



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-143: To amend Ord. No. 2021-003, adopted Feb. 8, 2021, which amended Ord. No. 2020-049, adopted May 11, 2020, which adopted the Fiscal Year 2020-2021 General Fund Budget and made appropriations pursuant thereto, by re-appropriating a \$500,000.00 portion of the Fiscal Year 2019-2020 fund balance excess, assigned to the Capital Reserve, to the General Fund Cash Transfer for Capital Projects program, and to appropriate these transferred funds to the Capital Improvements Projects for Fiscal Year 2020-2021 and to amend the Fiscal Year 2020-2021 Capital Budget by appropriating such transferred funds in the amount of \$500,000.00 to the Department of Public Works' City Hall project in the City Facility Maintenance & Improvements category for the purpose of constructing improvements to the southwest quadrant of City Hall necessary to house either an employee health clinic or a relocated credit union office, or both, to instead house a community resource center or a space for a relocated credit union office, or both.

To: City Planning Commission
From: Land Use Administration
Date: June 7, 2021

PETITIONER

Reginald E. Gordon, Esq., Deputy Chief Administrative Officer

LOCATION

900 East Broad Street – City Hall

PURPOSE

To request the appropriation of \$500,000 from the Capital Maintenance Reserve to the Facilities Capital Budget to support improvements to a portion of City Hall.

SUMMARY & RECOMMENDATION

The space within City Hall being considered for improvements was last occupied by a food vendor. In order to facilitate a community resource center, necessary improvements to the space must be made. The community resource center would be a place where Richmond City residents, whether housed or experiencing a housing crisis, can connect with triage, case management, and mainstream resources and services to meet their identified needs. Additionally, the center can assist in making connections to other systems of care located throughout the region, including coordinated homeless services, affordable housing resources, and eviction prevention/diversion programs.

Additionally and as space allows, consideration has been given to utilizing a portion of this improved space to house a relocated credit union. This would involve relocating the credit union from the 16th floor of City Hall to this space to support security needs.

City Administration recommends approval of this ordinance.

FINDINGS OF FACT

SITE DESCRIPTION

First floor, southwest quadrant of City Hall, 900 E. Broad Street

PROPOSED USE FOR THE PROPERTY

Community resource center or relocated credit union office

MASTER PLAN & ZONING

The City's Richmond 300 Master Plan designates a future land use for this property as Institutional which is defined as "Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions." The development style includes "Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment. 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. 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. The development intensity varies."

Primary Uses: Institutional, cultural, government, and open space.

Secondary Uses: Retail/office/personal service and multi-family. (p. 69)

City Hall is located in the B-4 Central Business Zoning District.

SURROUNDING AREA

A mix of institutional, civic, and commercial uses are present in the general area.

Staff Contact:

Reginald E. Gordon, Esq., Deputy Chief Administrative Officer, 804-646-1872

Matthew Ebinger, Principal Planner, Land Use Administration, 804-646-6308