



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-208: To close to vehicular travel North 17th Street between East Franklin Street and East Main Street, consisting of approximately 23,761± square feet, for the purpose of creating an urban plaza centered around the 17th Street Farmer's Market, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 4, 2018

PETITIONER

City of Richmond, Department of Public Works

LOCATION

Both portions of North 17th Street between East Main Street and East Franklin Street.

PURPOSE

To close to vehicular travel a portion (23,761 SF) of public right-of-way as shown on a plat prepared by the Department of Public Works designated as DPW Dwg. No. N-28765 dated June 22, 2018 entitled "PROPOSED CLOSING TO VEHICULAR TRAVEL OF BOTH PORTIONS OF N. 17TH STREET BETWEEN E. MAIN STREET AND E. FRANKLIN STREET" at the request of the applicant.

SUMMARY & RECOMMENDATION

This right-of-way closure to vehicular travel is necessary to accommodate the renovations to the 17th Street Market and closure to such travel will improve pedestrian safety in the area and significantly enhance the creation of a public urban plaza.

The Department of Public Works supports this proposed right-of-way closing to vehicular travel only, and requests that upon receipt of all written consents to the closure from all abutting property owners and adoption by City Council, the closing to vehicular travel will take effect. In addition, this right-of-way closing to vehicular travel be subject to, and including without limitation, the following terms and conditions:

1. The closure shall not constitute full closure of the right-of-way to public use and travel and the right-of-way shall not be deemed abandoned by the City. Rather, the closure shall only apply to through vehicular travel and the City shall retain all of its legal interest in the right-of-way.
 2. The closure shall not apply to emergency/public safety vehicles (e.g., police, fire, ambulance).
 3. The closure shall not apply to special events in the right-of-way as permitted in accordance with City Code if the applicable permit authorizes vehicles to enter the right-of-way for such event.
 4. The closure shall not apply to bicycle travel.
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5. The closure shall not apply to such other vehicle access authorized by the Director of Public Works (the "Director") in accordance with the following:

i. The ordinance shall require the Director to, following consultation with the Director of Economic Development, adopt and publically post on the City's website a policy/procedure (which may be amended from time to time provided such amendments are likewise publically posted on the City's website) regarding the parameters related to such vehicle access and the Director's authorization thereof.

ii. The policy/procedure shall permit vehicular access to the right-of-way for deliveries related to the use of the Farmer's Market, the right-of-way, and the abutting parcels of real property, at specified days/times and pursuant to any parameters deemed necessary by the Director.

iii. The policy/procedure may otherwise permit temporary vehicular access to the right-of-way at such times and for such limited purposes deemed necessary by the Director and enumerated in the policy/procedure. Purposes for which the Director may permit vehicular access include:

* Maintenance/repair related to the Farmer's Market, the right-of-way (including the public and private utilities therein), and the abutting parcels of real property.

* Temporary easing of traffic in the surrounding area if necessitated by an emergency or other extraordinary circumstance requiring the temporary vehicular use of the right-of-way to ease such traffic.

Closing to vehicular travel will remove .07 moving lane miles (MLM) from State Payment of Maintenance funds presently paid in FY18 at a rate of \$ 12,365/ MLM.

Other reviewing administrative agencies offered no objections to the closing request.

FINDINGS OF FACT

Site Description

The property is approximately 0.54 acres, 23,761 SF of public right-of-way and is currently being developed as a public plaza in the Shockoe Bottom neighborhood. The subject property is currently located in M-1 Light Industrial District and B-5 Mixed Use Commercial District.

Proposed Use of the Property

As part of the Shockoe Revitalization Strategy, (2011, Office of Economic and Community Development) this strategy prioritized projects to be completed in conjunction with the Main Street Station Train Shed Rehabilitation Project and Multimodal Transportation Center. One such priority of the Shockoe Revitalization Strategy was the transformation of the 17th Street Market to a pedestrian public plaza and the extension of outdoor dining from the adjoining businesses as permitted. In addition to the 17th Street

Market transformation, a connector trail to link the Virginia Capital Bike Trail from Dock Street and 17th Street to the Main Street Station Multimodal Transportation Center, State of Virginia Welcome Center and State Capitol, was a priority project of the transportation master plan for Main Street Station. This right-of-way closure to vehicular travel is necessary to accommodate this revitalization project.

Master Plan

The City's Pulse Corridor Plan recommends Corridor Mixed-Use land use for the subject property. Corridor Mixed-use areas are found "...along major, traditionally commercial corridors like Broad and E. Main Streets, and envisioned to provide for medium-density pedestrian- and transit-oriented infill development to fill "missing teeth" of the corridor fabric. The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment. Active commercial uses required on principal street frontages.

Surrounding Area

This property is in close proximity to Main Street Station, Interstate 95, and the City's Canal Walk. A mix of commercial, office, mixed use, industrial, institutional, and multi-family residential land uses are present in the vicinity.

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