *The viewshed provisions should be strengthened by stating explicitly: "Establish a means to protect and enhance views of critical natural features, particularly the downriver view from Libby Hill Park. Development on City-owned parcels within any defined and protected viewshed should not block such viewshed." Edit the following sections accordingly:*
    - ADD: Establish viewshed protections to protect and enhance views of critical natural features, such as the downriver view from Libby Hill. Development on city-owned parcels within the defined Libby Hill viewshed should not block views of the river from Libby Hill.
    - Page C-28, Priority Growth Nodes: Rocketts Landing, Primary Next Steps
      - Add: Protect and enhance views of critical natural features, particularly the downriver view from Libby Hill Park. Development on City-owned parcels within the defined viewshed should not block the views of the river.
- **Chapter 3: Equitable Transportation**
  - Page 124: State explicitly that the intensity standard for the "major street' designation does not recommend raising building heights above that permitted by existing zoning in those areas. [This is intended to address the designation of Idlewood and South Laurel between Cary and

Idlewood as "major streets" (p. 124) that "Buildings taller than four stories may be found on major streets (p. 56)]

- Page 127, Figure 30: Revise and replace the "Connections, Interchanges, and Bridges Map" to remove the proposed downriver bridge and Interstate highway interchange.
- Page 138: Add "including increased business contracting opportunities for Section 3 resident owned businesses." to the end of Objective 11.2(a).
- Amend the plan to add priority nodes as follows:
  - Establish a "Smart Growth Priority Growth Node" for neighborhoods of the Big Six Public Housing neighborhoods of high density public housing to include amenities to achieve the qualities of life principles of the master plan, the grow of businesses and jobs within the node's areas, address food deserts, and provide blended economic scale of housing;
  - Create an overlay "Smart Growth Priority Node" in neighborhoods where gentrification is increasing sales and rents values greater than the average economy growth and growth in real estate assessment values by more than the average growth rate to include land use with promotes increased multi-family housing development and smaller lots size to promote increased density.

- **Chapter 4: Diverse Economy**
- **Chapter 5: Inclusive Housing**
  - Page 151: Add "and commit to the establishment of a permanent inclement weather shelter for houseless people in the city of Richmond." to the end of Objective 14.2(i).
  - Page 152: Add "Recommend AHTF funds be used for the creation of units as opposed to programming." to the end of Objective 14.3(a).
  - Page 152: Add "Commit to requiring developers who purchase public land to provide affordable units for families and individuals making less than 30% AMI." as 14.3(e).
  - Page 152: Change "...20% or more of units at 50% AMI." to "...20% or more of the units at or below 50% AMI." within Objective 14.4(a)
  - Page 152: Delete Objective 14.4(d), "Create affordable housing tax-increment finance (TIF) zones for land within a half mile of Pulse stations and direct the future incremental tax revenues funds from the TIF to the Affordable Housing Trust Fund for funding mixed-income projects within the Pulse TIF zone; establish similar TIF zones along future enhanced transit corridors."
  - Page 152: Add ", reserving some density for the purpose of negotiating for affordable housing units from private developers, to the extent that the General Assembly authorizes the City to lawfully engage in such an inclusionary zoning practice." to the end of the first sentence in Objective 14.5(a), after "(see Goal 1)."
  - Page 152: Add "Use the density bonus process more consistently in higher-density areas of the city to secure greater contributions of affordable housing units." to the end of Objective 14.5(b).

- Page 152, Objective 14.5(c) (pg. 152) : Update Zoning Ordinance to allow for accessory dwelling units, (add "such as granny flat or alley flat"), with form based requirements (add "and regulations").
- Page 154: Add "while guaranteeing one-for-one, physical unit replacement of like-kind for any public housing that is lost in the process of redevelopment." to the end of Objective 14.6(a).
- Page 155: Within the bulleted list included in Objective 14.8(f), change the first bullet to "Increase access to accessible housing through implementation of an affordable housing ordinance.", and change the fourth bullet to "Expand fair housing capacity by increasing number of affordable housing units through available legal means."

- **Chapter 6: Thriving Environment**
- **Chapter 7: Implementation**
  - Big Move: Re-writing the Zoning Ordinance
    - Page 189, Big Moves: Change the Gilpin Court Transformational Study implementation due date from FY 22-23 to FY 20-21
    - Page 198, Big Moves: Provide Greenways and Parks for All, Action Steps
      - Add: Establish viewshed protections to protect and enhance views of critical natural features, such as the downriver view from Libby Hill Park. Development on City-owned parcels within the defined Libby Hill viewshed shall not block the views of the river from Libby Hill.
      - ***Rezoning:*** *Rezone the Shockoe area in alignment with the* ***(ADD:)*** *Shockoe Small Area Plan ~~Future Land Use Map~~ to allow appropriate growth while also protecting and enhancing significant historic sites.*
      - ***Small Area Plan:*** *Complete and adopt the Shockoe Small Area Plan (which is under development) as an element of Richmond 300.* ***(ADD:)*** *The Shockoe Small Area Plan will address heights, density, and design in Shockoe Bottom. Amend the Future Land Use map in accordance with the Shockoe Small Area Plan.*
- **Other & Comments**
  - Small area plan for rezoning the **North Jackson Ward** vacant land for high quality, mixed use development
  - New bridge over **2nd Street**
  - Future land use to include designation and conservation of **burial grounds**.
  - Increase land use on **Richmond Route 1**
  - Increase **land use density** in commercial corridors
  - Add **Jefferson Davis** into this plan
  - **Schools** need to be added to the plan
  - Amend the Plan to include the **Economic Development Plan**
  - The property near **Seibert's Towing** needs to remain commercial.
  - **Tobacco Row**: The 1989 easement between Tobacco Row and the Virginia Department of Historic Resources should be explicitly cited in the

plan as contributing guidance for the heights, location, and design of development between 21st Street and Rocketts Landing. The easement committed to protect the context and views to/from Tobacco Row and the St John's Church Old and Historic District as well as protect the views to/from Tobacco Row and the James River. Changing the designation for areas along east of 21st Street to Gillies Creek (at Main Street) to Neighborhood Mixed-Use with a maximum height of 4 stories would be appropriate.

- ***Shockoe Bottom****: The pending Shockoe Bottom plan should be explicitly cited in Richmond300 as "the plan to serve as the City's chief reference for developing rules to govern building height, land use intensity, density, and design in Shockoe Bottom."*
- *Add narrative for the* ***National Slavery Museum****:* Richmond intends to build a National Slavery Museum -- the Museum of the American Slave Trade, in Shockoe Valley, on the site of the largest slave market on the East Coast of America. The National Slavery Museum will include the excavation of Lumpkin's Slave Jail, known as the Devil's Half Acre. It will tell the truth about our history to Americans and to the world. We intend to overcome our history of racism and race-based slavery. Monument Avenue is gone. This Museum, on the major north-south highway of America's East Coast, will proclaim that Richmond is no longer the Capital of the Confederacy, but a Capital of Truth and Reconciliation.

  The National Slavery Museum will be adjacent to the Main Street Station, located in a campus dedicated to Enslaved African Americans, including a Memorial Park and the African Burial Grounds. The city has already received plans and drawings for the National Slavery Museum, and a full preliminary study, including an award-winning design, prepared by the Smith Group, designers of the Museum of African American History on the Mall in Washington. The Smith Group is currently working out the relationship of the Museum to the flood plain of Shockoe Valley. When that is complete, the consultants will work with the City's new National Slavery Museum Foundation to complete the Museum plan, including full financial feasibility/economic impact, operations planning, and fund-raising.
- Very surprised to see a new **I-95 interchange** with Bellemeade Road and bridge across the James River to Henrico County in the area of Tree Hill Farm proposed on the map in the Draft Plan, with no text on it at all. This significant potential project received little to no attention in presentations. A bit of text was added to the Final Plan but this significant concept was not adequately vetted. The interchange may be OK, but the proposed new bridge in particular is problematic – they raise multiple community, land use, and environmental issues (such as the impact on truck traffic on South Side and adverse impacts on the historic Route 5 corridor). Suggest that references to the new interchange be deleted (Delete Item 18 from Figure 15, p. 79, the text on Item 18 on page 80, and the New Bridge in Figure 30, p 127).
- Significant changes were made between the draft and final plan to the Future Land Use Map for **Shockoe Bottom and Riverfront**, impacting things

like maximum height limits. And it is not clear how the Master Plan fits with the Shockoe Small Area Plan that is under development and the proposed Shockoe Bottom Memorial Park. Very concerned developers may seek rezoning and proceed under Richmond300 (which lacks maximum height limits and detailed commitments to the memorial park) before the Small Area Plan can be adopted. At the very least, would recommend a targeted amendment to the Future Land Use Map (Figure 11, p. 53, and Figure 18, p. 85) to make it clear that the Future Land Use map will be amended in accordance with the Shockoe Small Area Plan and amend bullets on pages 32 and 189 to make it clear that rezoning in the Shockoe area will be in alignment with the Shockoe Small Area Plan.

- **Inclusionary zoning**: The City should encourage use of its density bonus program in neighborhoods to increase the supply of affordable housing in new market rate multifamily developments. Additionally, we need to protect the public housing that exists and not continue mass evictions, given the unstable nature of our world in the global pandemic, in order to create enough vacancy to demolish the projects for private sector mixed income units that have significantly less oversight.
- **Strengthening mass transit**: As the transportation sector accounts for almost half of our carbon emissions in the Commonwealth, it is important that Richmond lead the way on a robust mass transit system in order to reduce the dependency on single occupancy vehicles, thereby mitigating climate change.
- State explicitly that Oregon Hill should retain its current R-7 residential zoning. This is intended to convey Oregon Hill's desire to retain its R-7 zoning because Neighborhood Mixed Use does not reflect the actual conditions found in Oregon Hill.
- **Future Land Use**- the proposed future land use continue the 30%-40% historic land use patterns for single family homes on large lots. For the City to grow, increased land mix-use provides the best option of high quality community places, increased population growth with a mix of housing choices, with less car dependency, increased businesses and job growth and enhance the per capita to attract quality neighborhood with food and finance anchors. The following amendments increase neighborhood mix-use, destination mix-use, adds institutional in the industrial future land use, and enhances corridor mixed-use.