



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-283: To authorize the Chief Administrative Officer to accept funds in the amount of \$26,988 from the Richmond Regional Planning District Commission and to appropriate the increase to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the Riverfront Plan Implementation project in the Economic and Community Development category by \$26,988 for the purpose of funding the installation of plant material and educational signage at the T. Tyler Potterfield Memorial Bridge.

To: City Planning Commission
From: Land Use Administration
Date: December 5, 2016

PETITIONER

City of Richmond

LOCATION

The James River between the Lee and Manchester Bridges

PURPOSE

To amend the FY17 Capital Improvement Program Budget and to authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$26,988 from the Richmond Regional Planning District Commission and to use those funds for the installation of plant material and educational signage at the T. Tyler Potterfield Memorial Bridge as part of Riverfront Plan Implementation CIP Project (#500329).

SUMMARY & RECOMMENDATION

The City of Richmond and Richmond Regional Planning District Commission collaborated to apply for this grant in order to offset some of the costs of construction on the T. Tyler Potterfield Memorial Bridge project of Riverfront Implementation as approved for location, character, and extent by the City Planning Commission and funded in the FY14, FY15, FY16, and FY17 Capital Budgets.

The City of Richmond is currently building the T. Tyler Potterfield Memorial Bridge as the first project of Riverfront Plan Implementation; this project will help fund plantings within a stormwater filtration basin, as well as interpretive and educational signage that explains the environmental function of the basin. The City is matching the sub-grant at a ratio of eight-to-one. Staff recommends approval of the acceptance of funds.

FINDINGS OF FACT

Site Description

The subject property consists the portion of the James River between the Lee and the Manchester Bridges to the east and the west and the north and south banks of the James River.

Proposed Use of the Site

To amend the FY17 Capital Improvement Program Budget and to authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$26,988 from the Richmond Regional Planning District Commission and to use those funds for the installation of plant material and educational signage at the T. Tyler Potterfield Memorial Bridge as part of Riverfront Plan Implementation CIP Project (#500329).

Master Plan

The subject property falls within the James River district of the Richmond Downtown Master Plan. The plan states “the abandoned rail foundations located immediately upstream of the Manchester Bridge should be improved to create a pedestrian connection all the way across the James River. This new bridge would provide access from the trail system along the north bank of the James River and the Canal Walk to the proposed trail system along the Riverview Parkway and Miller’s Creek along the south bank of the River. This bridge will open to public view some of the River’s most scenic segments, including natural areas that are virtually unknown today.” (Page 4.49 – 4.50)

Zoning

The subject property is located within the RF-1 Riverfront District. RF-1 riverfront district is to provide for modest scale planned mixed-use development on relatively large sites adjacent to the riverfront in a manner that will protect prominent views of the James River from public spaces and will encourage public and private use of and access to the riverfront. The district is intended to facilitate the economic development benefits which will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment. In addition the property is also located within the M-1 Light Industrial District.

Surrounding Area

Browns Island is to the north and the Manchester Climbing Wall is the south.

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