

INTRODUCED: January 25, 2021

AN ORDINANCE No. 2021-019

To rezone the property known as 470 Tredegar Street from the M-1 Light Industrial District to the DCC Downtown Civic and Cultural District.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: FEB 22 2021 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

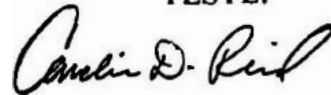
§ 1. That, as shown on the map entitled “Map of TM# W000-0042-001, Richmond, Virginia,” prepared by Draper Aden Associates, and dated July 1, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 470 Tredegar Street, with Tax Parcel No. W000-0042/001 as shown in the 2021 records of the City Assessor, is excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same is included in the DCC Downtown Civic and Cultural District and shall be subject to the provisions of sections 30-449.1 through 30-449.5 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    FEB 22 2021    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_



§ 2. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**  
**TESTE:**  
  
**City Clerk**



# City of Richmond

2020-208  
900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Item Request

File Number: PRE.2020.412

### O & R Request

**DATE:** December 21, 2020

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer *JELS*

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

*For Mark Olinger:*



**RE:** To rezone the property known as 470 Tredegar Street from the M-1 Light Industrial zoning district to the DCC Downtown Civic and Cultural District zoning district, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To rezone the property known as 470 Tredegar Street from the M-1 Light Industrial zoning district to the DCC Downtown Civic and Cultural District zoning district, upon certain terms and conditions.

**REASON:** The applicant has requested to rezone the aforementioned property to better align existing and future development that follows the requirements of the DCC Downtown Civic and Cultural District and recommendations of the Richmond 300 Master Plan.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 16, 2021, meeting.

**BACKGROUND:** The subject property consists of a 389,383 SF (8.94 acre) of land located in the Gambles Hill neighborhood, on Tredegar Street between South 5th Street and Street and Brown's Island Way. The parcel is improved with a collection of buildings that comprise the American Civil War Museum at Tredegar Ironworks.



The Richmond 300 Master Plan designates this property as Institutional. This designation includes public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religious institutions. Development Style: Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment. Ground Floor: Active commercial ground floor uses are required on street-oriented commercial frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented façades with setbacks, front yards, and balconies where appropriate. Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Ground floor parking is prohibited on principal street frontages. Primary Uses: Institutional, cultural, government, and open space. Secondary Uses: Retail/office/personal service and multi-family (p. 69).

The property is located in the M-1 Light Industrial District, as are surrounding parcels to the west, north and east. The RO-3 Residential Office District is also located to the north and the B-4 Central Business District is also located to the east. Property within the DCC Downtown Civic and Cultural District are located to the southeast. A mix of office, public open spaces, and institutional uses are present in the vicinity of the subject property.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,300

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 25, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** February 22, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 16, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)



**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 804-646-5734





Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

11/17/2019 10:00:00 AM

**Project Name/Location**

Property Address: 470 Tredegar St Richmond, VA 23219

Date: 7/16/20

Tax Map #: W0000042001

Fee: \_\_\_\_\_

Total area of affected site in acres: 8.939

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: M-1

Existing Use: Tredegar, museum, offices, and accessory

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Existing Use: Tredegar, American Civil War Museum, offices, and accessory space

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number \_\_\_\_\_

**Applicant/Contact Person:** Bruce Hazelgrove

Company: New Market Corporation

Mailing Address: 330 S 4th St

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 788-5747

Fax: ( )

Email: bruce.hazelgrove@newmarket.com

**Property Owner:** GAMBLES HILL TREDEGAR LLC

If Business Entity, name and title of authorized signee: Bruce R. Hazelgrove III, EVP/CAO

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest)

Mailing Address: 300 SOUTH FOURTH ST 2ND FL

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 788-5747

Fax: ( )

Email: bruce.hazelgrove@newmarket.com

**Property Owner Signature:** \_\_\_\_\_

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



July 21, 2020

Andrew M. Condlin, Esq.  
Richmond Office  
(804) 977-3373 (direct)  
ACondlin@rothjackson.com

**VIA HAND DELIVERY**

Mr. Jonathan W. Brown  
Planning and Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219

Re: Rezoning Request: Tax Map No. W0000042001

Dear Mr. Brown:

This letter shall serve as the applicant's report accompanying the application for a rezoning of 470 Tredegar Street (the "Property"). The Property is generally located to the northeast of the intersection of Tredegar Street and Browns Island Way. Our firm represents Gambles Hill Tredegar LLC ("the Applicant"), the owner of Property, in their request to rezone the Property from the M-1 Light Industrial zoning district to the DCC Downtown Civic and Cultural zoning district (the "Rezoning").

**The Property**

The Property consists of one parcel that includes a total of approximately 8.939 acres per records of the City Assessor. The Property is bounded by Tredegar Street, Brown's Island Way, and a property line generally running along the southern line of the dry bed of the James River and Kanawha Canal – a property line that is shared with Tax Map No. W0000042003. The southern portion of the Property is currently improved for use by the American Civil War Museum at Historic Tredegar, offices, including the National Park Service, parking and other accessory and civic uses. For a general illustration of the Property, please refer to Figure 1 (below)

**Land Use Context**

The adjacent properties to the North, West, and East are all vacant or unimproved. Further to the West, across 2<sup>nd</sup> Street, lie the World War II memorial and office uses. Similarly, to the North and East, properties fronting Byrd Street and South 7th Street are improved with office buildings. Across Tredegar Street to the South is property owned by the City of Richmond Parks, including Brown's Island, as well as the Haxall Canal.

{01088936.v1}

**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230  
P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
P: 703-485-3535 F: 703-485-3525





Figure 1

### **Zoning Context**

The Property lies within the M-1 Light Industrial zoning district (Figure 1, above). This district is an industrial classification that permits a range of intense uses related to manufacturing, production, and warehousing, as well as vehicle-oriented uses. Adjacent to the east, north, and west are properties that also zoned M-1. To the east along Tredegar Street are a number of properties that are zoned B-4 Central Business. Further to the North and West are properties that are zoned RO-3 Residential Office. Directly across Tredegar Street to the south is land zoned the DCC Downtown Civic and Cultural zoning district.

### **Richmond Downtown Plan (2009) Future Land Use Designation**

The Richmond Downtown Plan (the "Downtown Plan"), adopted and last amended by City Council in July 2009, recommends "Civic Area" as the future land use for the Property, and "Future Development Area" for the properties to the north. The Civic Area designation is generally described as "public sites dedicated...to culture, government, and public gatherings. Civic Spaces are outdoor areas dedicated for public use," (p. 3.28). The Future Development Area designation is generally described as follows:

"[t]he Future Development Area, commonly referred to as Gamble's Hill, includes properties generally bounded by Belvidere Street on the west, Byrd Street on the north, 7<sup>th</sup> Street on the east, and Tredegar Street on the south. The properties are owned by the NewMarket Corporation and its subsidiaries....In addition to existing and under construction facilities, the property holds new development potential, and as such, is classified as a Future Development Area....Land uses within the Future Development Area may range from office and research to civic/cultural and mixed uses, which may include multi-family residential and retail, recreational, and entertainment uses at street level,"(p. 3.30-31).

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More generally, the Downtown Plan enumerates the overarching goal of expanding existing recreational activity along the river, and states that "in order to optimize the riverfront's potential..., a careful balance of passive and active recreation must be planned. More central, easily accessed, and traditionally developed portions of the riverfront, such as Brown's Island, should continue to be promoted as places for programmed recreation, with waterfront festivals and concerts bringing activity to the waterfront (p. 3.15).

#### **Richmond 300 (Draft) Future Land Use Designation**

In June 2020, the Department of Planning and Development Review released the draft Richmond 300 plan, including a future land use map, which contemplates a supportive recommendation of "Institutional" for the Property. The Institutional designation is generally described as having a development style that engages the public realm and creates a campus-like environment. It encourages street activity, with specific prioritizations and accommodations for bicyclists, pedestrians and transit users. The primary uses contemplated by this designation are institutional and governmental uses, community centers, libraries, museums, police and fire precincts, hospitals, and schools. The secondary uses include retail, office, personal service, cultural, multi-family residential, and open space.

#### **Purpose of Request**

This request would rezone the Property to DCC Downtown Civic and Cultural District. This classification would be consistent with the current use of the Property as a cultural/museum use while establishing a zoning classification that conforms with the policy guidance contained within the Downtown Plan and draft Richmond 300 Plan. It would eliminate the potential for inappropriate development based on the current M-1 Light Industrial zoning.

The current M-1 Light Industrial zoning classification allows a broad range of uses, which are inconsistent with existing and proposed land use guidance due to their intensity or incompatibility. While the M-1 classification does permit the existing use, it also includes a range of other uses including industrial and vehicle-oriented land uses. These uses represent the opportunity for incompatible development as they would exceed the recommended scope of uses or would be in conflict the envisioned public realm. While future development with such uses is not anticipated, this request would eliminate any future potential and ensure the encouragement of a campus-like environment that is envisioned.

The rezoning request to the DCC district is consistent with the current Downtown Plan and draft Richmond 300 recommendations. It would permit the current use of the Property which is among the recommended mix of primary uses and which has been developed on a scale that is compatible with the surrounding land uses. Where future improvements might be contemplated in conjunction with the existing use, the DCC district would encourage an appropriate development character for the Property, where a safe, convenient and economically viable pedestrian/multi-modal transportation environment are desirable. In turn, this rezoning would help promote compatible development in the vicinity, particularly where parcels zoned RO-3 Residential Office and B-4 Central Business are concerned.

This request is consistent with the 1999 rezoning of Brown's Island to DCC Downtown Civic and Cultural zoning. As outlined in the staff report of that ordinance (Ordinance No. 99-212-210), staff and City Council generally found the DCC classification to be more reflective of the desired uses and development character in the area than the existing zoning, including M-1 Light Industrial. It was specifically stated that M-1 Light Industrial encumbered the ability to create a pedestrian-oriented environment that would welcome the public.

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**RICHMOND**

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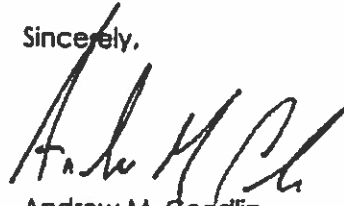
8200 Greensboro Drive, Suite 820, McLean, VA 22102  
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Mr. Jonathan W. Brown  
July 21, 2020  
Page 4

I am enclosing a check in the amount of \$2,300.00 to cover the filing costs. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,



Andrew M. Gordlin

IN1088936-v11  
**RICHMOND**

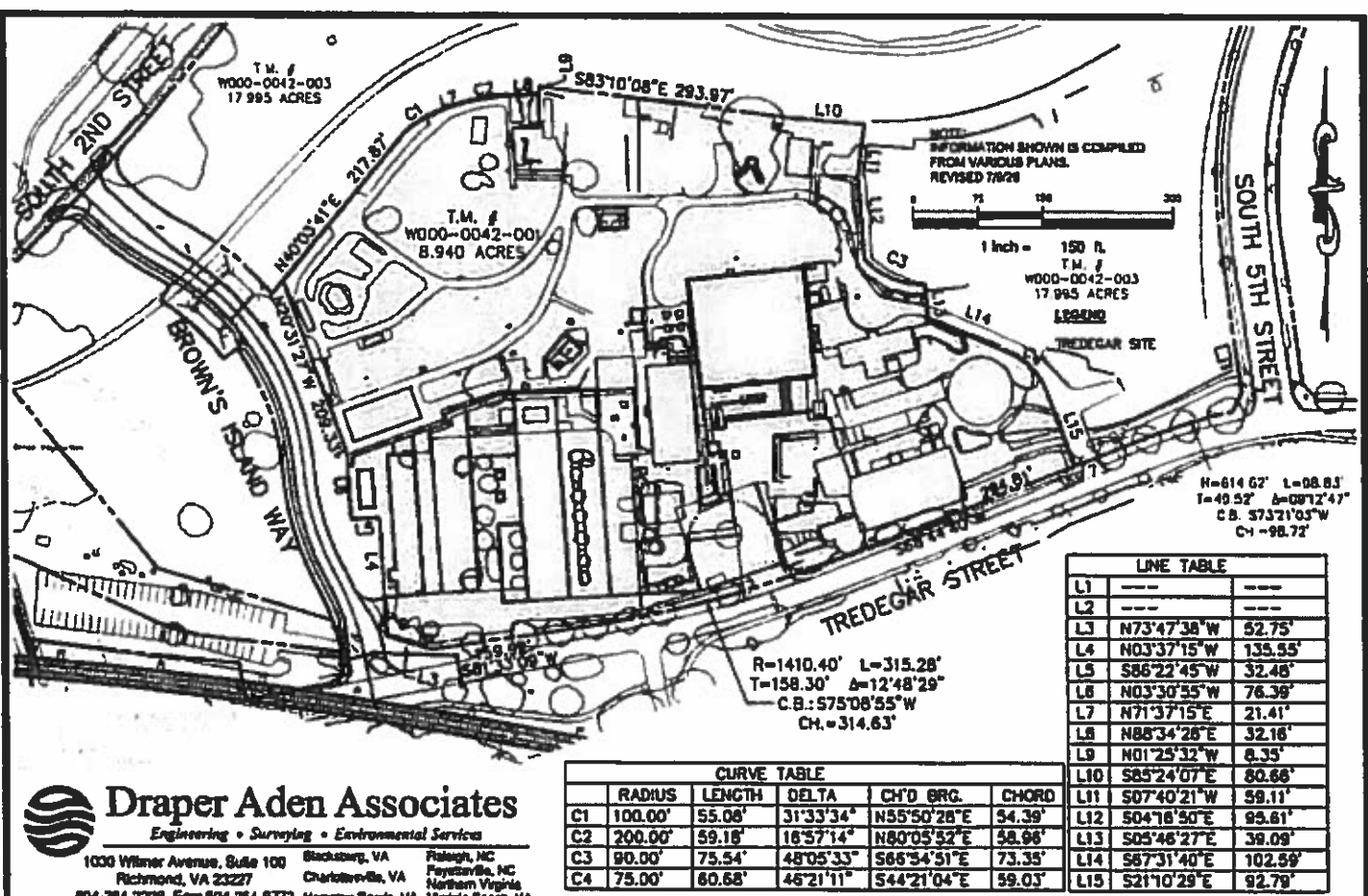
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Surveyed and plotted by W. J. Draper, Jr., P.E., 7/1/20, 11:01:39 AM



**Draper Aden Associates**  
Engineering • Surveying • Environmental Services  
1000 Wilmer Avenue, Suite 100 Blacksburg, VA Raleigh, NC  
Richmond, VA 23227 Charlottesville, VA Fayetteville, NC  
804-284-2228 Fax: 804-284-8773 Hampton Roads, VA Virginia Beach, VA

MAP OF TM# W000-0042-001 RICHMOND, VIRGINIA	DESIGNED: BH	PROJECT: .
	DRAWN: WCY	
	CHECKED: .	SCALE: 1"=150'
	DATE: 7/1/20	