



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-285: To authorize the Chief Administrative Officer to accept funds in the amount of \$1,000,000 from the Virginia Department of Transportation; to amend the Fiscal Year 2016-2017 Capital Budget by establishing a new project in the Transportation Category called the I-95 and Broad Street Interchange Area project; and to appropriate the amount of \$1,000,000 to the Fiscal Year 2016- 2017 Capital Budget by increasing estimated revenues and the amount appropriated to the new I-95 and Broad Street Interchange Area project by \$1,000,000 for the purpose of making certain improvements east of Interstate 95 in an area bounded generally by the Leigh Street Viaduct to the north, Mosby Street to the east, East Broad Street to the south, and Interstate 95 to the west.

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

PETITIONER

City of Richmond, Department of Public Works

LOCATION

I-95 and Broad Street Interchange, bounded generally by the Leigh Street Viaduct to the north, Mosby Street to the east, East Broad Street to the south, and Interstate 95 to the west.

PURPOSE

To authorize the Chief Administrative Officer to accept funds in the amount of \$1,000,000 from the Virginia Department of Transportation; to amend the Fiscal Year 2016-2017 Capital Budget by establishing a new project in the Transportation Category called the I-95 and Broad Street Interchange Area project; and to appropriate the amount of \$1,000,000 to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the new I- 95 and Broad Street Interchange Area project by \$1,000,000 for the purpose of making certain improvements east of Interstate 95 in an area bounded generally by the Leigh Street Viaduct to the north, Mosby Street to the east, East Broad Street to the south, and Interstate 95 to the west.

SUMMARY & RECOMMENDATION

The Virginia Department of Transportation (VDOT) conducted a planning study in 2012-2013 of the I-95/64 Overlap area in the City of Richmond and Henrico County. The purpose of this study was to identify potential transportation and safety improvement within the study area. Several potential improvements were identified as part of the study including the "I-95 Broad Street Interchange Area" project improvements.

The proposed improvements include Long-Term concepts #5 - #6 from the I-95/64 Overlap Study and is a combination of interstate and surface street improvements that would provide a comprehensive set of improvements to the Broad Street interchange area. This funding would be used to prepare additional traffic analysis & studies to support concept recommendations provided by I-95/I-64 Overlap Study and develop preliminary plans working with the public. Upon

plan approval, this funding would be used to construct the surface street improvements, construct a cul-de-sac on Oliver Hill Way to the north of Venable Street, and construct roundabouts at the intersections of: Broad Street & 17th Street; Oliver Hill Way & Venable Street; 18th Street & Venable Street; Mosby Street & Venable Street and Mosby Street & Leigh Street Viaduct. This project would prepare the surface streets for any future phases necessary in the long-term interstate improvements.

The 2014 Virginia General Assembly approved HB 2, a state-wide prioritization process for project selection. HB 2 amends the Code of Virginia by adding 1.1 of Chapter 1 of Title 33.1 a section number 33.1-23.5:5 relating to allocations within highway construction districts by the Commonwealth Transportation Board (CTB). HB 2 provides for the development of a prioritization process for projects funded by the CTB. Such prioritization shall weigh factors such as congestion mitigation, economic development, accessibility, safety and environmental quality and be applied within each highway construction district.

The "I-95 Broad Street Interchange Area" project was selected as a HB 2 project in June 2016. A total of \$28,042,650 was allocated in the Six Year Improvement Program from FY17 – FY22. (FY17-\$1,000,000; FY18-\$1,959,789; FY19-\$2,000,000; FY20-\$6,738,120; FY21-\$14,198,455; and FY22-\$2,146,286). This request is to amend FY 17 City CIP and appropriate FY17 VDOT allocations in the amount of \$1,000,000 to the project account (Award # New). Future year allocations will be budgeted during the City's regular CIP budget cycle.

Public Works staff recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

The area bounded generally by the Leigh Street Viaduct to the north, Mosby Street to the east, East Broad Street to the south, and Interstate 95 to the west, in the Upper Shockoe Valley and Union Hill neighborhoods.

Master Plan & Zoning

The Downtown Plan designates a portion of the area as an Urban Center Area, characterized by higher density, mixed-use development, and a portion as a General Urban Area, characterized by medium-density, mixed-use development. The remaining portions of the area are designated by the Master Plan as Multi-Family (Medium Density), Mixed-Use Residential, and Public & Open Space.

Properties within the area are zoned in the M-1 Light Industrial and M-2 Heavy Industrial Districts, the R-53 Multifamily Residential District, R-63 Multifamily Urban Residential District, B-5 Central Business District, and B-6 Mixed-Use Business District. A mix of commercial, industrial, mixed-use, single-, two-, and multifamily residential, vacant, and public-open space land uses are present in the area.

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