

Priority Neighborhoods R300 Amendment

City Planning Commission | April 3, 2023

Aaron Bond

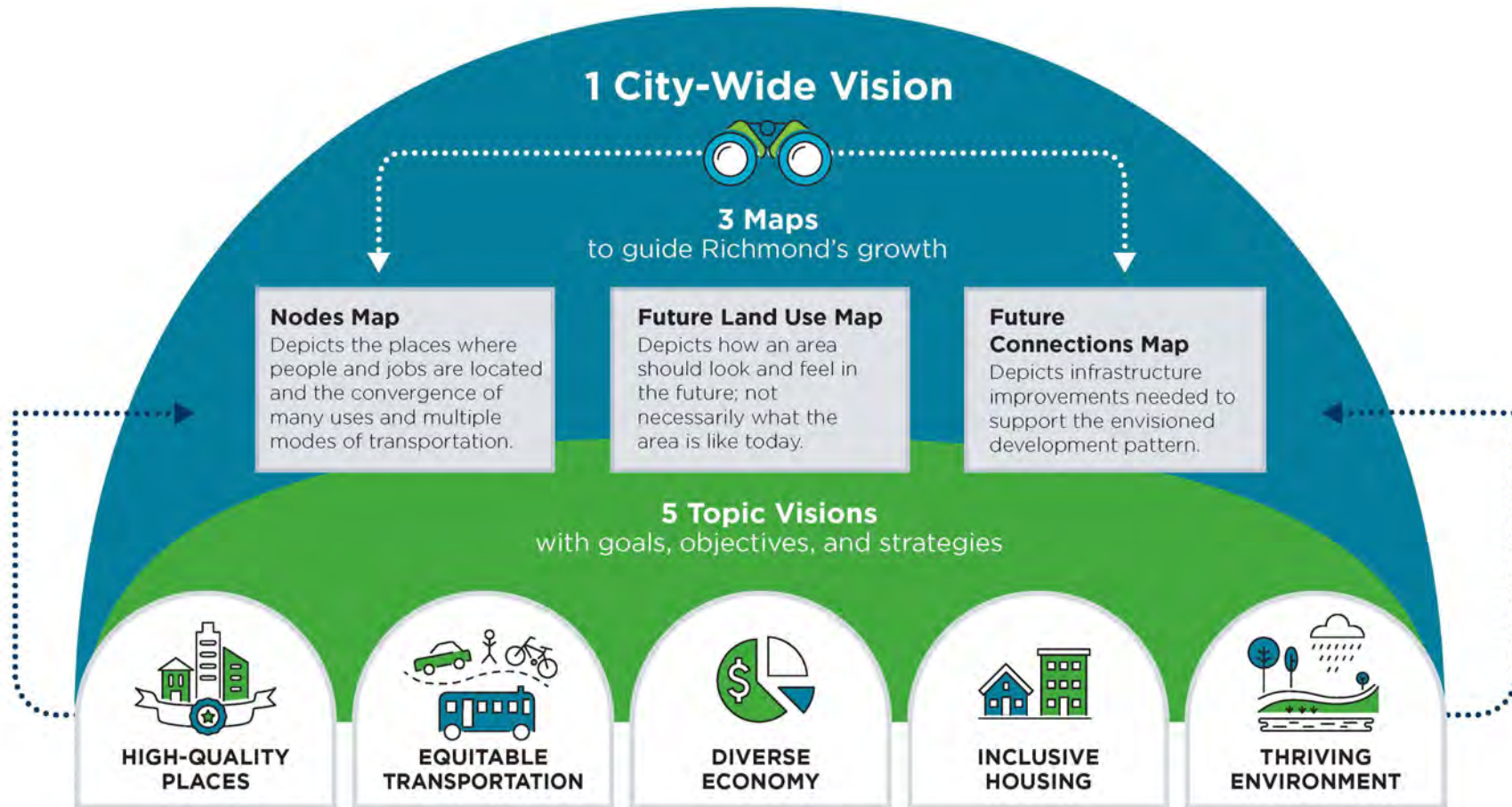


DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

City-wide vision

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

Plan Structure



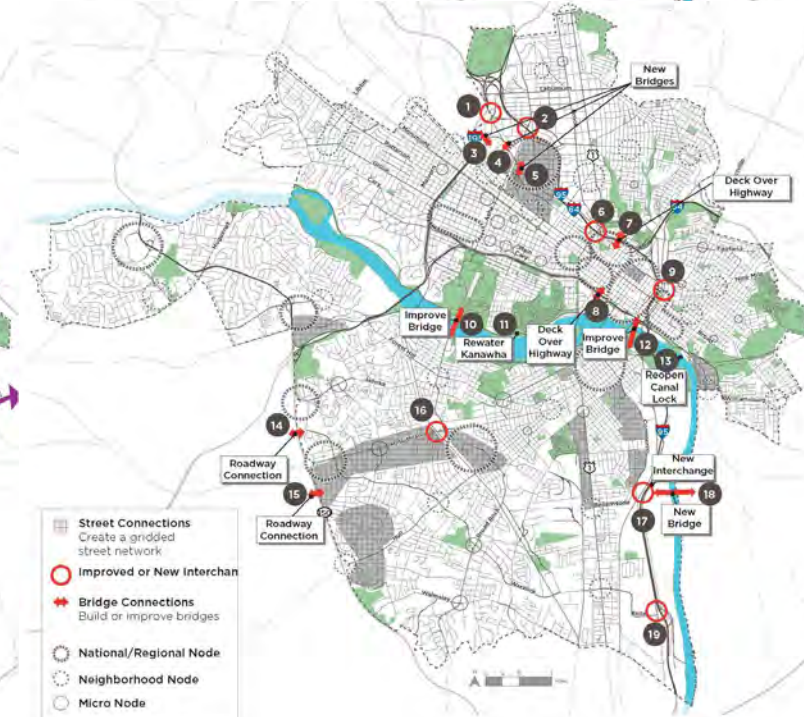
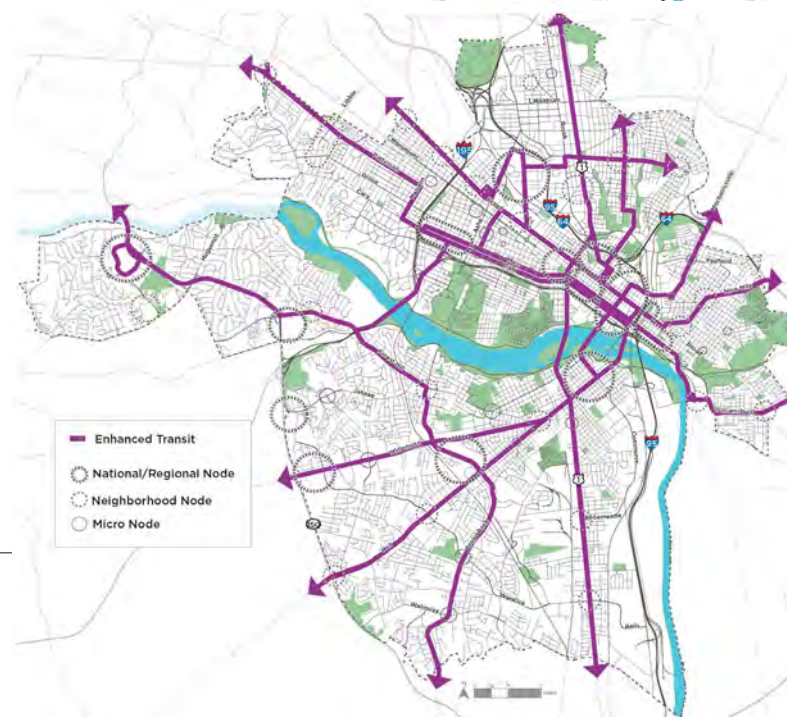
Future land use designations are visionary and include language about how the area should look and feel in the future, but do not specify what an owner can or cannot legally do with their property.



Future Connections

The Future Connections provide equitable access to and among Nodes.

- Great Streets
- Street Typologies
- Bike Facilities
- Greenways
- Enhanced Transit
- Street Grids
- Bridges
- Interchanges



5 Topics

High-Quality Places



Richmond is a well-designed city of communities interconnected by a network of Nodes, public facilities, and open spaces providing services to residents, businesses, and visitors.

Equitable Transportation



Richmond prioritizes the movement of people over the movement of vehicles through a safe, reliable, equitable, and sustainable transportation network.

Diverse Economy



Richmond is home to a variety of businesses and industries that offer opportunities for quality employment and capital investment.

Inclusive Housing



Richmond is a city where all people can access quality housing choices.

Thriving Environment



Richmond is a sustainable and resilient city with healthy air, clean water, and a flourishing ecosystem.

17 Goals, 70 Objectives, 413 Strategies

High-Quality Places



- 1: Complete Neighborhoods
- 2: City-Owned Assets
- 3: Historic Preservation
- 4: Urban Design
- 5: Planning Engagement

Equitable Transportation



- 6: Land Use & Transportation
- 7: Vision Zero
- 8: Non-Car Network
- 9: Streets, Bridges & Connections
- 10: New Technology

Diverse Economy



- 11: Jobs & Businesses
- 12: Tourism
- 13: Anchor Institutions

Inclusive Housing



- 14: Housing

Thriving Environment

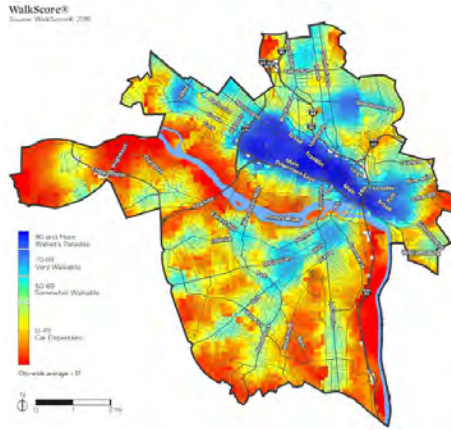


- 15: Clean Air
- 16: Clean Water
- 17: Resilient & Healthy Communities

6 Big Moves

- Priority actions to work toward in the next 5 years to set the city up for success in the next 20 years.
- The Big Moves intentionally seek to expand equity, increase the sustainability, and beautify of our city.

Re-Write the Zoning Ordinance



Re-Imagine Priority Growth Nodes



Expand Housing Opportunities



Provide Greenways & Parks for All



Reconnect the City



Realign City Facilities



Resolution No. 2022-R015

To direct the City Planning Commission to prepare, submit to public hearing, and adopt an amendment to the **Master Plan** making certain changes to the **Master Plan** for the inclusion of Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court as priority growth nodes

INTRODUCED: February 28, 2022

A RESOLUTION No. 2022-R015

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Patrons – Vice President Robertson, Ms. Lambert and President Newbille

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 28 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

AYES: 7 NOES: 0 ABSTAIN:

ADOPTED: MAR 28 2022 REJECTED: STRICKEN:

Amendments to R300

- Add Priority Neighborhoods to Chapter 1: Vision and Core Concepts
 - **Summary**
 - **Program:** Values, Commitments, Process, Community Engagement
 - **Section for each Neighborhood**
 - Background
 - Today
 - Primary Next Steps
- Amend existing maps and text
- Amend the “Expand Housing Opportunities” big move

Priority Neighborhoods

Priority Neighborhoods are the primary focus of investment for the City of Richmond and the Richmond Redevelopment and Housing Authority. Priority Neighborhoods consist of public housing and land owned or recently transferred by RRHA that play an integral role in communities across the city.

Priority Neighborhoods are located within some of today's most established and distinguished Richmond communities and adjacent to many of the city's most renowned institutions and landmarks. Priority Neighborhoods, many of which date back to the 1950s, are home to multiple-generation residents whose families have significantly contributed to Richmond's culture and institutions. While Priority Neighborhoods carry significant stories and lessons of Richmond's past, including the painful legacy of racial discrimination, they also hold the promise of the city's transformational future.

The redevelopment of Priority Neighborhoods is an opportunity to redesign the city around the needs, assets, and aspirations of valuable yet historically overlooked communities. By redeveloping Priority Neighborhoods, the City and RRHA will leverage their collective resources and partnerships to provide quality infrastructure, affordable housing, human services, and economic development opportunity for all Richmonders, especially those living in or seeking public housing. Through community-oriented planning and strategic City investment in infrastructure, priority neighborhoods will become high-quality, well-connected, and equitable mixed-use developments that catalyze the Richmond300 vision throughout the city.

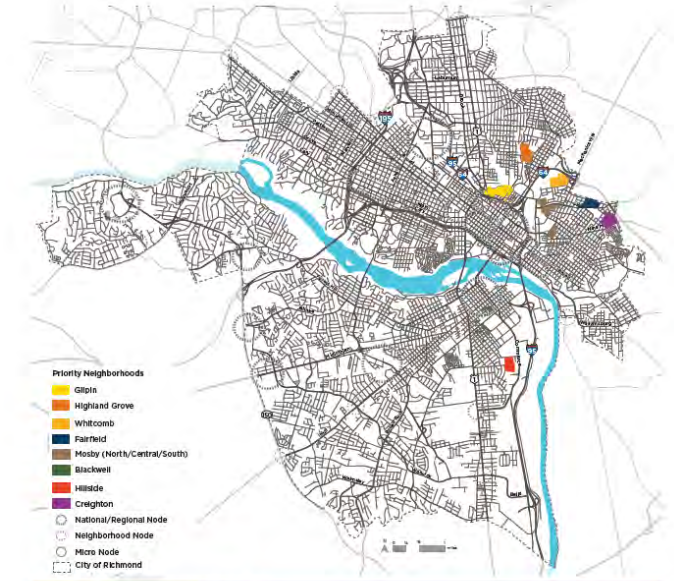


FIGURE 11 // Priority Neighborhoods Map
Priority Neighborhoods are a primary focus of investment for the City and RRHA.

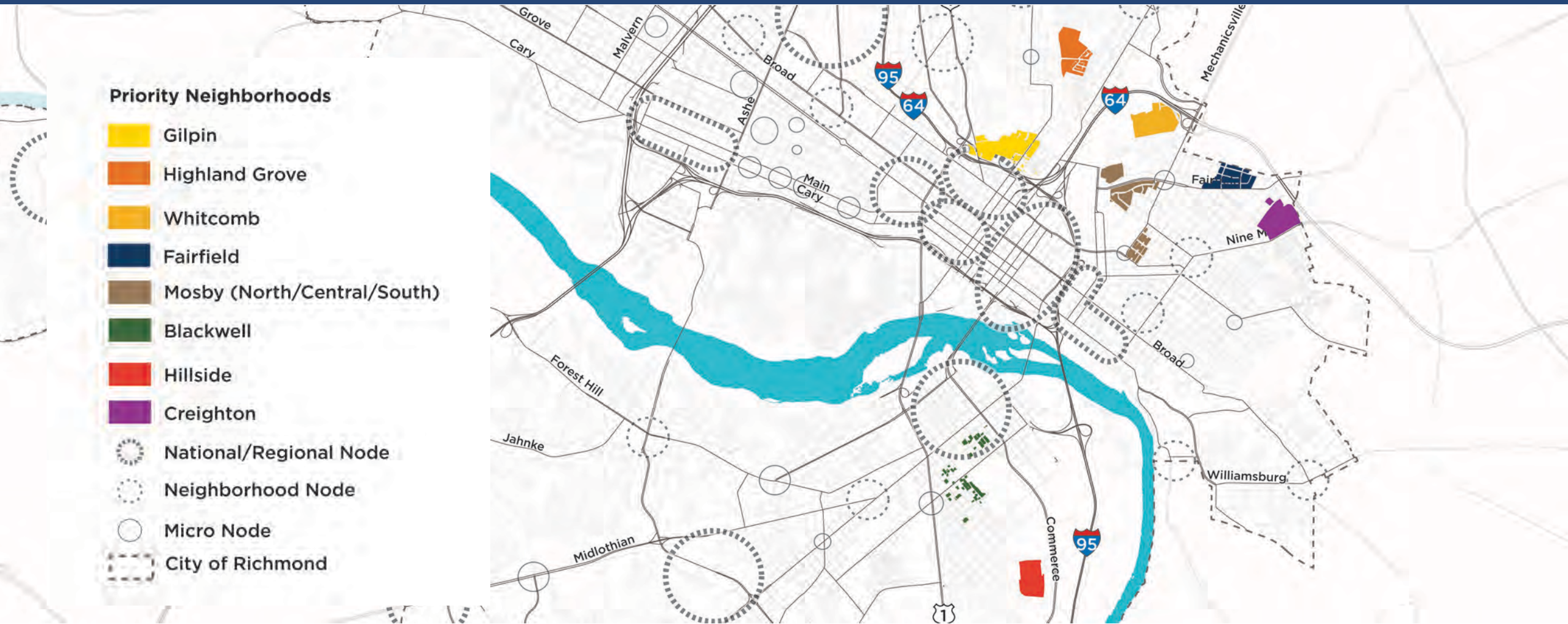
Priority Neighborhoods Defined

Priority Neighborhoods are the primary focus of investment for the City of Richmond and the Richmond Redevelopment and Housing Authority.

Shared characteristics:

1. Large public housing developments and/or
2. Land owned or recently transferred by RRHA

Priority Neighborhoods Defined cont.



Priority Neighborhoods Defined cont.

- Approx. 8,200 Richmonders
- Med. Household Income: \$8,675 approx.
- Majority of Units built in 1950s
- Functionally Obsolete Units

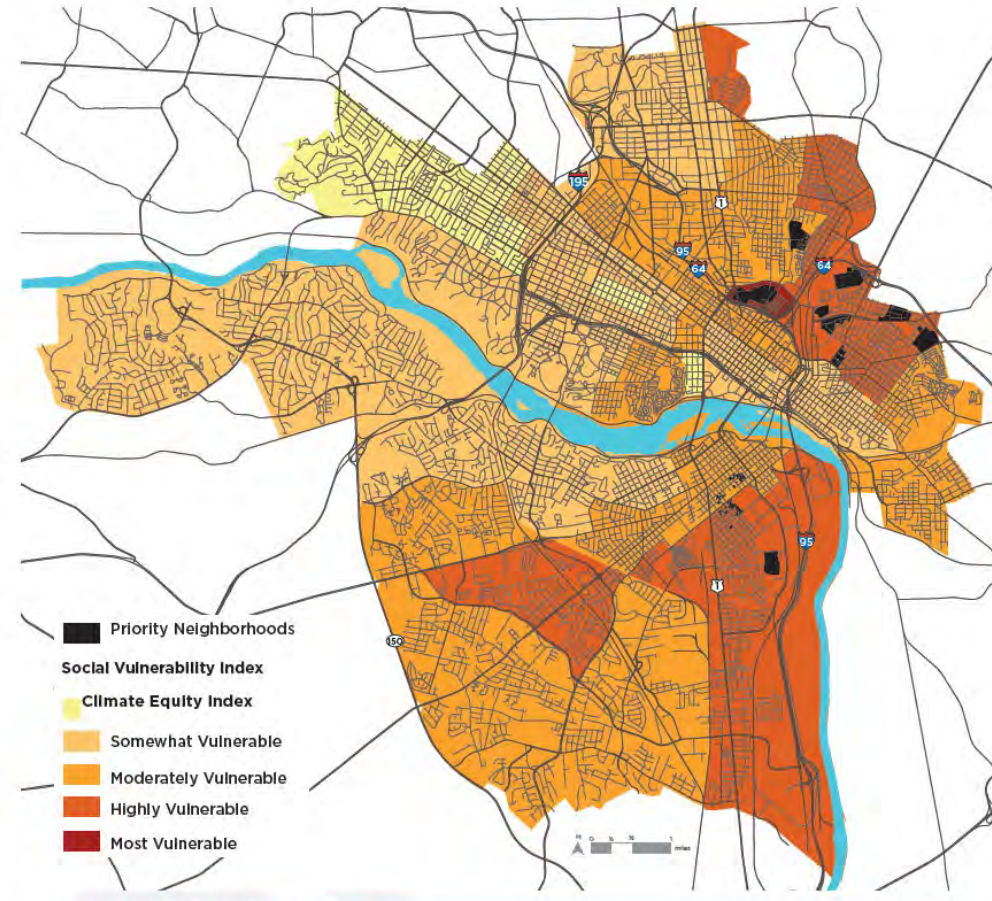


FIGURE 13 // Climate Equity Index Map
Social vulnerability based on the RVAgreen 2050 Climate Equity Index (2021)
Source: Richmond Office of Sustainability

Priority Neighborhoods Program

Transform each Priority Neighborhood into **thriving, well-connected, civically engaged, mixed-use, mixed-income** development that becomes a community of choice and strengthens the vibrancy of the surrounding neighborhoods.

Priority Neighborhoods Program cont.

Small Area Planning Process

Through the Priority Neighborhood Program, the City will partner with RRHA to lead a Small Area Planning Process for designated areas. The resident-driven planning process is designed to generate implementable strategies for resident-desired neighborhood improvements. Specific focus will be given to the well-being, education, job training, and generational wealth building of Richmonders living in Priority Neighborhoods. Each of the small area planning processes will have four phases: Prepare, Learn, Draft + Adopt, and Implement.



Community Engagement

The City and RRHA will provide a wide range of opportunities for community members to participate in and drive the planning process for each of the priority neighborhood redevelopments. Community engagement will vary from plan to plan according to the scope of each project and residents' preferences. Here are some general methods by which the City and RRHA may seek to connect with community members throughout the Priority Neighborhood Program. The exact engagement methods must be catered to each community.



One-on-one and small group interviews. City and RRHA convene with residents to listen to and learn from their lived experiences and discuss elements of the planning process and plan strategies.



Surveys. City and RRHA develop community surveys to better understand overall neighborhood conditions, trends, and resident experiences and desires.



Tours. City Departments along with neighborhood organizations lead community tours to share certain neighborhood resources, conditions, and stories that are pertinent to the planning process.



Focus groups. The community meetings for each planning process include small group discussion and work. Residents will have an opportunity to share with one another and to develop strategies collaboratively.



Workshops. Hands-on workshops are an opportunity for community members to quickly and collaboratively design and prototype ideas for the redevelopment plan.



Tenant Bill of Rights. For each Priority Neighborhood, community members will have the opportunity to negotiate terms of the redevelopment with the City and RRHA through the creation of a Tenant Bill of Rights.

Priority Neighborhoods Program cont.

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Neighborhood Section

- Background
- Statistics:
 - Year Built
 - Median Household Income
 - Population
 - Number of Units
 - Total Acreage
- Today (Current Conditions)
- Primary Next Steps

Priority Neighborhood Gilpin Court

Background

Gilpin Court was the first of RRHA's public housing developments and was constructed in three phases beginning in 1942 and ending in 1971. The construction was aided by a 1942 slum clearance project which demolished hundreds of homes and displaced much of the neighborhood's majority Black and immigrant population. The development was named after Charles Gilpin, one of the most famous and early Black stage actors in the country and a Richmond local.

Gilpin is located in Jackson Ward, once the epicenter of Richmond's African-American community. In the 1920s and 1940s, Jackson Ward was known as both the "Harlem of the South" and the "Black Wall Street" due to its emergence as both a place for entertainment and a hub of economic opportunities for Black Richmonders.

In 1957, the construction of the Richmond-Petersburg Turnpike (I-95/I-64) bisected Jackson Ward, leaving Gilpin Court isolated from the rest of the neighborhood and the city. Due to discriminatory planning decisions, structural disinvestment, segregation, and concentrated poverty, the neighborhood struggled and many of its cultural landmarks were destroyed.

Today

Today, Gilpin Court is the most populated public housing development in Richmond with nearly 2475 residents. The poverty rate is nearly 3.5 times that of the city at 80% and the violent crime rate is 2.4 times the city rate. The majority of Gilpin households have an annual income of less than \$10,000.

Gilpin is surrounded by rich community resources and Richmond landmarks including: the Calhoun Community Center, Historic Shockoe Hill Cemetery and African Burying Ground, Abner Clay Park, the Black History Museum and Cultural Center of Virginia, Hippodrome Theater, Maggie L. Walker Plaza and Statue, and Sixth Mount Zion Baptist Church.

GILPIN COURT

Year Built: 1942, 1957, 1971

Total Acreage: 38

Public Housing Units: 781

Est. Public Housing Population (2019): 2,475

Public Housing Median Household Income (2019): \$9,800



Gilpin Court Aerial

Source: Richmond Times-Dispatch



Gilpin Court
1005-1009 Chamberlayne Parkway in Gilpin Court is a typical representation of the development's Phase 1 multi-family dwellings.

Source: RRHA, 2020



Gilpin Priority Neighborhood

In 2022, the City secured a grant from the U.S. Department of Transportation to study the feasibility of new infrastructure reconnecting Gilpin with the Jackson Ward neighborhood south of Interstates 95 and 64.

In 2021 RRHA and the City won a HUD Choice Neighborhood Planning grant to plan for the redevelopment of Gilpin Court. RRHA and the City are leading a community-led planning process in collaboration with the Richmond Health District. The final plan will be finished at the end of 2023.

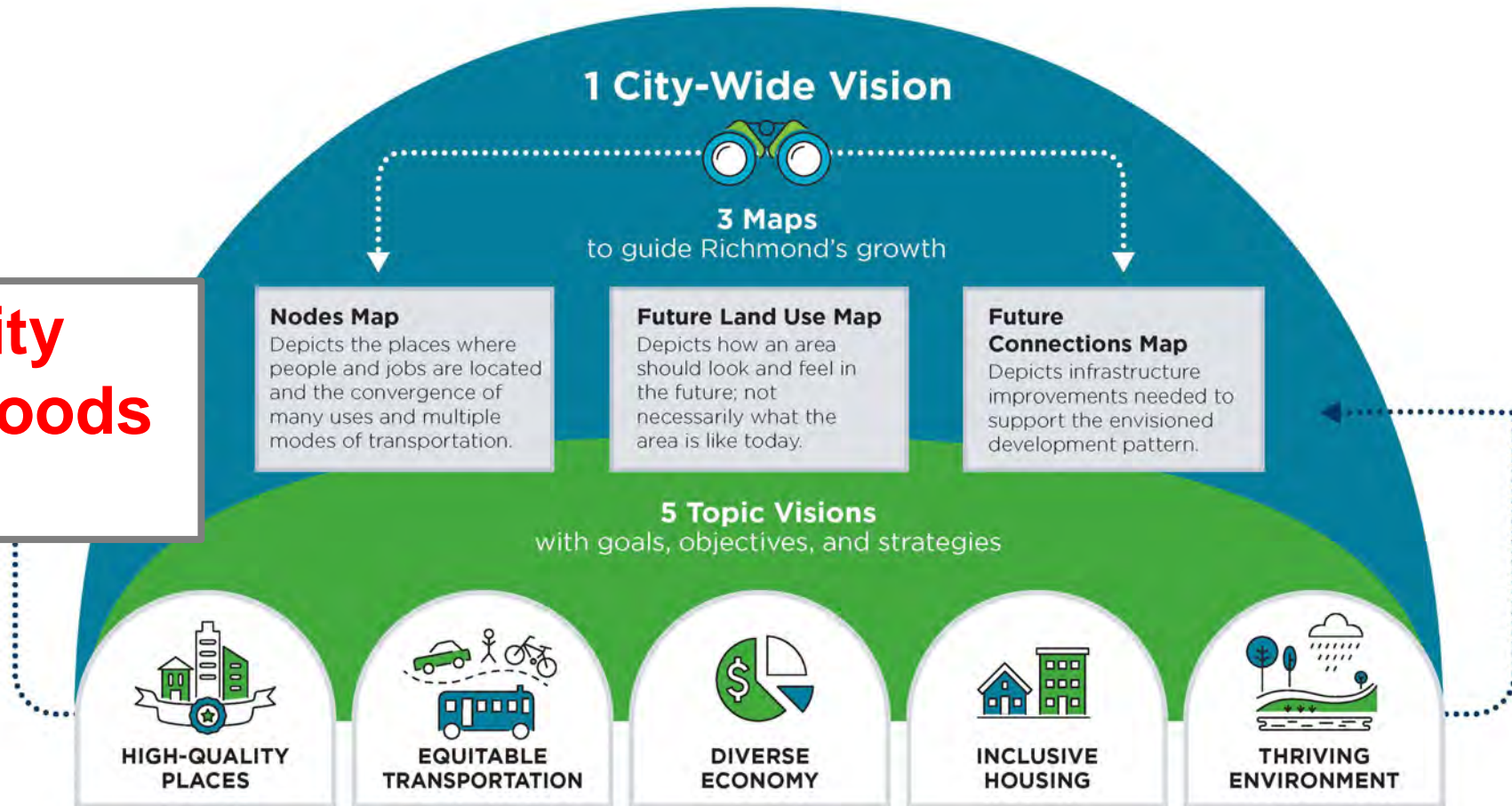
Primary Next Steps

- **Jackson Ward Community Plan:** Adopt the plan as an element of the City's master plan.
- **Development Partner:** Select a master development via RRHA's competitive bid process to redevelop Gilpin Court
- **Calhoun Center:** Renovate the Calhoun Center into a 21st century facility with a functioning pool.
- **Calhoun Recreational Space:** Improve the green space east of the Calhoun to add a splash pad, playground equipment, exercise equipment, a

- walking path, public art, and improvements to the community garden.
- **Fay Towers:** RRHA will self develop Fay Towers to provide housing options for residents of Gilpin Court.
- RRHA will submit a Section 18 application to HUD's Special Applications Center (SAC) to begin the redevelopment process of Gilpin Court.
- RRHA will work with a development partner to build rental units on RRHA owned property in the Jackson Ward community.
- RRHA will meet with residents and tenant council to establish a **Tenant Bill of Rights** to ensure residents have right to return and access to housing options

Amendment Changes – Plan Structure

**Add: Priority
Neighborhoods
Map**



Amendment Changes – Priority Neighborhood References

High-Quality Places



- 1: Complete Neighborhoods
- 2: City-Owned Assets
- 3: Historic Preservation
- 4: Urban Design
- 5: Planning Engagement

Equitable Transportation



- 6: Land Use
- 7: Transportation
- 8: Technology

Diverse Economy



- 9: Entrepreneurship
- 10: Anchor Institutions
- 11: Small Business

Inclusive Housing



- 12: Affordable Housing
- 13: Housing Choice
- 14: Housing Stability

Thriving Environment



- 15: Clean Air
- 16: Clean Water
- 17: Resilient & Healthy Communities

Add references back to the Priority Neighborhoods Map throughout the strategies

Amendment Change – 6 Big Moves

Revise Big Move to include primary next steps for each Priority Neighborhood

Expand Housing Opportunities



Draft plan review timeline

- Post draft for public comment – March 15 to April 15
- Present draft:
 - RRHA Real Estate Development Committee– March 14, 2023
 - RRHA Board – March 15, 2023
 - RRHA Resident Advisory Board – March 30
 - RRHA Community Feedback – March 2023
 - City Planning Commission – April 3, 2023
 - Land Use, Housing, and Transportation Standing Committee – April 27, 2023
- Revise draft based on feedback
- Initiate adoption process

Thank you!

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