

NAVY HILL PROJECT



Navy Hill Commission Meeting
October 5, 2019



NAVY HILL

PRESENTATION OUTLINE

- I. Introduction
- II. Redeveloping the City's Center
- III. Transformational Mixed-Use Development
- IV. Ordinance to Create a City Special Revenue Fund
- V. Ordinance to Convey Certain Currently City-Owned Real Estate to the Economic Development Authority
- VI. Ordinance to Convey Certain Currently City-Owned Real Estate to the NH District Corporation
- VII. Ordinance to Reconfigure Portions of Public Right-of-Way
- VIII. Ordinance to Authorize Certain Encroachments in the Public Right-of-Way
- IX. Ordinance to Modify the Zoning Regulations Applicable in the CM Coliseum Mall District
- X. Ordinance to Rezone Certain Properties from the B-4 Central Business District to the CM Coliseum Mall District
- XI. Ordinance to Designate Certain Streets as Either Priority Streets or Street-Oriented Commercial Streets on the Official Zoning Map
- XII. Resolution Establishing the Key Funding Priorities for the Project's Revenue Surplus
- XIII. Questions

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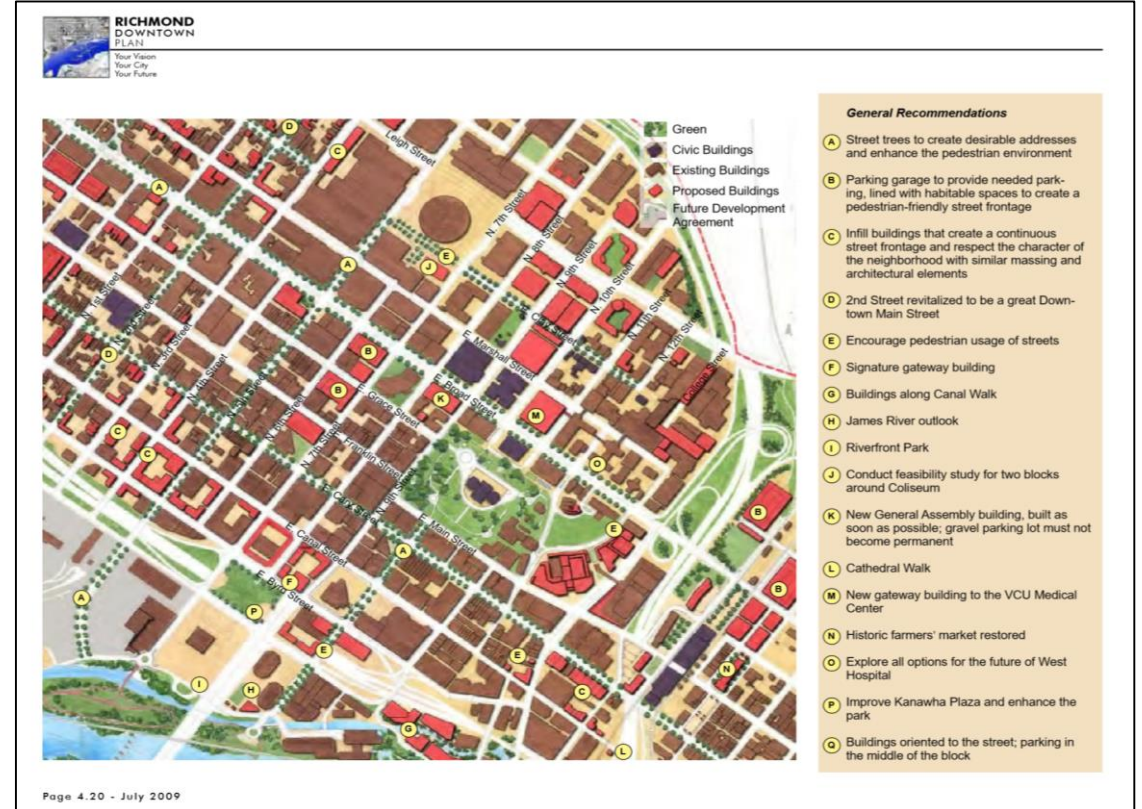
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WHY WE ARE REDEVELOPING THE CITY'S CENTER



RICHMOND DOWNTOWN PLAN

July 2009



- ✓ City Council approved the 2009 Richmond Downtown Plan
- ✓ Citizen engagement

WHY WE ARE REDEVELOPING THE CITY'S CENTER

Getting There



The absence of street life around the Convention Center demonstrates the affect of wide roadways, parking lots and parking lots on the pedestrian realm. This is an opportunity for infill.



Vibrancy that was once present in the area.



Reopen East Clay Street and Revive Court End

When the Virginia Capitol was moved to Richmond in 1799, a new neighborhood, known as Court End, quickly grew to the north, home to the offices, courts, and stately homes of lawyers, judges and politicians. Court End has a high concentration of Federal-era historic buildings, homes, and museums, such as the Valentine Museum, the White House of the Confederacy, the Museum of the Confederacy, and the John Marshall House and Museum. Expansion and redevelopment by all entities in this area should complement the unique historic character of these buildings. The height and scale of buildings should be considered in relation to these historic structures. Furthermore, the closing of Clay Street has limited access to Court End. Streetscape improvements to identify the area and connect to other areas of Downtown should be continued. Pedestrian connections to and from the State Capitol should be enhanced with signage, lighting, benches, and other elements to unify the streetscape. The 900 block of Clay Street should be re-opened for pedestrian and vehicular traffic. The opening of Clay Street would provide a visual and physical connection between the Convention Center and Court End. Parking for visitors should occur at a centralized location within a five-minute walk of the area.

Integrate the Richmond Coliseum into a walkable urban fabric

The Richmond Coliseum was built in 1971 as a Downtown entertainment venue meant to bring activity to a declining urban center. While the Coliseum has brought a variety of sporting events and concerts to Downtown, it is only used at particular times of day for specific events. The building stands empty most of the time, doing little to contribute to Downtown vitality during those periods. Furthermore, the deep plazas and the super-block configuration of the building have had a negative impact on the surrounding urban fabric. The building cannot be expanded with its current configuration, leading City officials to consider building a new facility on the outskirts of Downtown. A short-term solution for the Coliseum is to fill in vacant lots between the Armory and Clay Street to redefine the (pedestrian) street edge and provide daily activity in this minimally utilized area. Office, residential, and retail should all be considered to add vibrancy to the area and increase the plaza (park) use. New buildings could be built along the street edge, increasing the value of this Downtown address by adding additional habitable space. A

Page 4.25 - July 2009



revitalized food venue should be considered. This would also help to aid safety concerns in the area by bringing more people to the Coliseum at all times of the day and not just for scheduled events. In the long-term, if City leaders decide to move the facility out of Downtown, the site should be returned to its original configuration as four urban blocks by opening up Clay Street and 6th Street. These blocks should be redeveloped with mixed-use, street-oriented buildings.



New development around the Convention Center is mixed-use, combining restaurants, business centers, shopping and gathering places.

Conduct feasibility study for two-block area around Coliseum.

A pedestrian street terminates Clay Street and provide additional connections through the Coliseum superblock.

Clay Street is reopened with the removal of the City's Public Safety Building.

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Improve connections between the Convention Center and its environs

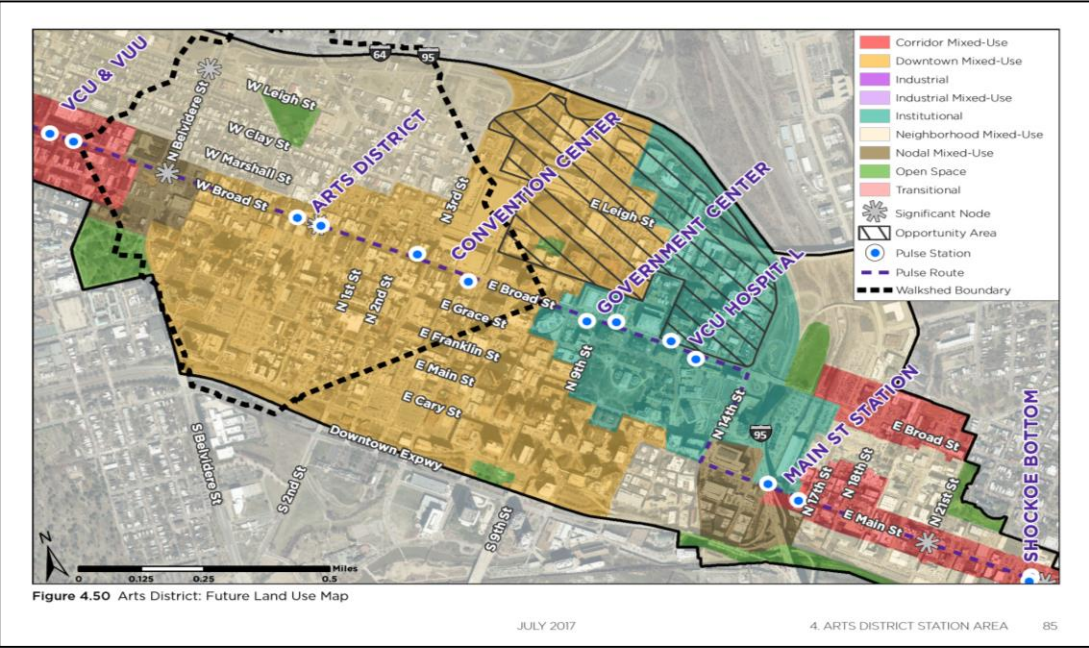
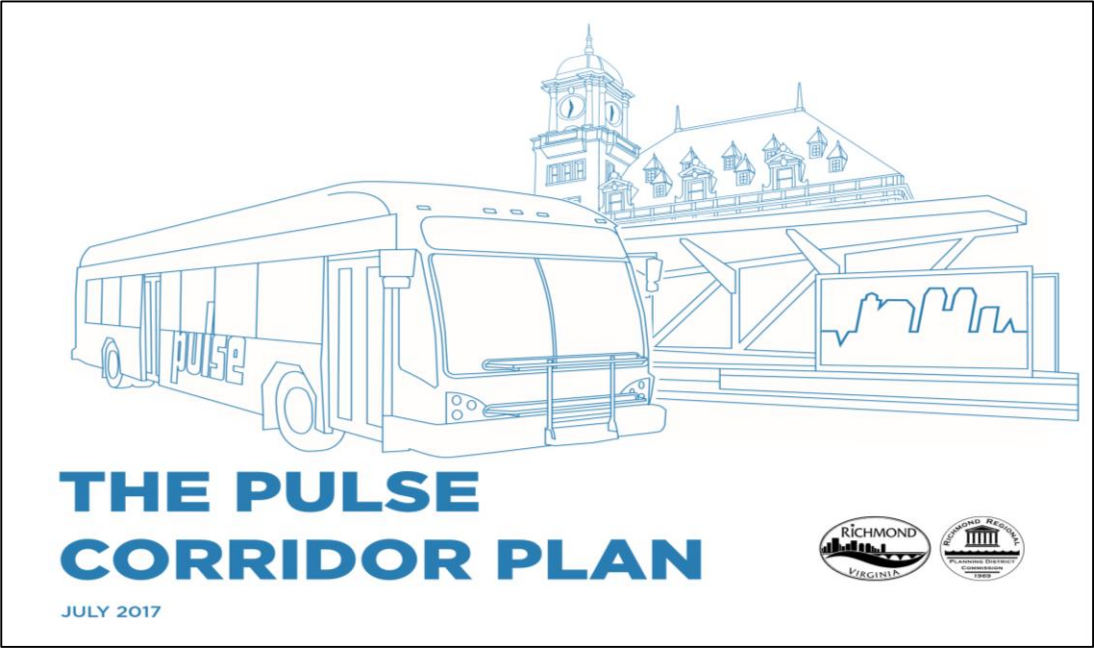
The Greater Richmond Convention Center is a major generator of economic activity for the Richmond region, drawing over 500,000 visitors to Richmond every year. The Convention Center was built in 1986, however it was expanded dramatically in 2003 from 167,000 square feet to 700,000 square feet encompassing five and a half city blocks. The Convention Center is an example of a regional partnership in Downtown Richmond, as it is the result of the combined efforts of the City of Richmond and Henrico, Hanover, and Chesterfield Counties.

The Convention Center fronts Broad Street, creating an opportunity to draw convention-goers and visitors into Downtown. At the moment, however, the area around the Convention Center has little street life and is unappealing to visitors, discouraging convention-goers from venturing further into Downtown. City leaders and Downtown investors should make the physical and economic revitalization of this area a priority. Some private and public investment in the area is already beginning to take place; it is important that this investment be channeled towards healthy urban development. The surface parking lot directly south of the Convention Center along Broad Street should be developed as a mixed-use, street-oriented building. Additional lodging, retail, and cultural attractions should be recruited to return to the area. Increased connections and public awareness for the businesses and cultural amenities along Broad Street should be marketed to Richmond residents, visitors, and workers.

There is also an opportunity to channel activity from the Convention Center to neighboring Jackson Ward. The rebirth of 2nd Street in Jackson Ward will need both local residents and out-of-town visitors support to have the best chance of success. Improved connections and visual interest on Marshall Street should work to encourage Convention Center patrons to visit the nearby Jackson Ward neighborhood.

- ✓ Reopen East Clay Street and Revive Court End...
- ✓ Integrate the Richmond Coliseum into a walkable urban fabric...
- ✓ Improve connections between the Convention Center and its environs...

WHY WE ARE REDEVELOPING THE CITY'S CENTER



CONVENTION CENTER STATION AREA VISION
The gap in vibrant uses between the Arts District and the Government Center Stations is filled as vacant and underutilized parcels around the Convention Center are developed to include uses that enhance the Convention Center visitor experience and also provide for the daily needs of residents and workers in the area. Monroe Ward transforms into a denser, more complete neighborhood and more uses along Broad Street are created to serve these future residents. City-owned property fosters mixed-income redevelopment.

GOVERNMENT CENTER STATION AREA VISION
The Government Center Station area continues to be one of the densest areas of the city with new development that matches the intensity of existing buildings but also includes active ground floor uses that enliven the sidewalks, and creates real opportunity to more fully engage the Virginia Biotechnology Research Park and VCU Medical Center campuses with the balance of Downtown. The area continues its evolution into a 24-hour neighborhood as more residents desire to live in the core of the city. City-owned property fosters mixed-income redevelopment.

VCU HEALTH STATION AREA VISION
The VCU Health Station area is enhanced with improved pedestrian connections through the VCU Medical Center campus, while ground-floor uses and new public spaces generate activity at the pedestrian level. Opportunities for more residential and other uses transform the area from a medical center campus into a neighborhood in its own right.

FUTURE LAND USE
The Downtown Mixed-Uses along E. Broad Street and throughout the City Center and Central Office districts encourage the redevelopment of surface parking lots and underutilized buildings into high-density buildings that focus on creating walkable environments with active ground floors, appropriate streetscape, and minimal driveway entrances, as shown in Figure 4.60. The Coliseum and adjacent City-owned parcels are an opportunity site that could be redeveloped into a mixed-use, mixed-income, pedestrian-friendly environment that serves as a connection block between the Convention Center, the Biotech Park, and the Capitol District. The Institutional Uses continue to exist and are encouraged to reduce driveway entrances, eliminate parking on the ground level, and incorporate active commercial uses on the ground floor.

FUTURE CONNECTIONS
The transportation and streetscape networks of this station area are further enhanced with bicycle and pedestrian amenities, such as bike facilities and shared-use paths, which serve to make this area even more pedestrian-friendly, as shown in Figure 4.61. Opportunities for new streets to re-establish the street grid and the conversion of one-way streets to two-way help solidify the neighborhoods throughout this area.

STATION AREA RECOMMENDATIONS
Compact and Mixed
- **CW.1 - CW.7** See descriptions in Chapter 3.
- **SA.40** Develop a small area plan for the opportunity area around the VCU Medical Center, the Virginia Biotechnology Research Park, Blue's Armory, the Coliseum, and City-owned land. Include VCU Health and the Virginia Biotechnology Research Park in the planning process. Explore public-private-non-profit partnerships to redevelop properties to make the area a dynamic live-work environment.

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WHY WE ARE REDEVELOPING THE CITY'S CENTER

Commonwealth of Virginia Capital Square Complex

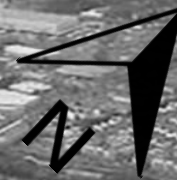


Virginia Commonwealth University



- ✓ Recommendations from other studies are being implemented
- ✓ Assumes connectivity to other master planned areas

Richmond, Virginia



Greater Richmond Convention Center

Monroe Ward

Virginia BioTech
Research Park

Central Business District

Navy Hill

VCU Medical Center

State Capital Complex

Historic Shockoe Slip



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WHY DO WE NEED THE NAVY HILL PROJECT

- ✓ **Because this is what our City's Center looks like today...**
- ✓ **Because we are not getting the highest and best use on City-owned property...**
- ✓ **Because the planning studies approved by the City of Richmond affirms the need for a project that will redevelop the City's Center...**



WHY DO WE NEED THE NAVY HILL PROJECT



City of Richmond, VA

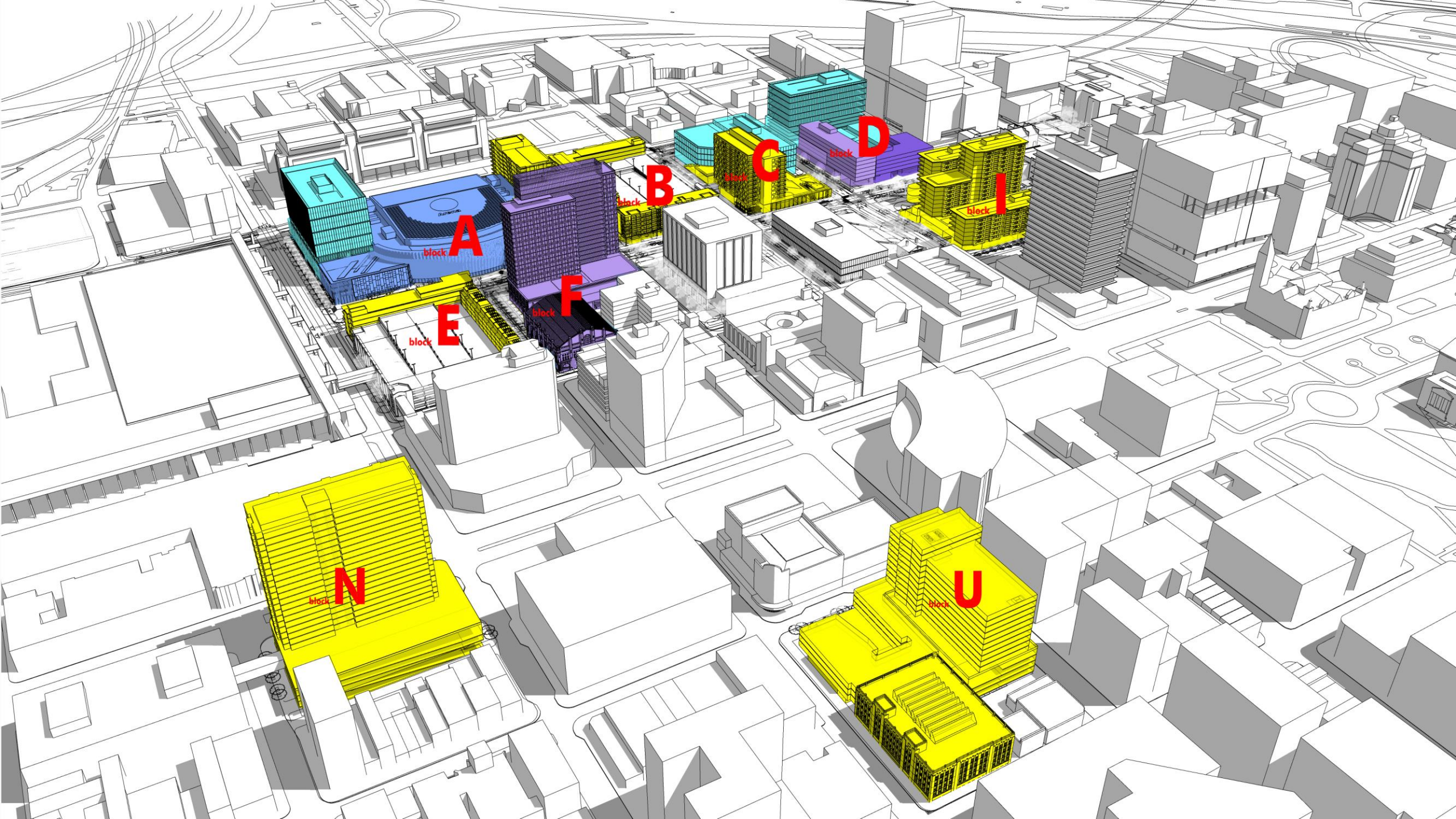
Request for Proposals for the North of Broad/Downtown
Neighborhood Redevelopment Project

Issued: November 9, 2017
Due date: February 9, 2018, 5 p.m. Eastern



- ✓ A replacement for the Richmond Coliseum
- ✓ Mixed-income and affordable housing
- ✓ Local job creation and local hiring with Minority Business Enterprise and ESB participation goals
- ✓ Replace of the GRTC transfer station
- ✓ A Convention Center hotel
- ✓ Historic preservation and adaptive reuse of the Blues Armory





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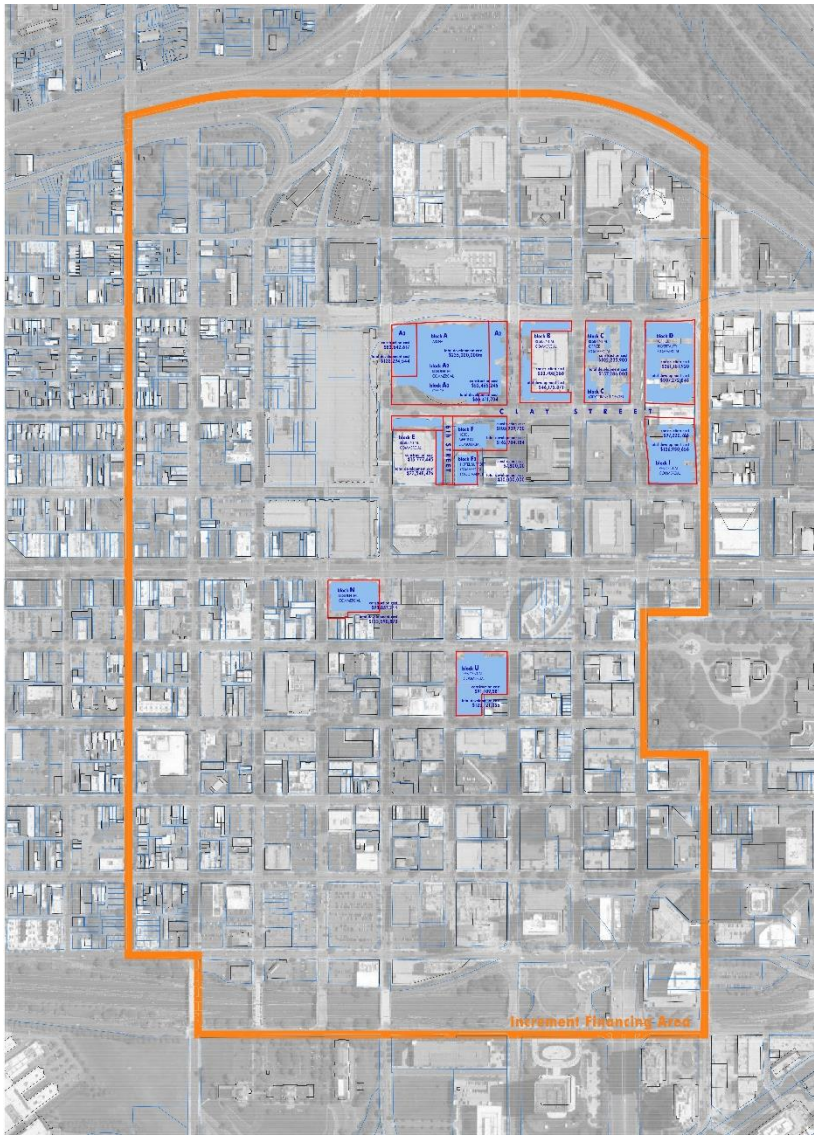
ORDINANCE TO CREATE A CITY SPECIAL REVENUE FUND

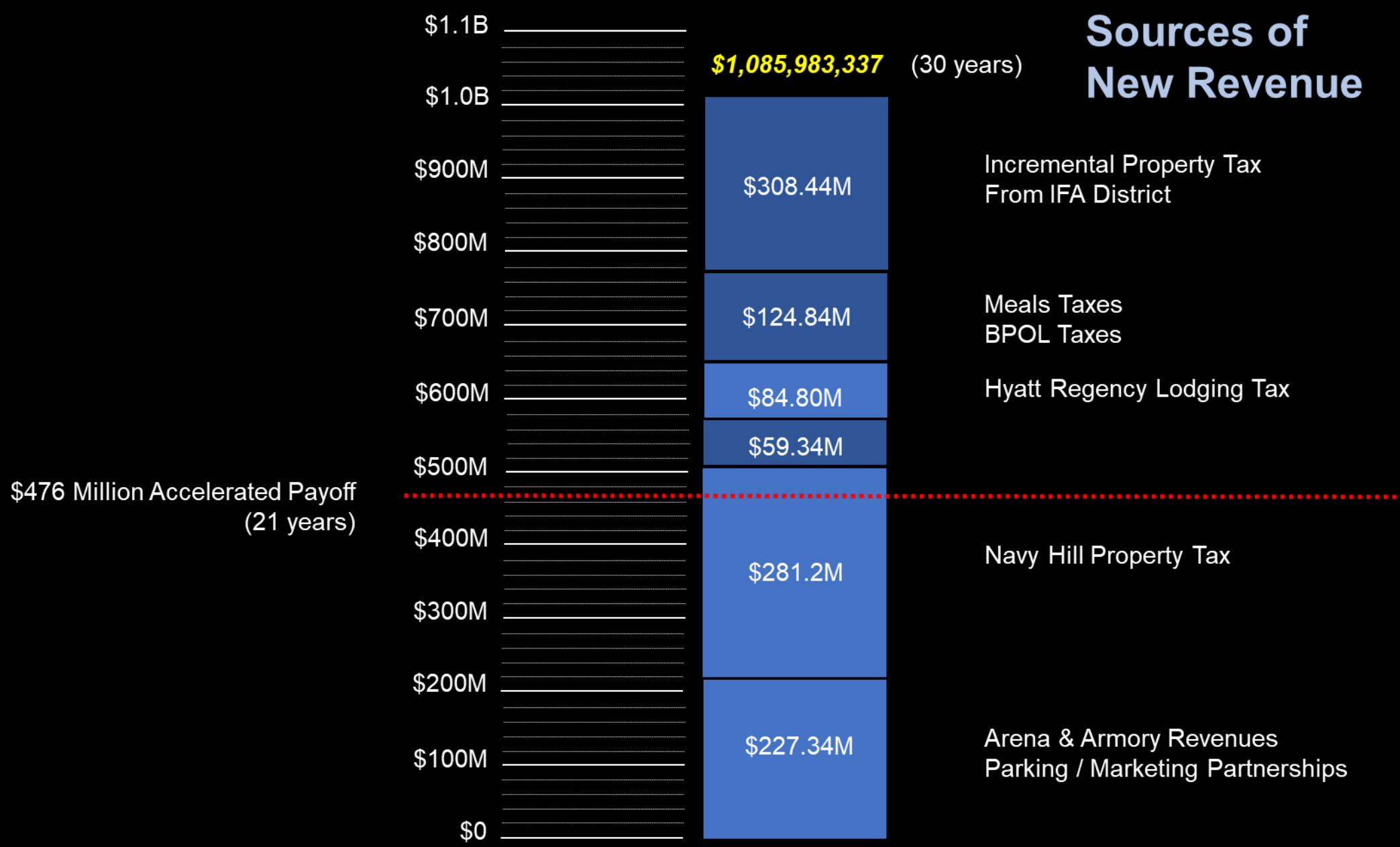
Ordinance

To create the Navy Hill Fund.

- Establishes the creation of the Navy Hill Fund in which the City's Director of Finance credits and deposits all City Incremental Revenues per the ordinance
- The City makes a payment in the amount credited and deposited in the Navy Hill Fund to the Economic Development Authority for payment of the annual bond debt service payment
- The Cooperation Agreement enables the commitment for the City to pay the Economic Development Authority the revenues in the Navy Hill Fund – (Exhibit A of the Development Agreement)
- Baseline year definitions are identified for the incremental revenues
- These are the only City incremental revenues available to pay the debt service on the bond financing for the arena
- The arena is the only part of this development project that is being financed using bonds
- The arena remains a publicly-owned asset
- The ordinance does not create a moral or general obligation for the City

ORDINANCE TO CREATE A CITY SPECIAL REVENUE FUND





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ORDINANCE TO CONVEY CERTAIN CURRENTLY CITY-OWNED REAL ESTATE TO THE ECONOMIC DEVELOPMENT AUTHORITY

Ordinance

To declare surplus and direct the conveyance of a portion of the City-owned real estate known as 601 East Leigh Street, consisting of 171,906± square feet, for nominal consideration to the Economic Development Authority of the City of Richmond.

- Ordinance declares the parcel as surplus real estate to be conveyed to the Economic Development Authority of the City of Richmond
- Conveyance of the parcel does not occur until all conditions are satisfied in the Development Agreement – (Article 6, Section 6.1.c – Conditions Precedent to Financial Close on the Bonds)
- Refer to Exhibit K in the Development Agreement that shows the parcels
- Parcel A1: 171,906± square feet (3.95 acres±)
- Parcel A1 does not exist in the current configuration

A3
0.76± Acres
33258± SF

A1
3.95± Acres
171901± SF
block **A**

A2
0.93± Acres
40617± SF

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

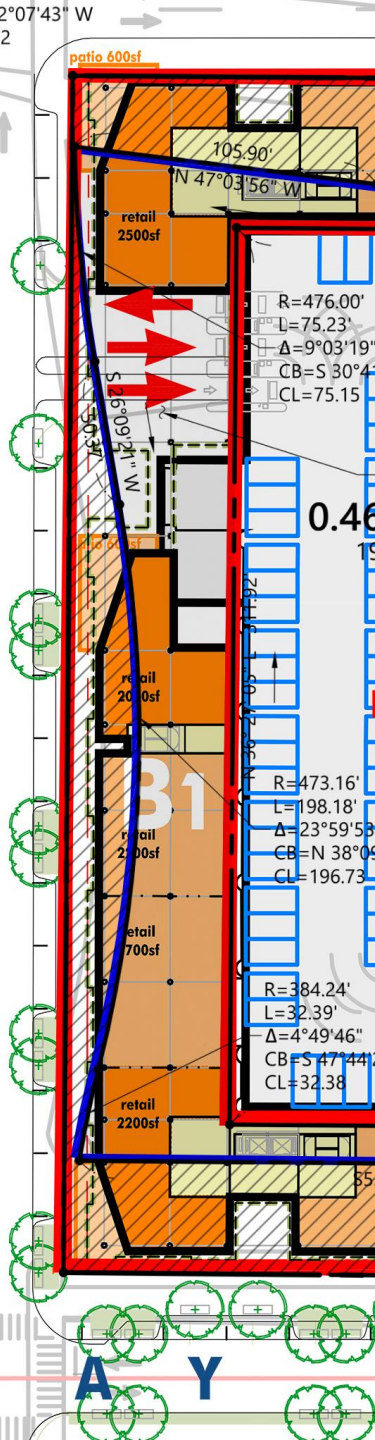
F1-B
0.09± Acres

CB=N 32°07'43" W
CL=97.72

0.46± Acres
19711± SF

R=473.16'
L=198.18'
Δ=23°59'53"
CB=N 38°09'00" W
CL=196.73

R=384.24'
L=32.39'
Δ=4°49'46"
CB=S 47°44'00" W
CL=32.38





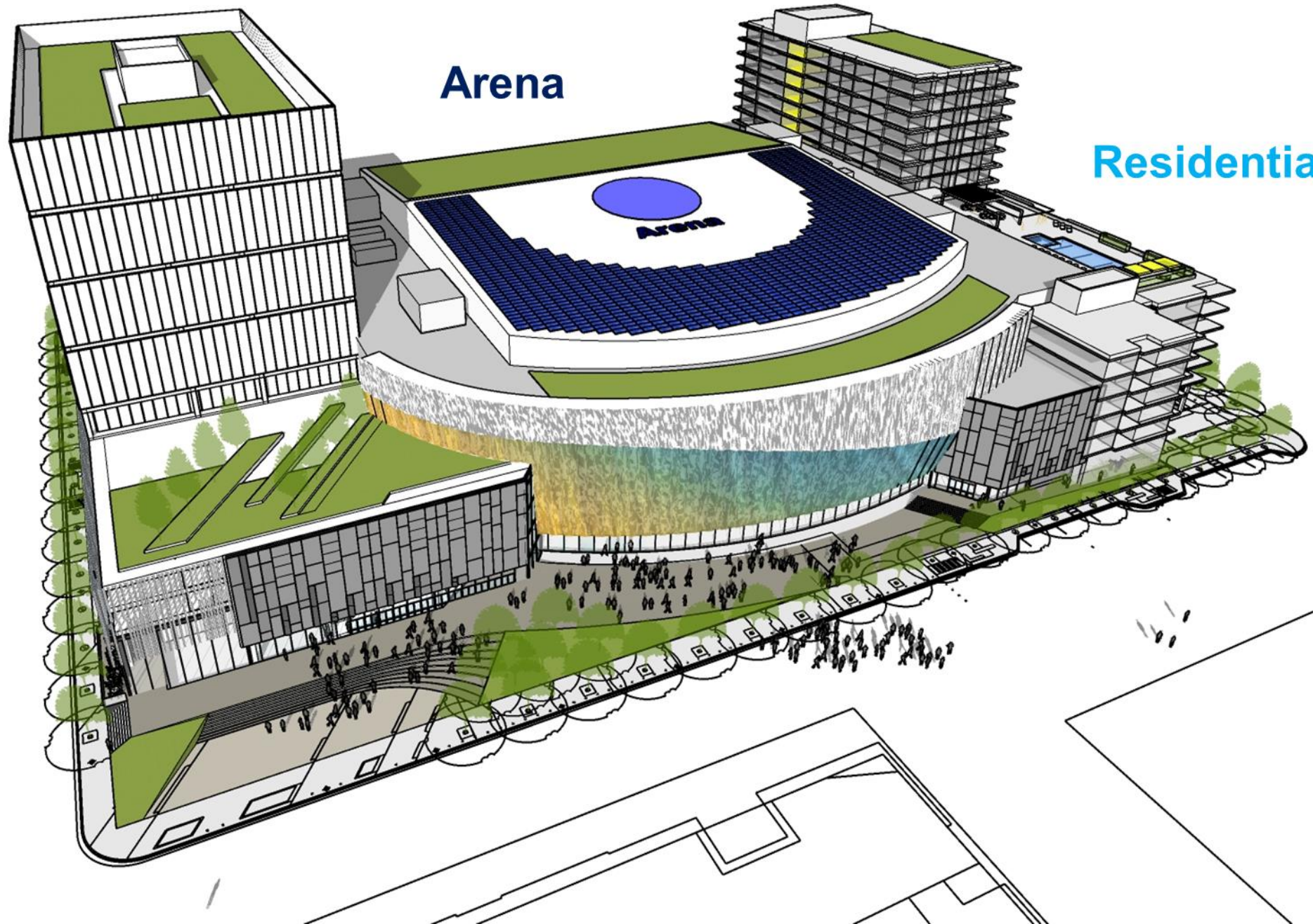
5TH & CLAY CURRENT

Google Earth

Office

Arena

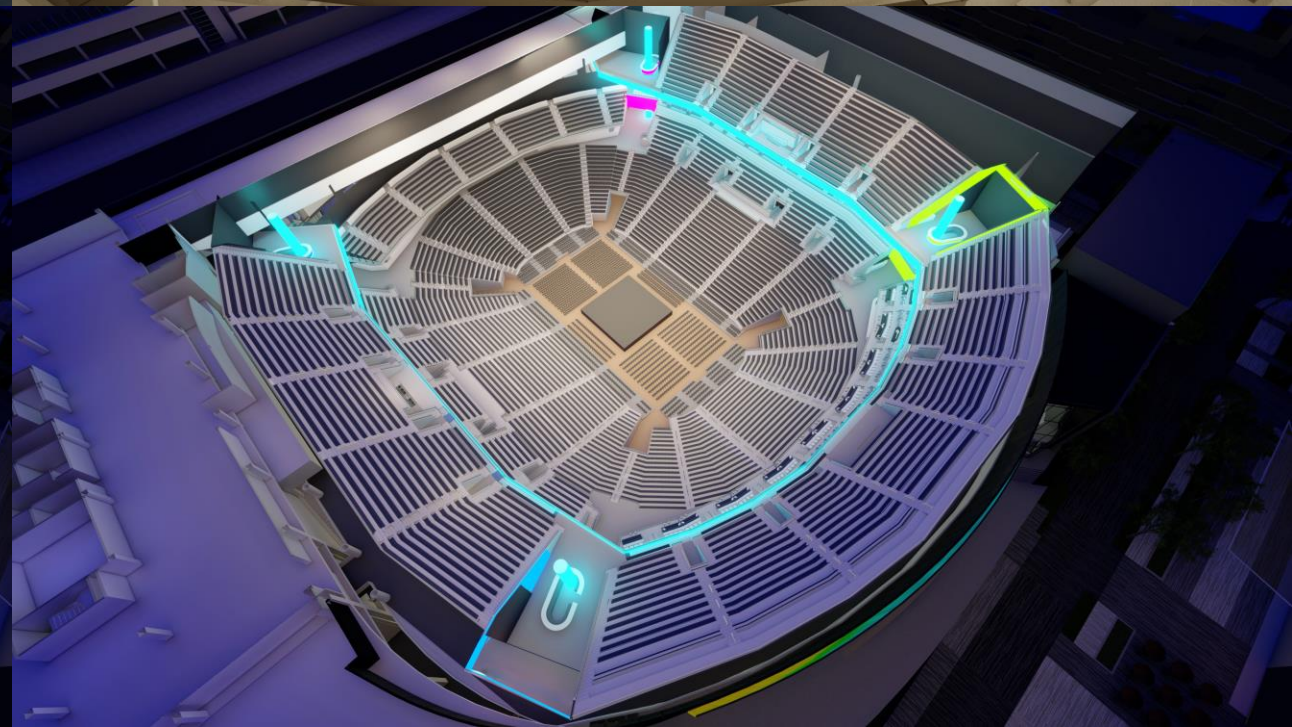
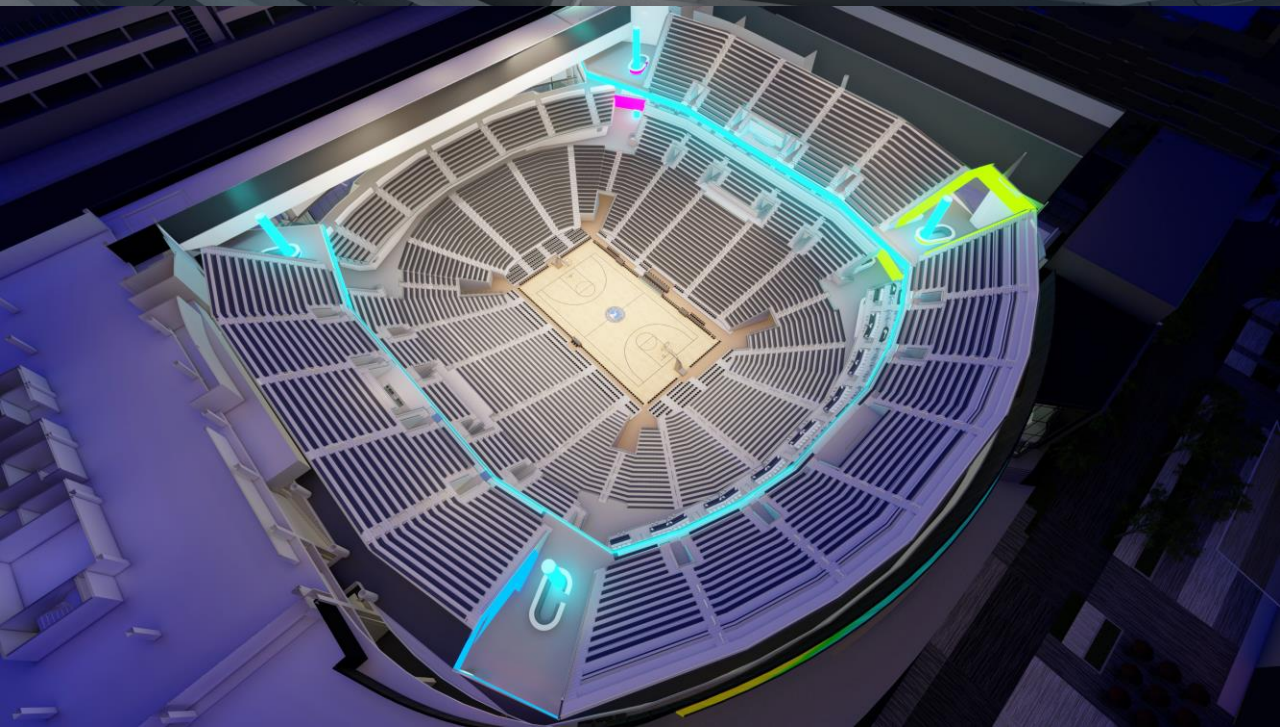
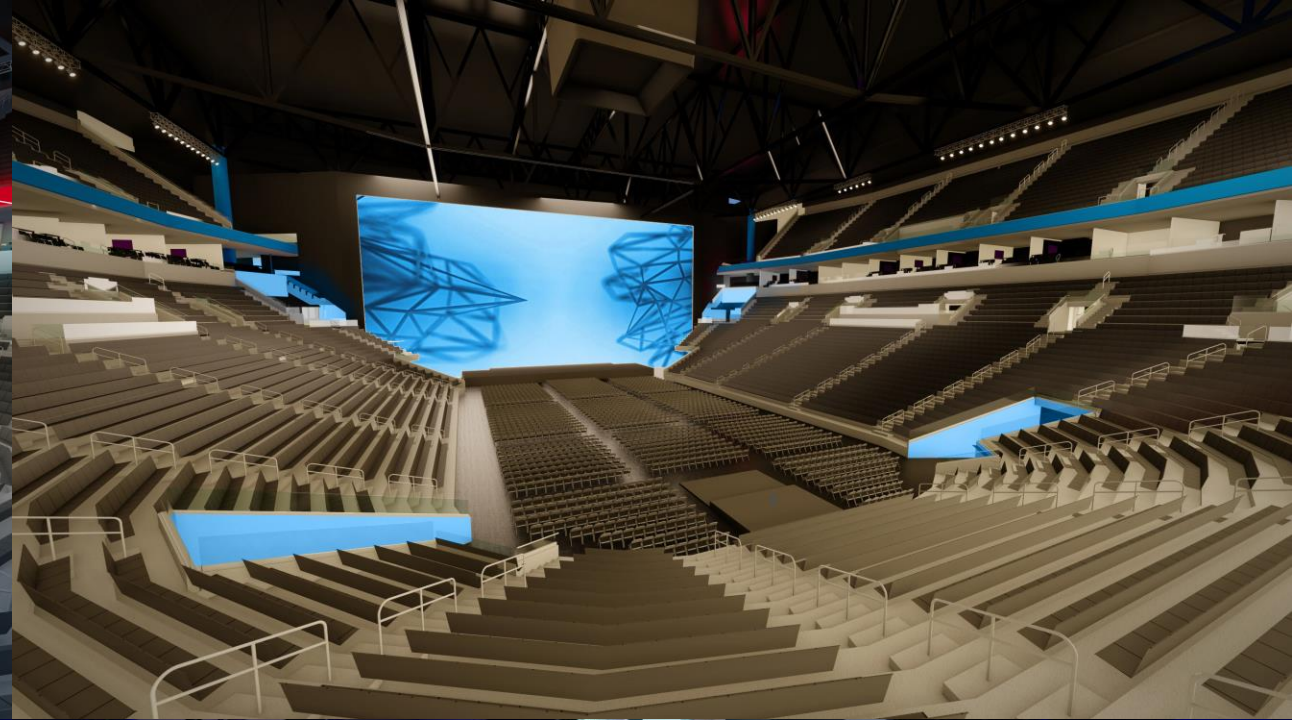
Residential





EBAR

5TH & CLAY PROPOSED



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Ordinance

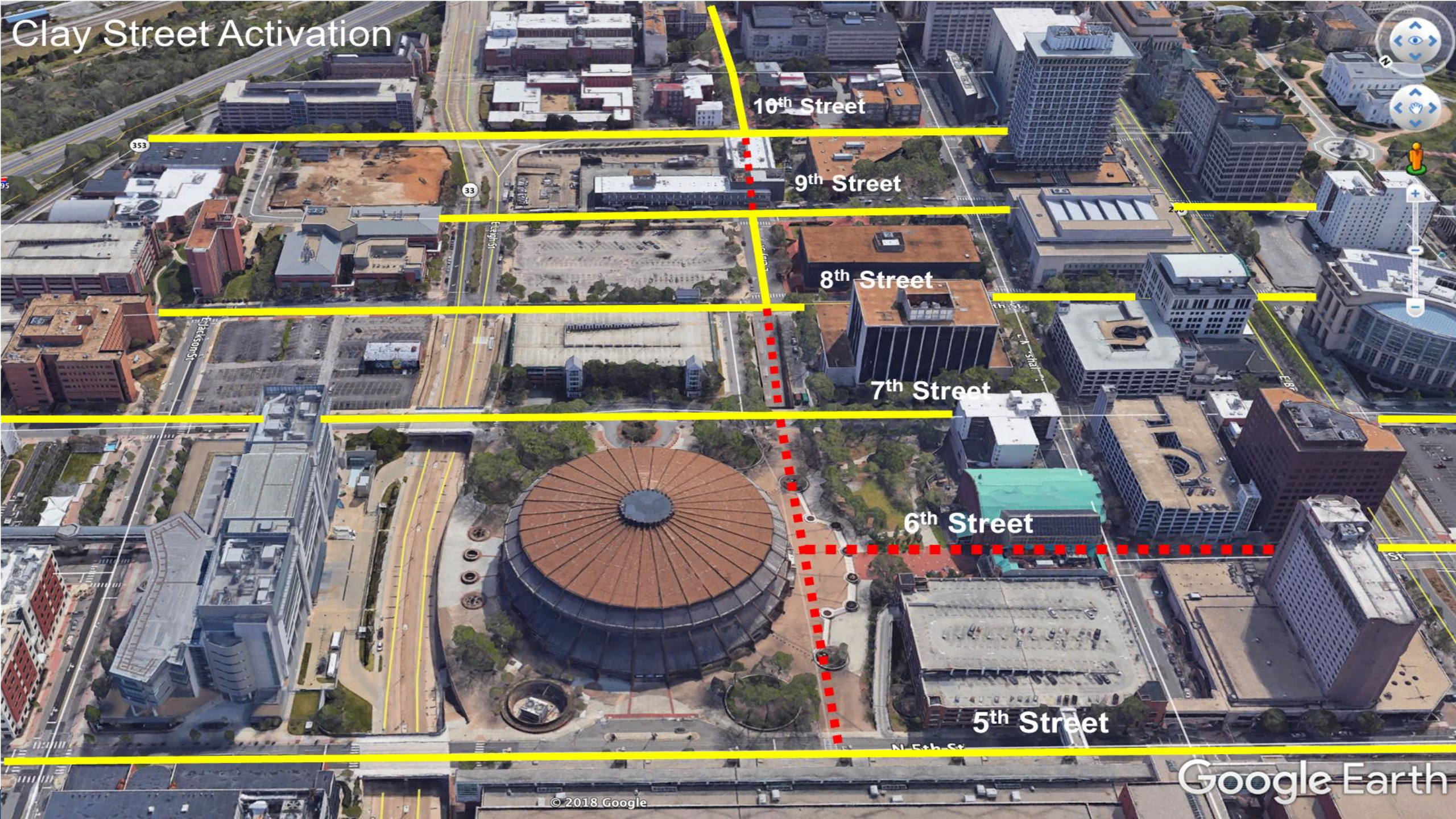
To declare surplus and direct the conveyance of certain parcels, or portions thereof, of City-owned real estate known as 601 E. Leigh St., 501 N. 7th St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 500 E. Marshall St., 500 A E. Marshall St., 116 N. 7th St., 114 N. 7th St., 112 N. 7th St., and 401 E. Broad St. to The NH District Corporation for the purpose of facilitating the redevelopment of the area bound generally by E. Leigh St. on the north, N. 10th St. on the east, E. Marshall St. on the south, and N. 5th St. on the west.

- Ordinance declares the parcels as surplus real estate to be conveyed to the NH District Corporation
- The Purchase and Sale Agreement shows the negotiated purchase price of \$15,800,000.00 for parcels A2, A3, B, C, D, E, F1, I, N, and U – (Exhibit C of the Development Agreement)
- Conveyance of the parcels does not occur until all conditions are satisfied in the Development Agreement – (Article 6, Section 6.1.c – Conditions Precedent to Financial Close on the Bonds)
- Refer to Exhibit K in the Development Agreement that shows the parcels
- Refer to Exhibit H in the Development Agreement that lists the conditions to finalize the closing and dedication of portions of right of way to enable the creation of parcels to be sold, align public streets, and create new portions of Clay Street and 6th Street

ORDINANCE TO CONVEY CERTAIN CURRENTLY CITY-OWNED REAL ESTATE TO THE NH DISTRICT CORPORATION

PARCEL	SQUARE FEET	ACRES
A2	40,619±	0.93±
A3	33,272±	0.76±
B	19,902±	0.46±
C	88,832±	2.04±
D	97,543±	2.24±
E (E-A, E-B, & E-C)	28,008±	0.66±
F (F1-A, F1-B, F1-C, & F1-D)	73,770±	1.70±
I (I-A & I-B)	83,344±	1.92±
N	45,744±	1.05±
U	71,154±	1.63±
TOTAL	582,188±	13.39±

Clay Street Activation



10th Street

9th Street

8th Street

7th Street

6th Street

5th Street

Google Earth

© 2018 Google

A3
0.76± Acres
33258± SF

A1
3.95± Acres
171901± SF
block **A**

A2
0.93± Acres
40617± SF

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
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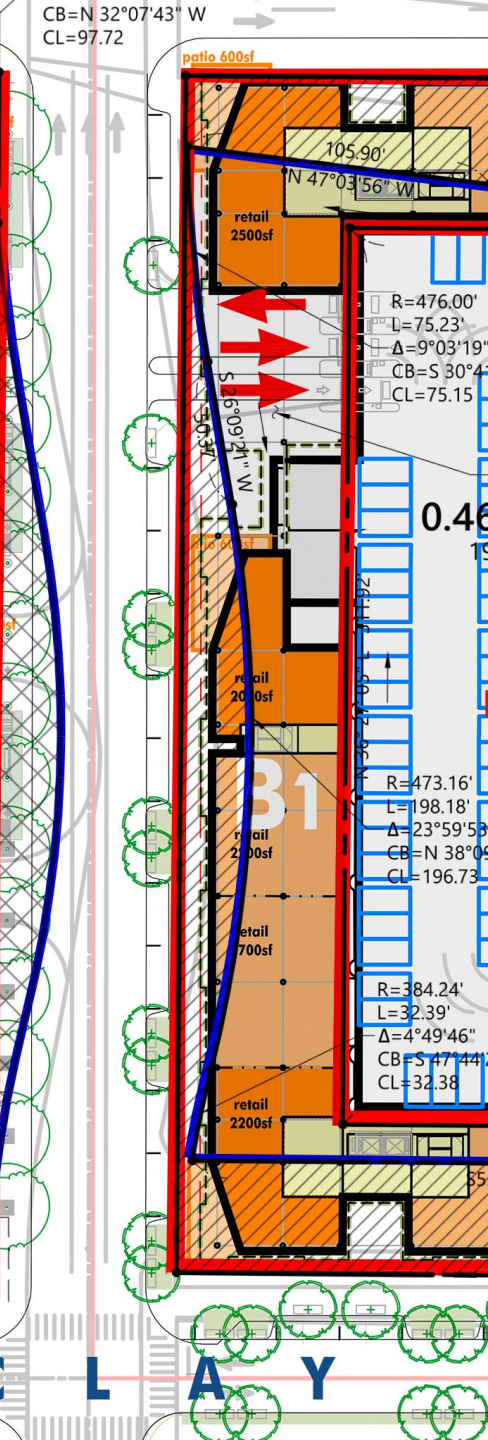
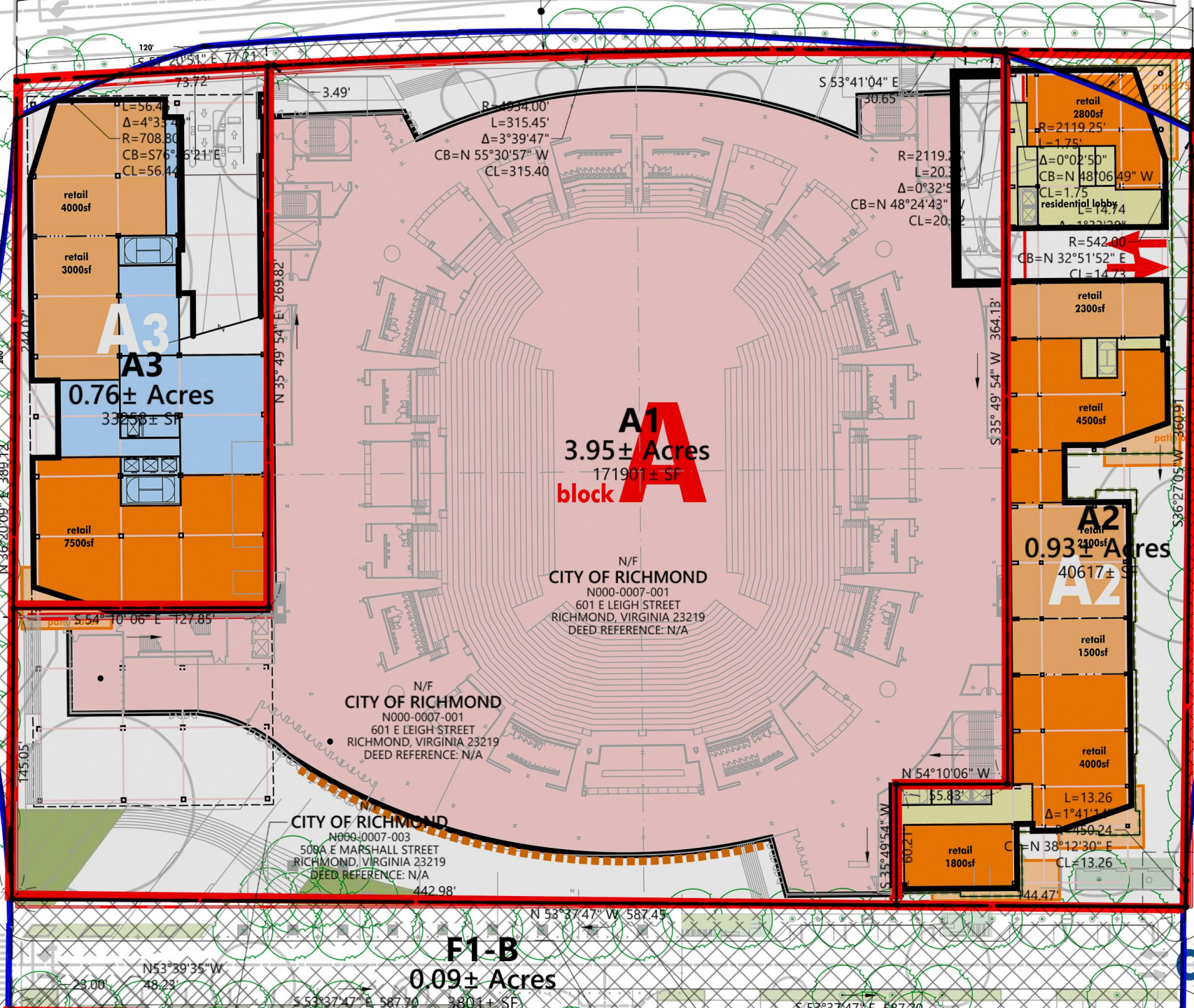
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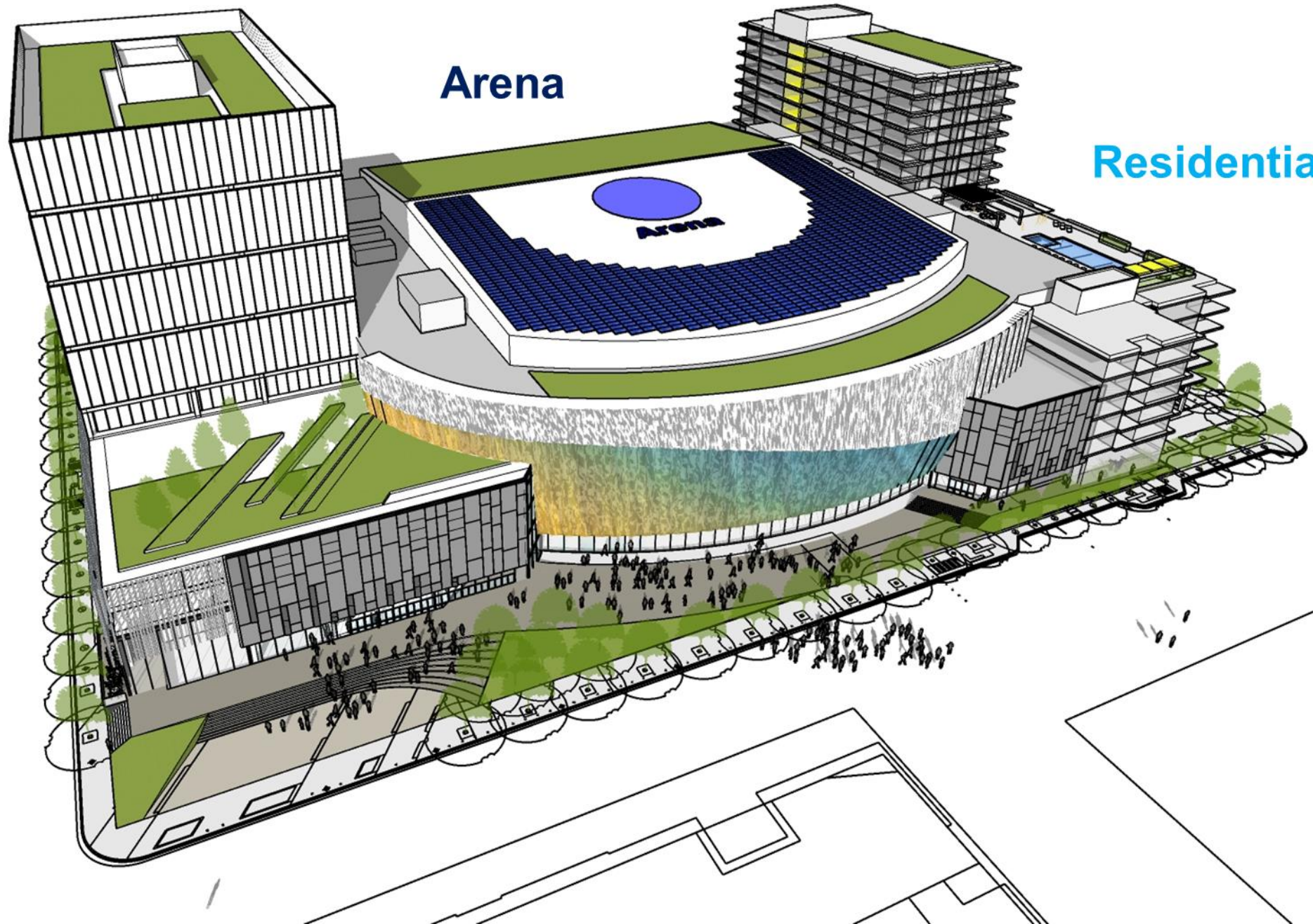
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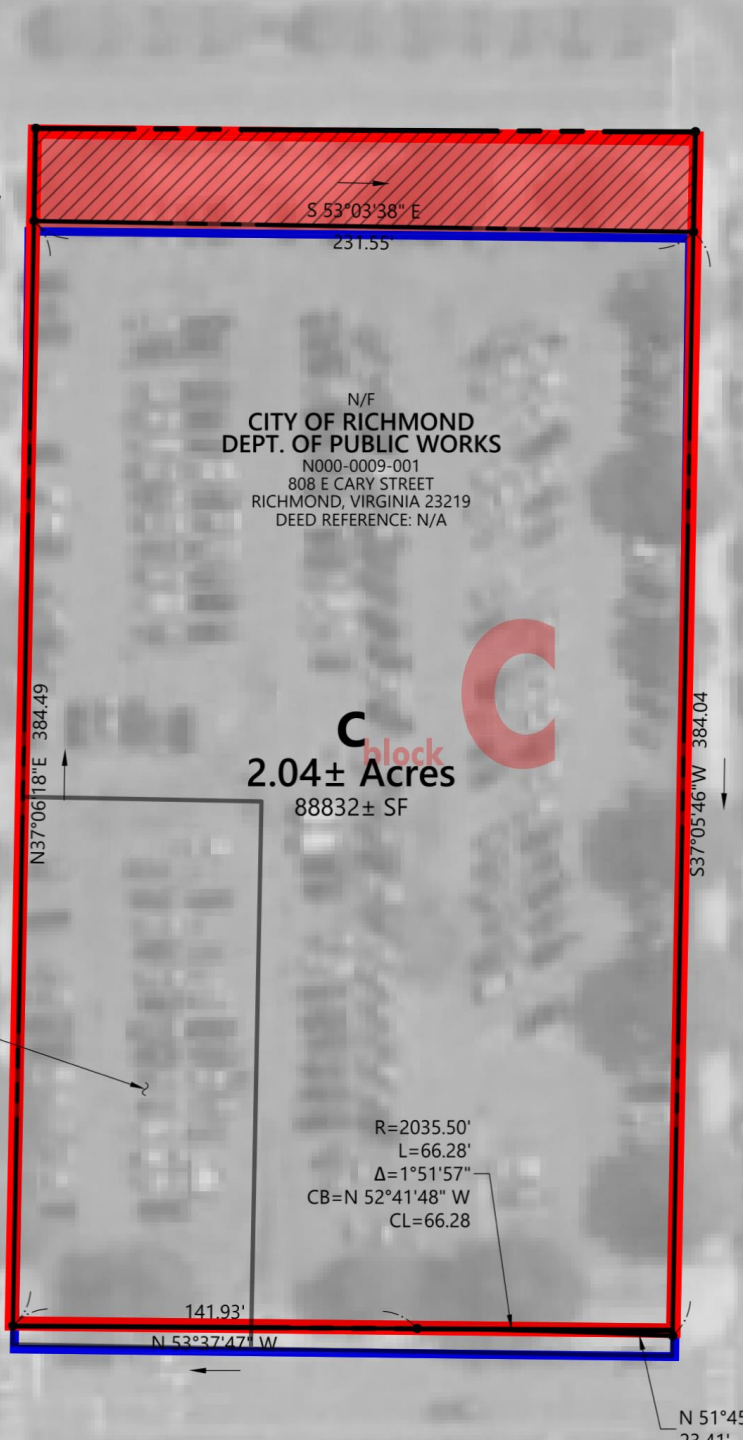
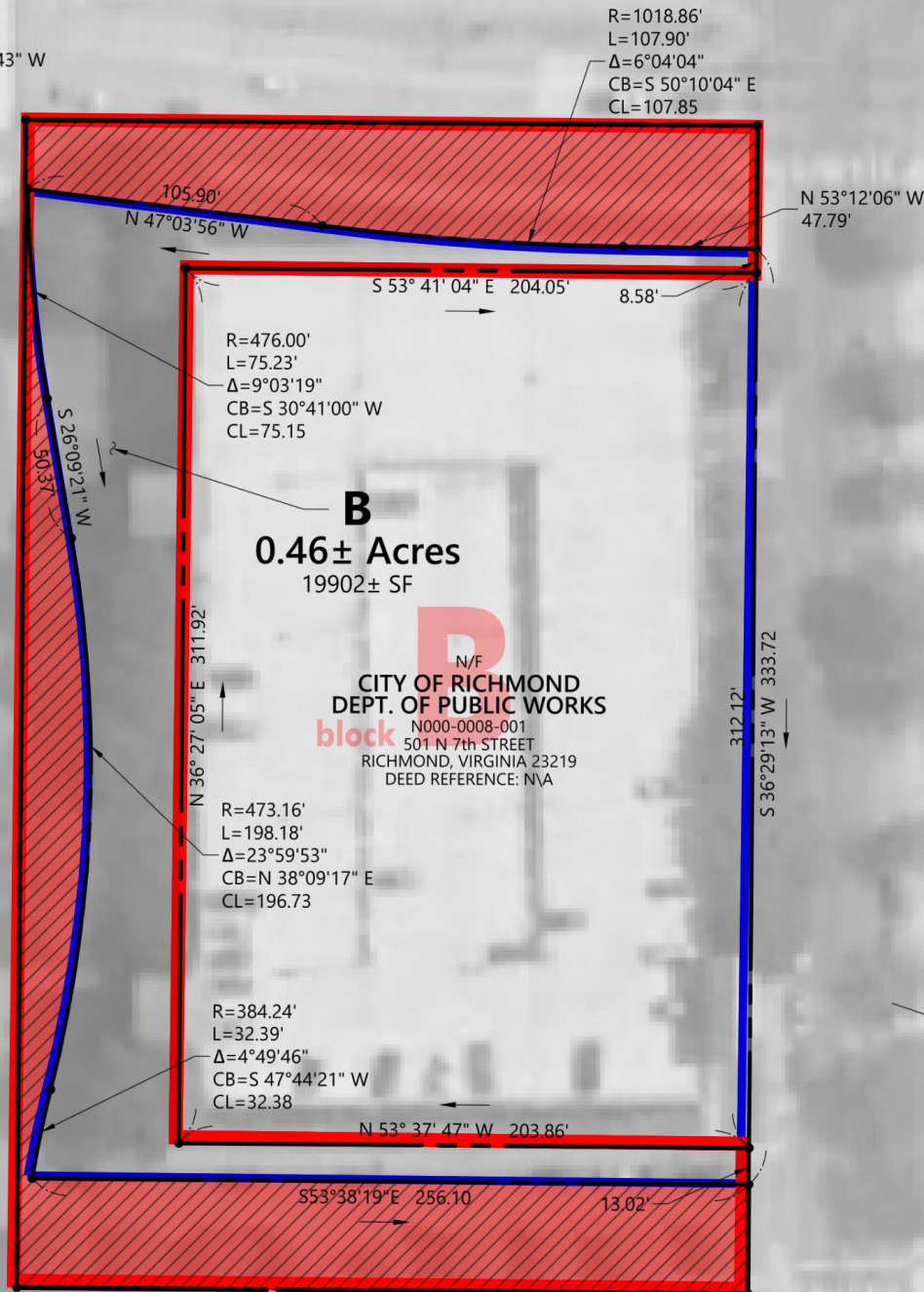


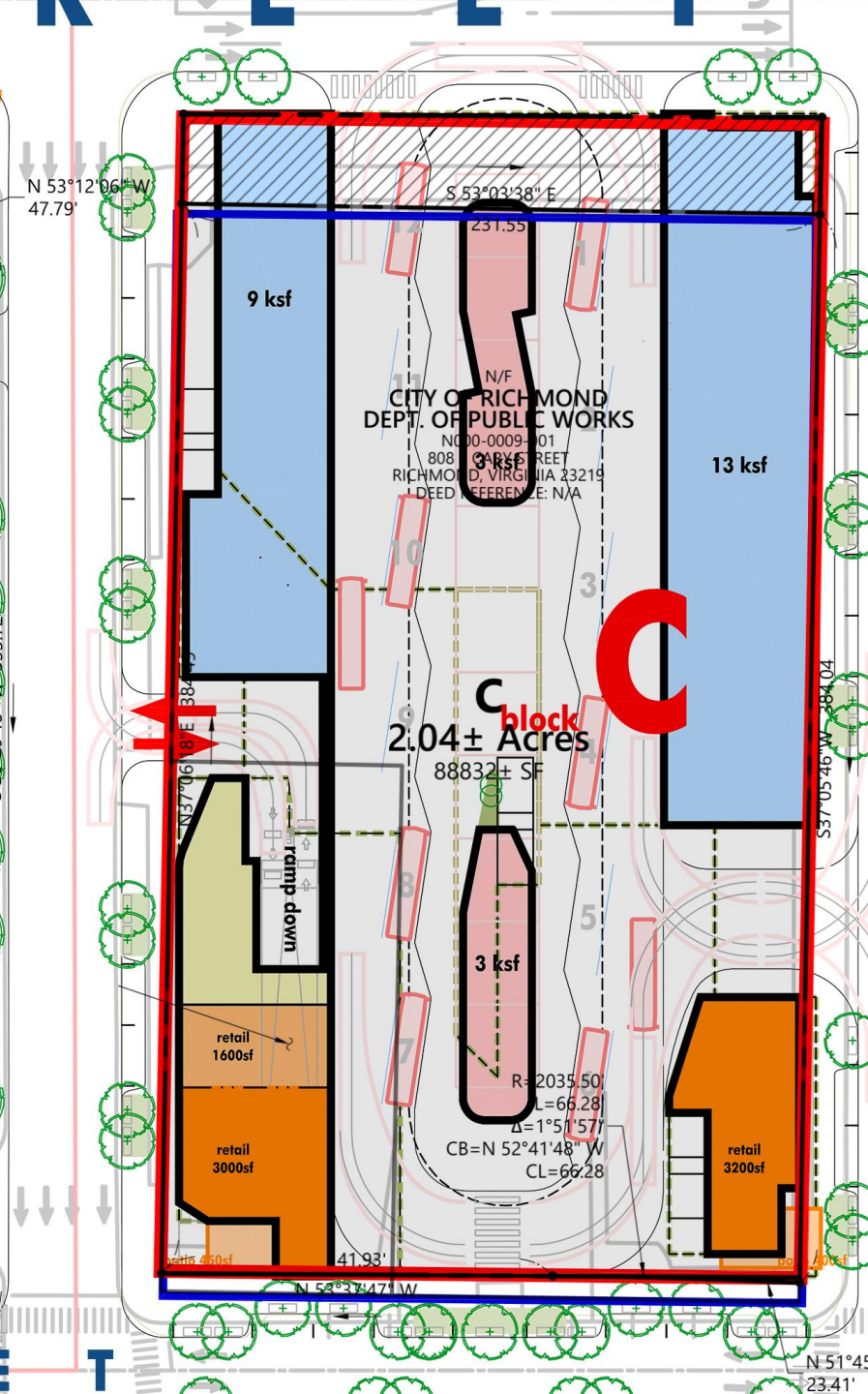
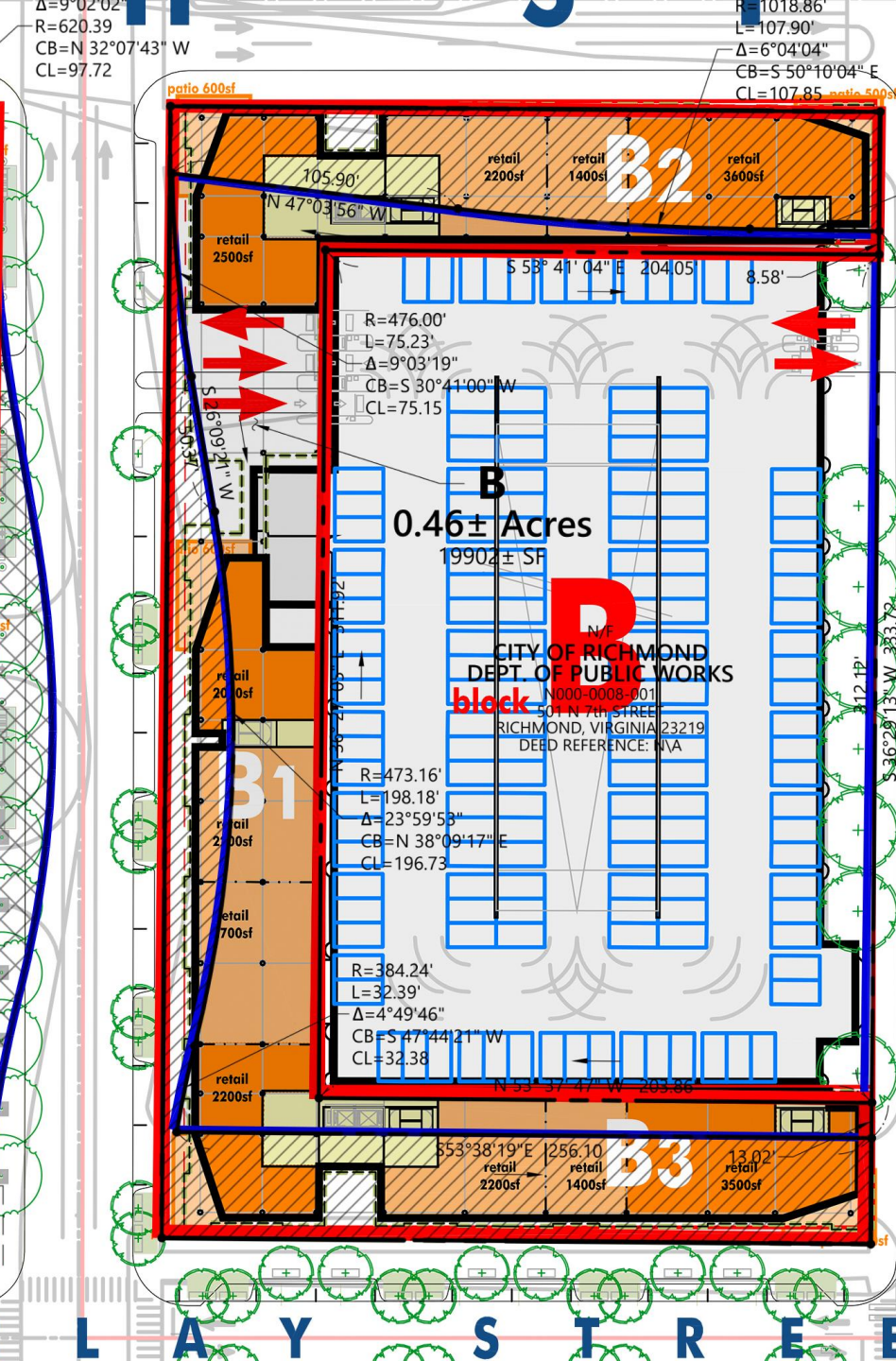
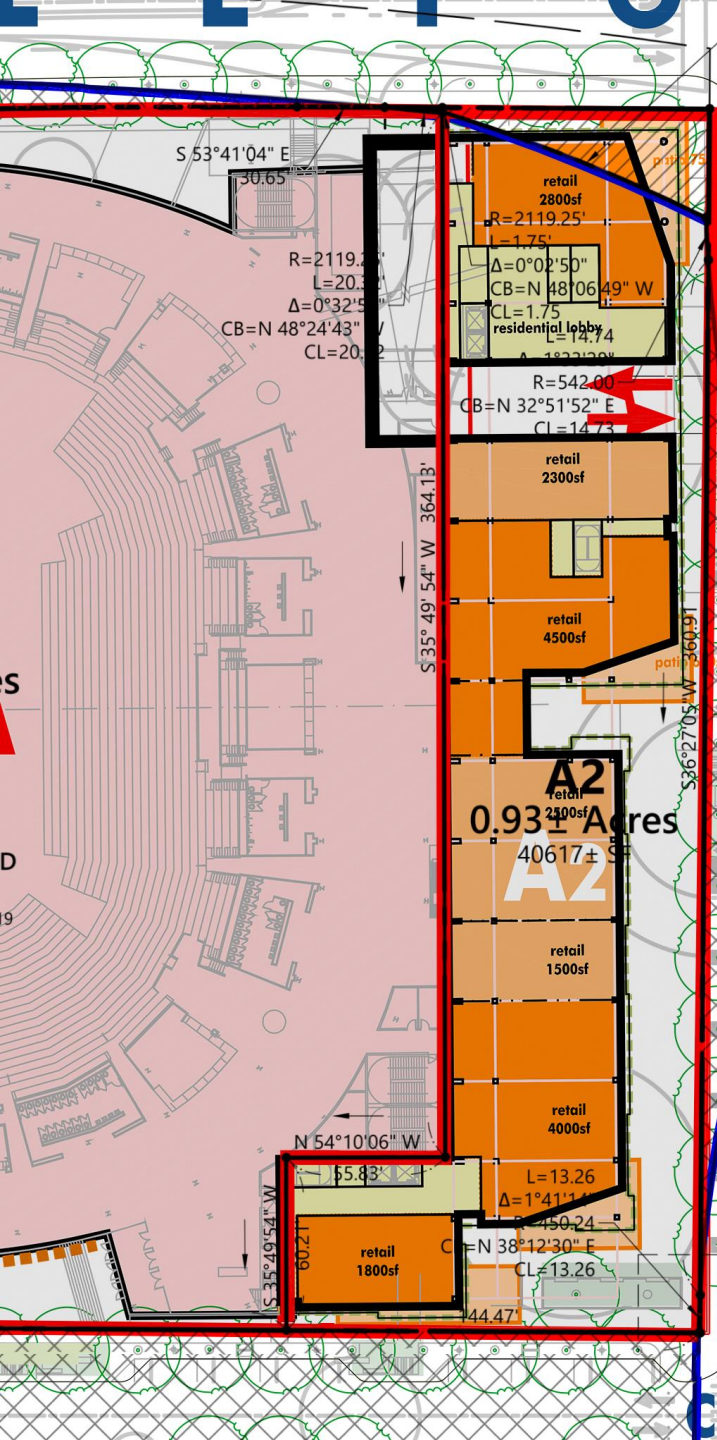
Office

Arena

Residential







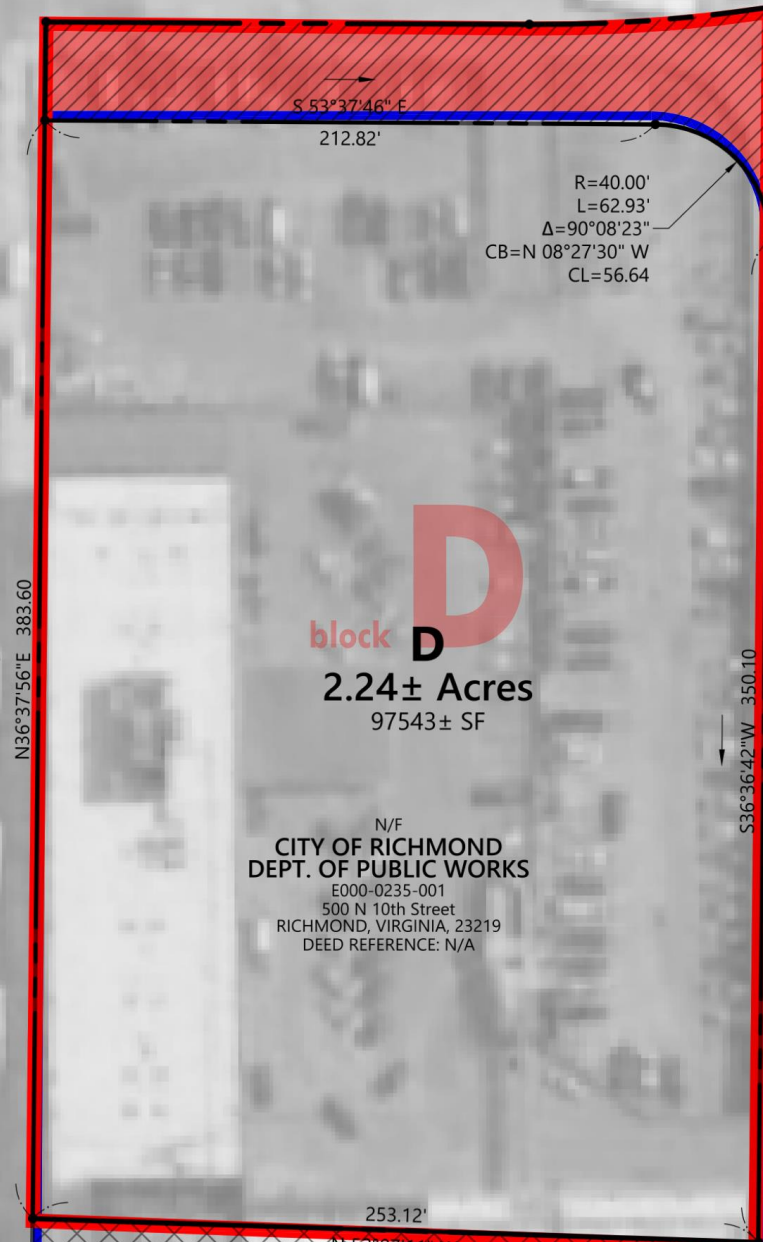
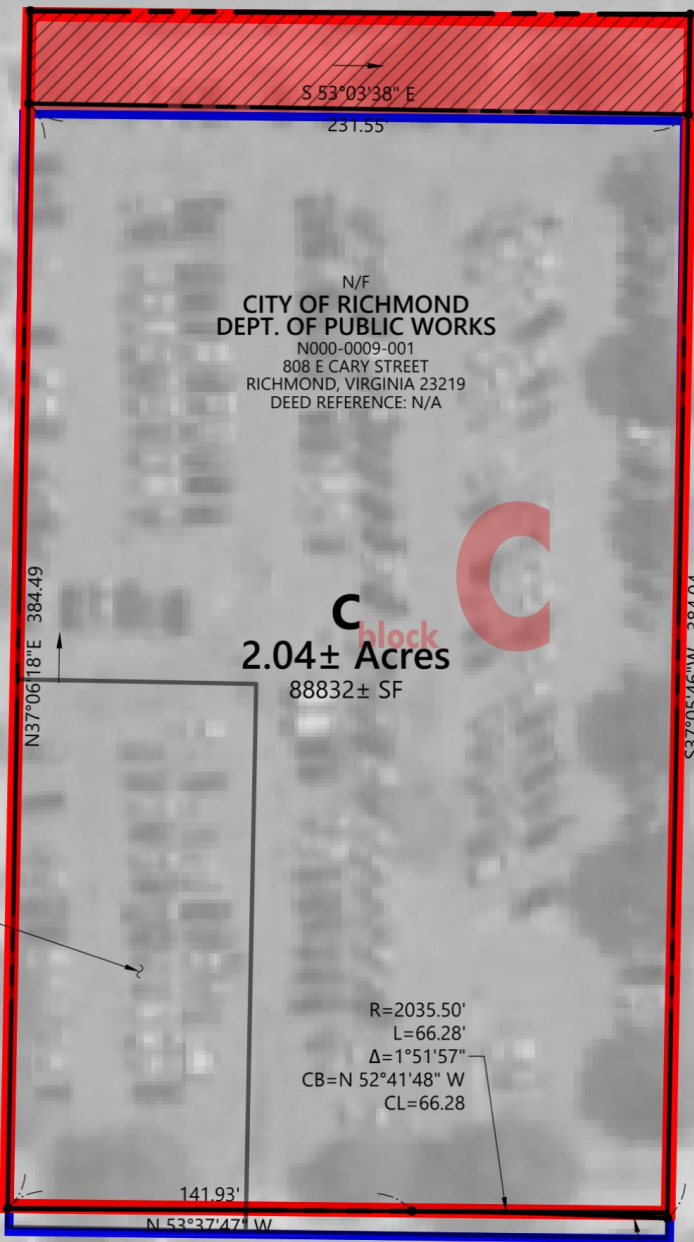


8th & CLAY CURRENT



8TH & CLAY PROPOSED

Capital City Partners LLC

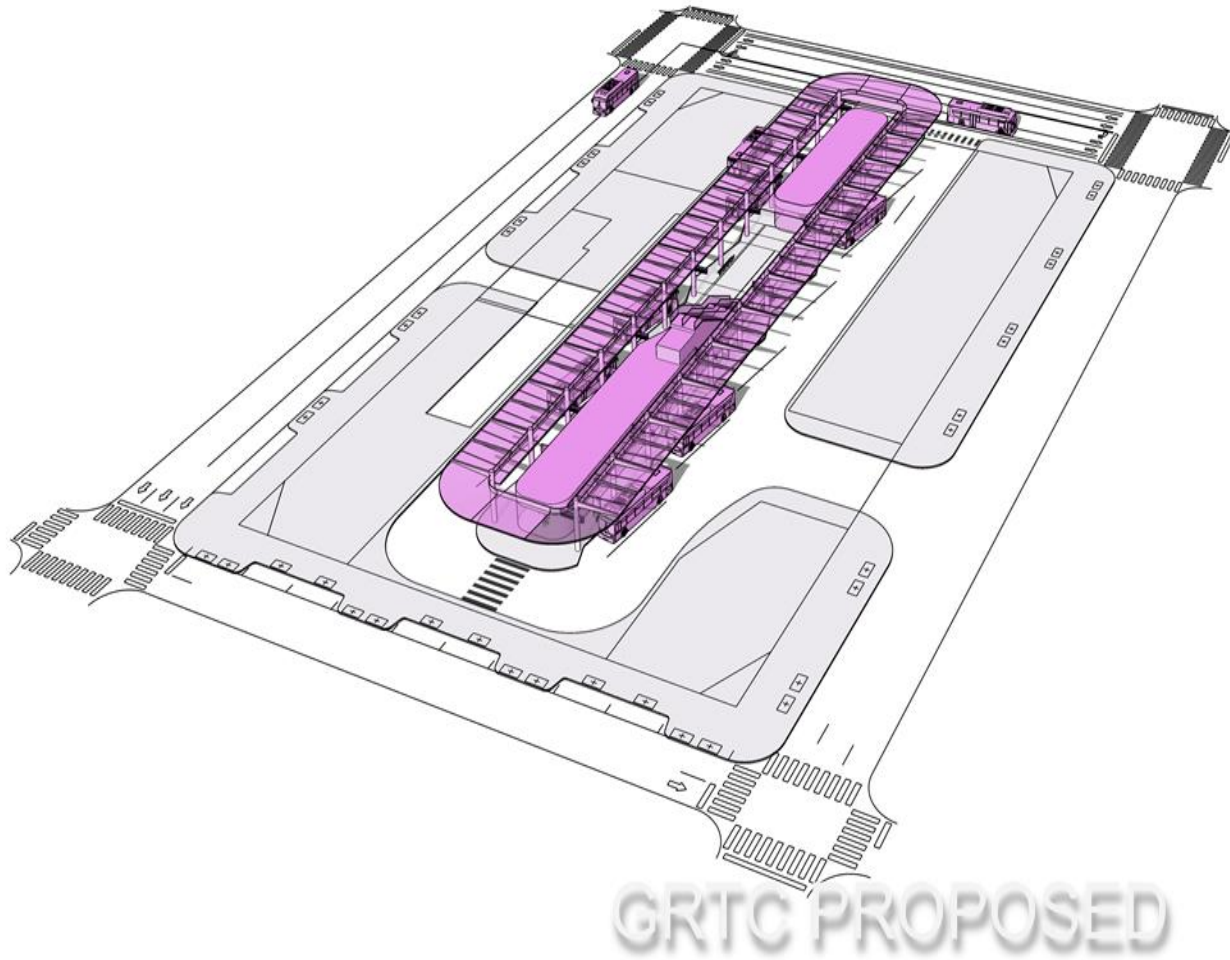


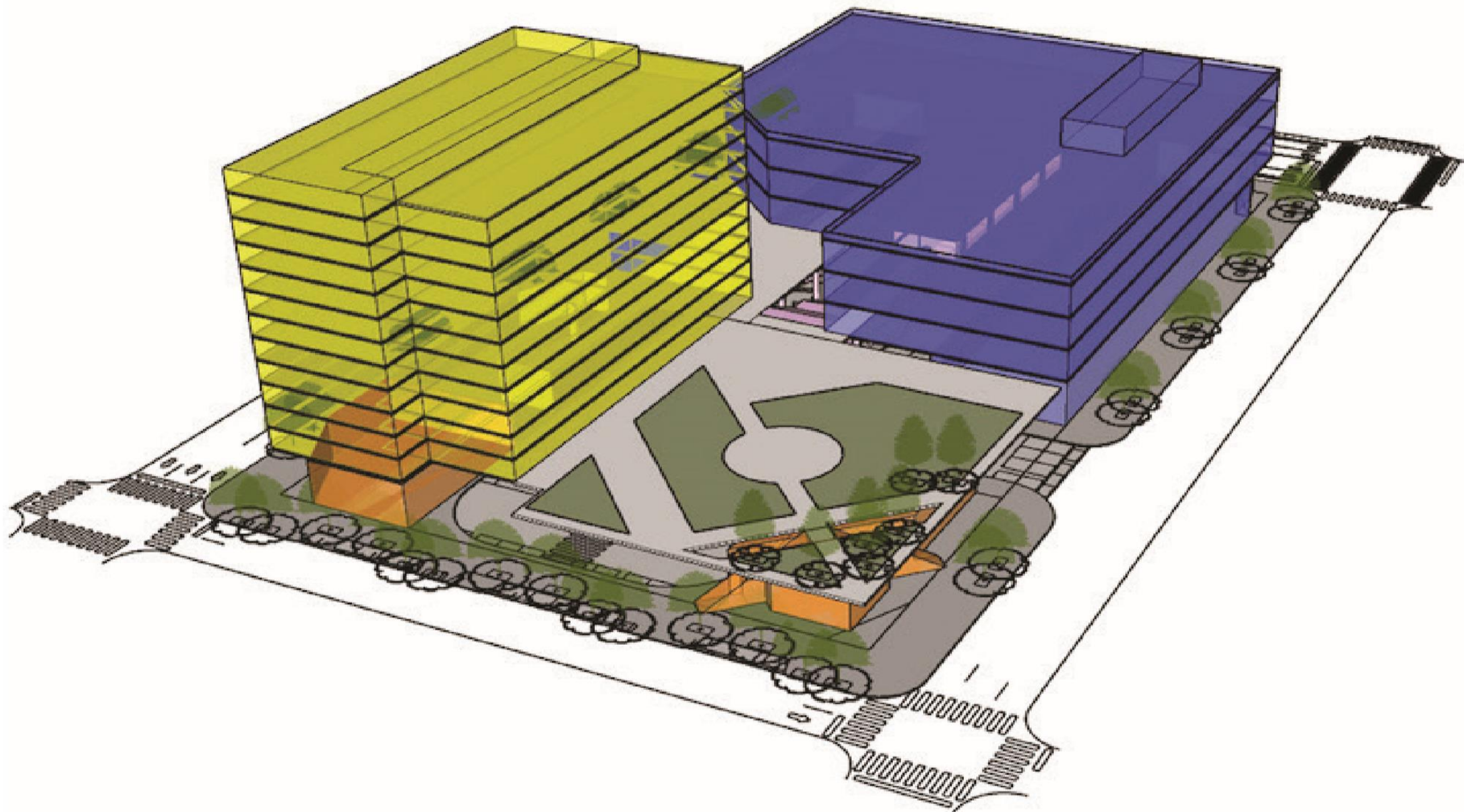




GRTC CURRENT

GRTC Transit Center







50 #27

CARY / MAIN / WHITCOMB
#5 12:05

9

8

GRTC TRANSIT CENTER

CHURCH HILL
#15 12:12

CHURCH 12

CARY/MAIN

SIMPLY
TAP &
GO!

City of Richmond
N000-0001-001
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DHD REFERENCE: N02

L=12.28
Δ=1°45'14"
R=450.24
CB=N 38°12'00" E
CL=12.28

F1-B
0.09± Acres
12874± SF

E-A
0.30± Acres
12874± SF

F1-A
0.30± Acres
12849± SF

E-B
0.15± Acres
6610± SF

block **E**

E-C
0.21± Acres
9160± SF

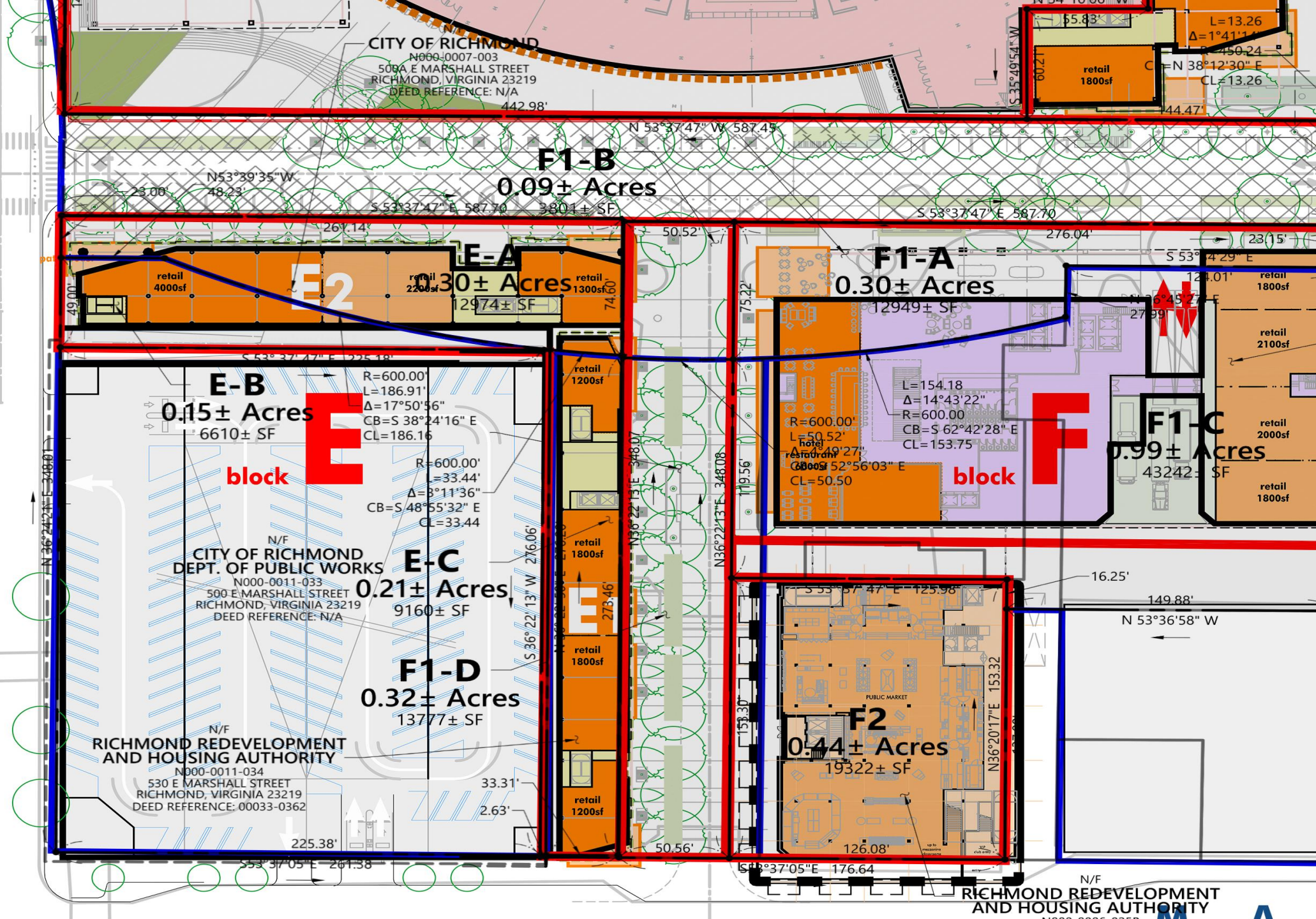
F1-D
0.32± Acres
13777± SF

City of Richmond
DEPT. OF PUBLIC WORKS
N000-0011-001
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DHD REFERENCE: N0015-0002

F2
0.44± Acres
19322± SF

F1-C
0.99± Acres
43242± SF

Richmond Redevelopment
and Housing Authority

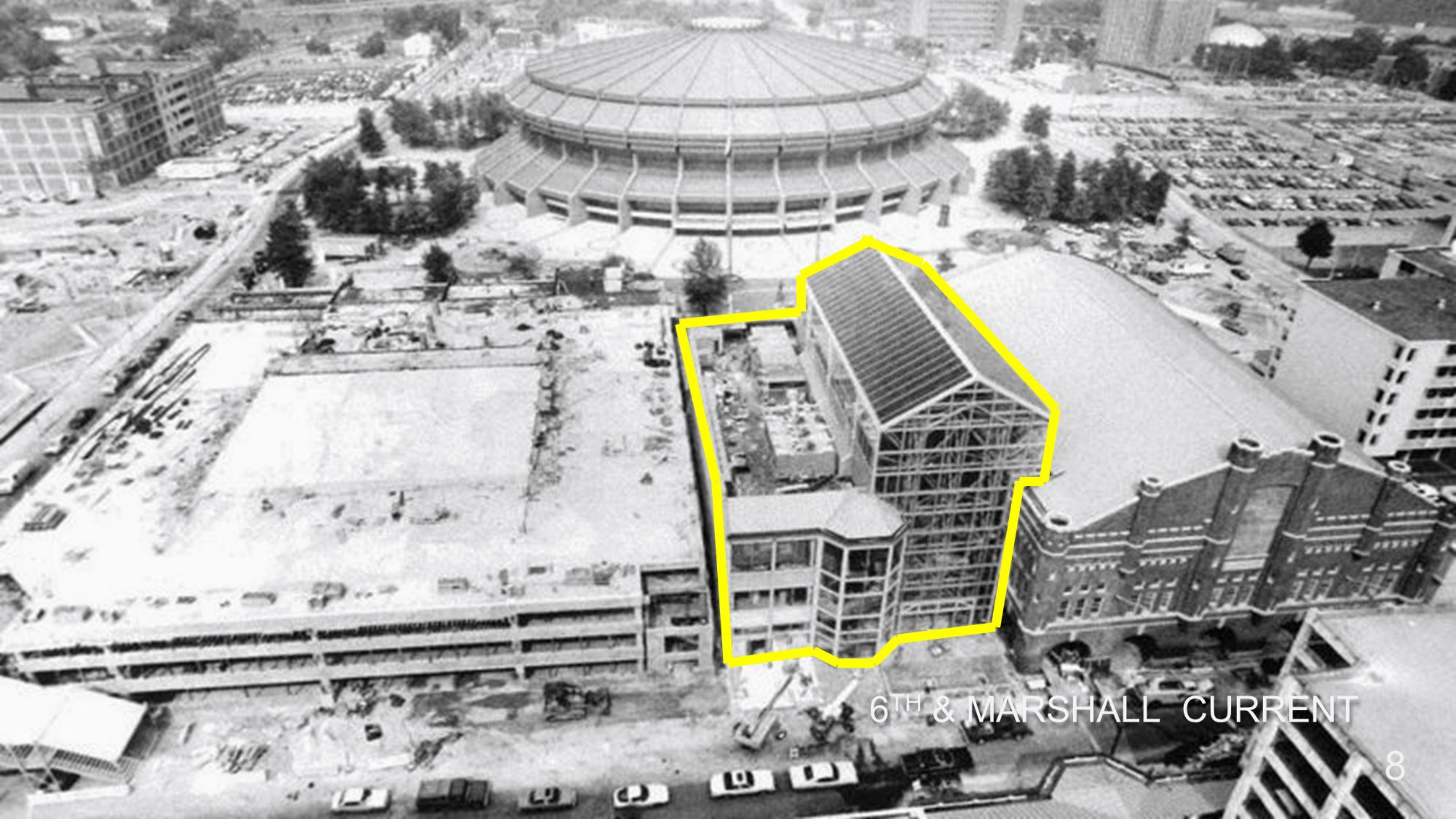




6TH Street CURRENT



6TH & CLAY CURRENT



6TH & MARSHALL CURRENT



6TH & MARSHALL PROPOSED

© Capital City Partners LLC



6TH STREET PROPOSED

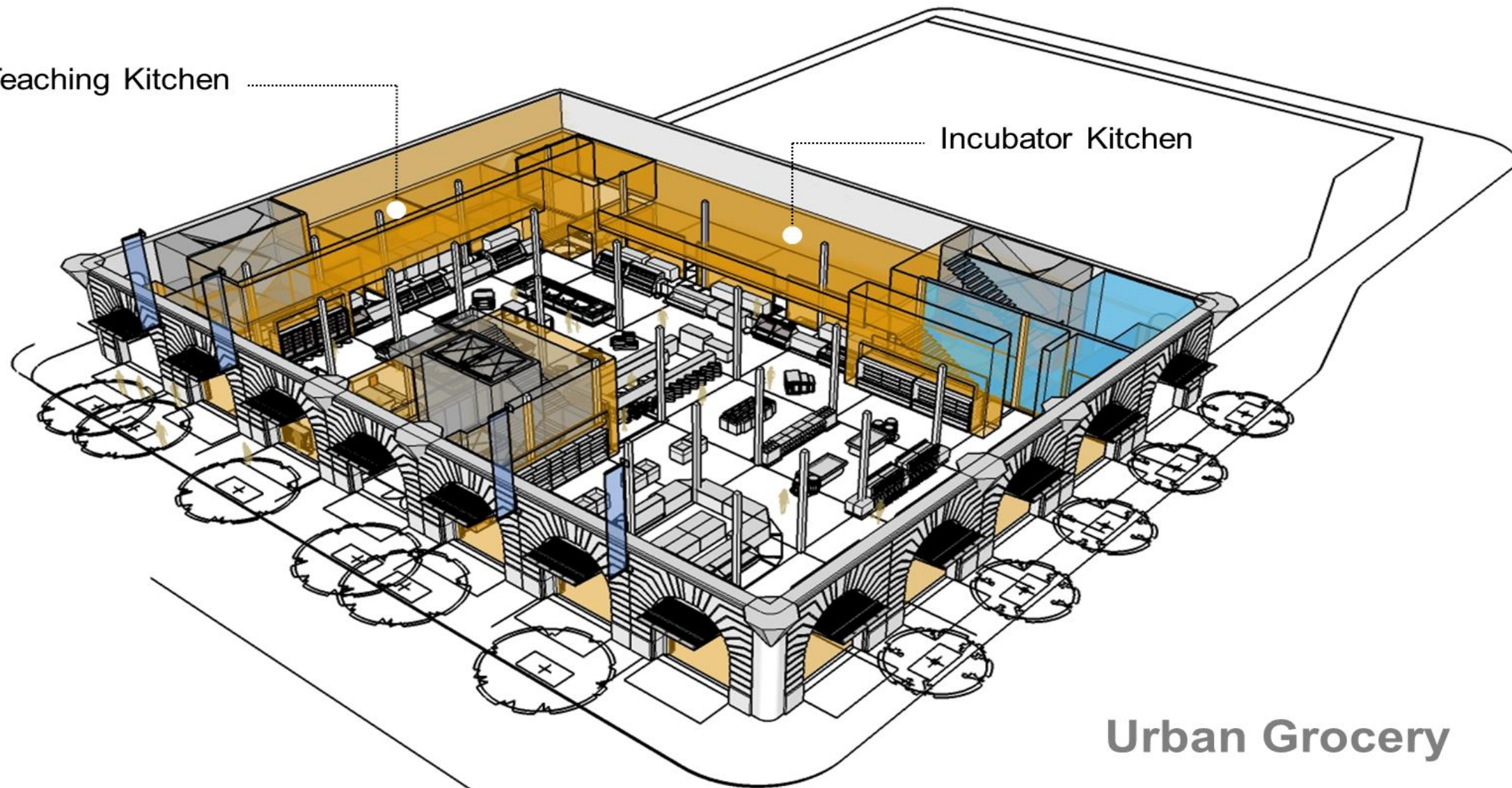


6TH & CLAY - CURRENT

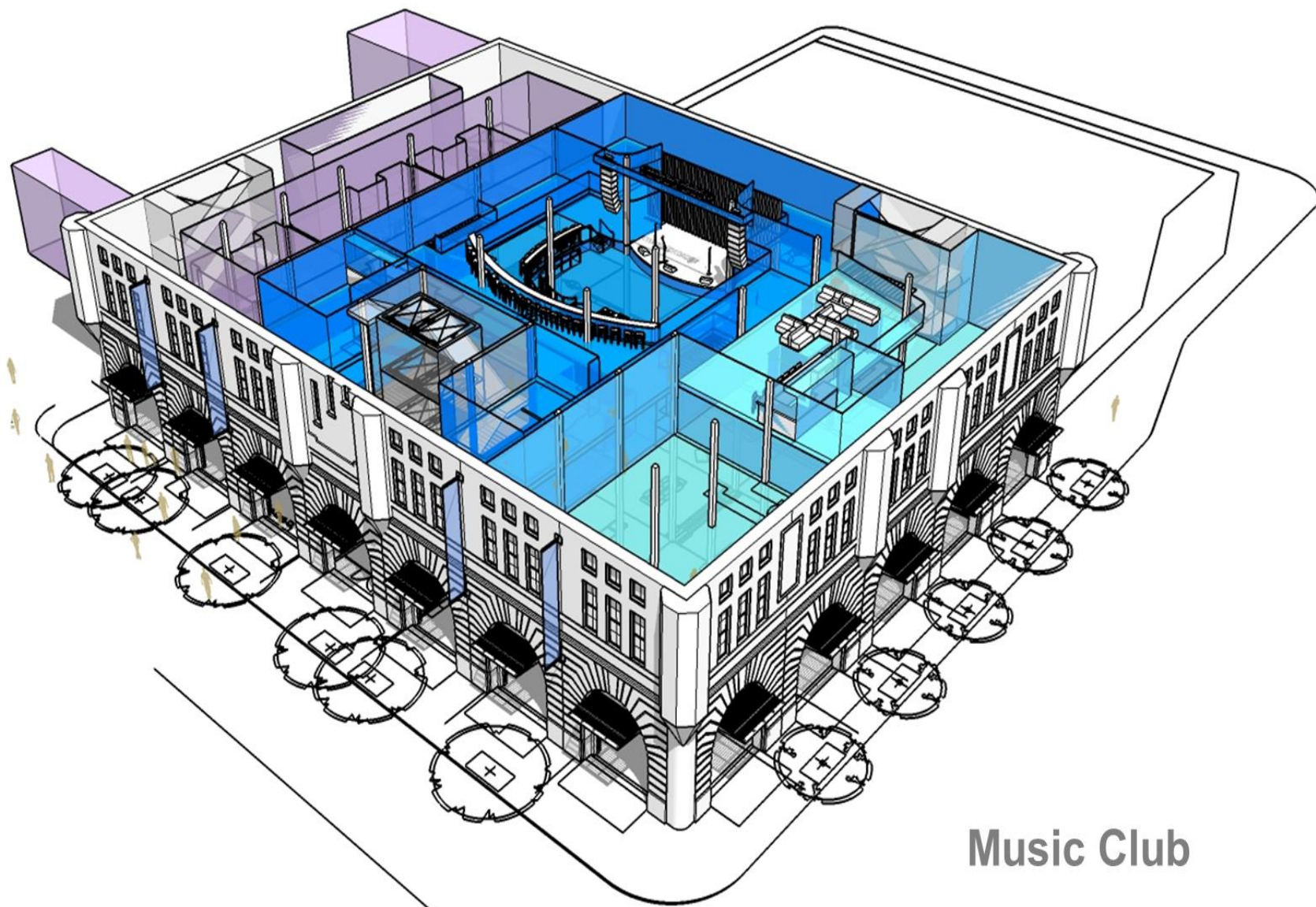
Capital City Partners LLC

Teaching Kitchen

Incubator Kitchen

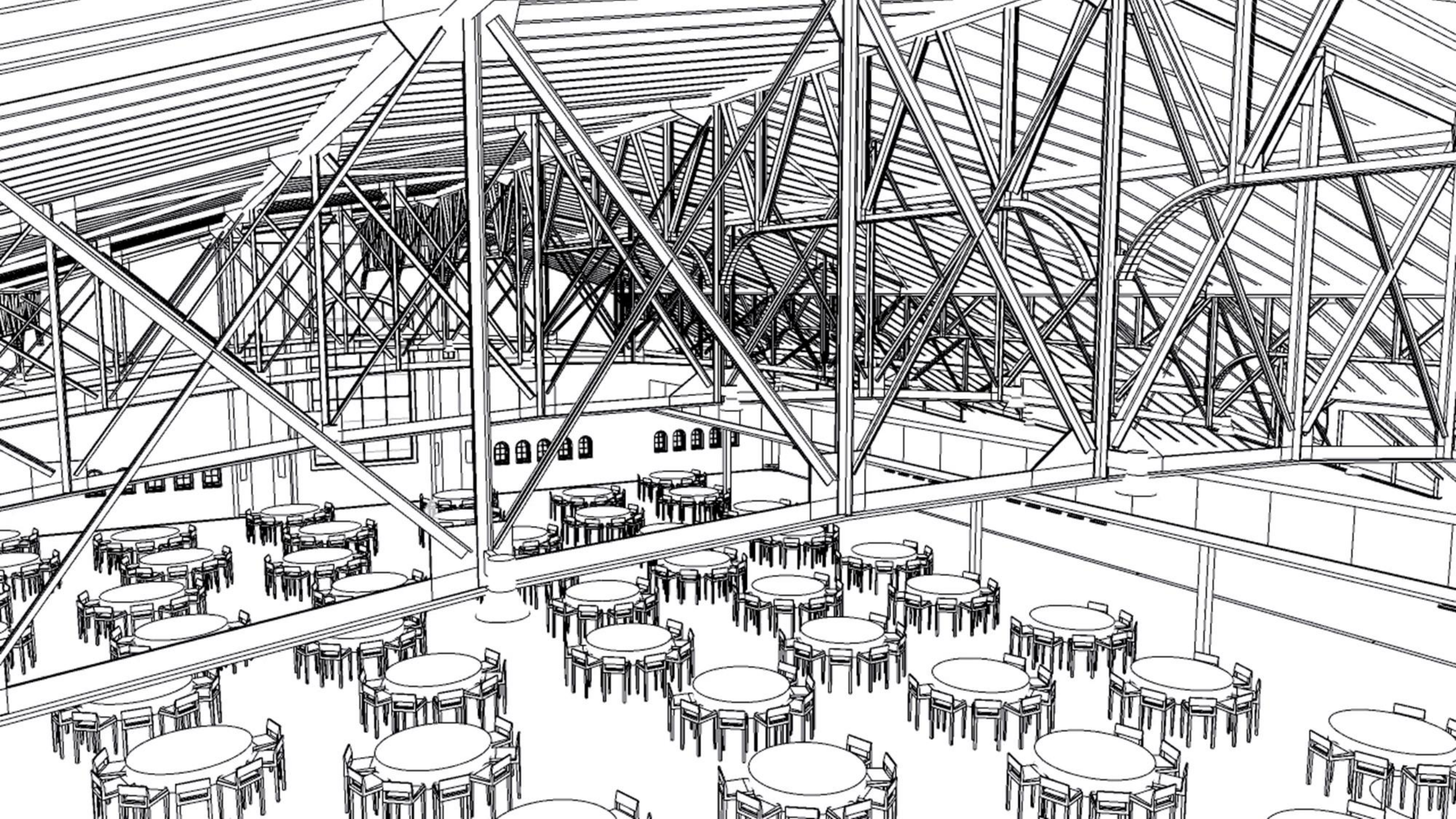


Urban Grocery

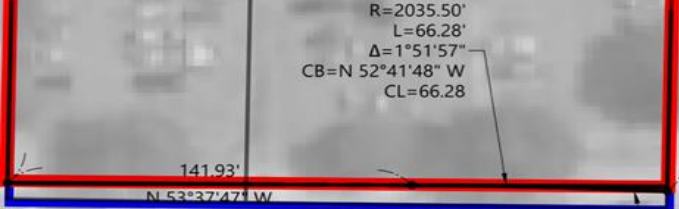


Music Club









R=2035.50'
L=66.28'
Δ=1°51'57"
CB=N 52°41'48" W
CL=66.28'

141.93'

N 53°37'47" W

N 51°45'50" W
23.41'



253.12'

N 52°07'11" W

S 36°37'56" W
21.04'

R=331.30'
L=33.41'
Δ=5°46'41"
CB=N 35°36'48" W
CL=33.40'

R=464.00'
L=18.40'
Δ=2°16'19"
CB=S 31°25'29" W
CL=18.40'

S 30°17'20" W
152.56'

N 36°30'55" E
6.28'

S 53°29'05" E
18.05'

I-B
0.27± Acres
11545± SF

N 52°07'11" W
253.15'

S 53°29'05" E

234.80'

N 36°36'42" E
21.11'

N 35°42'40" E
21.01'

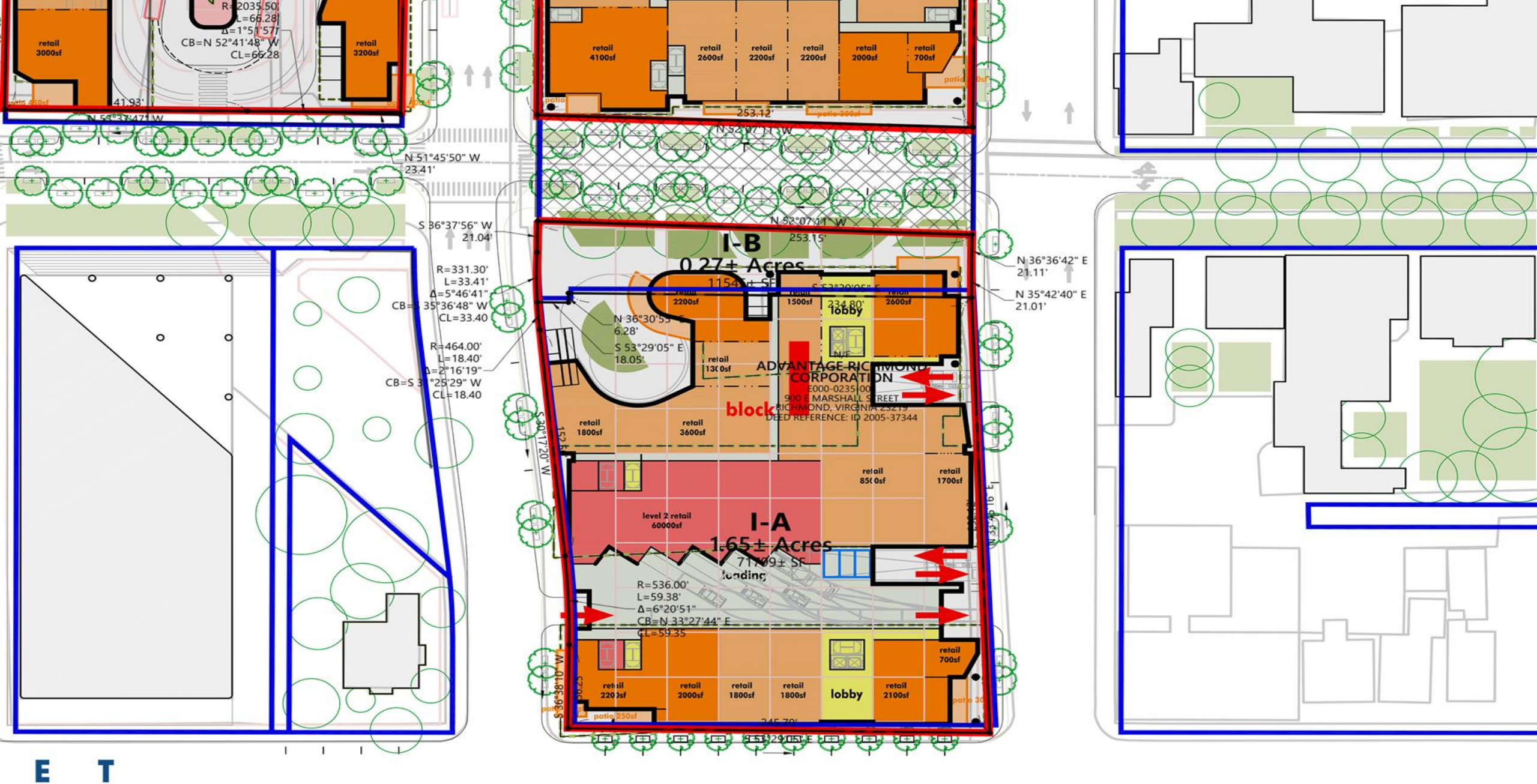
N/F
ADVANTAGE RICHMOND CORPORATION
E000-0235-003
900 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: ID 2005-37344

I-A
1.65± Acres
71799± SF

R=536.00'
L=59.38'
Δ=6°20'51"
CB=N 33°27'44" E
CL=59.35'

292.12'
N 33°45'16" E

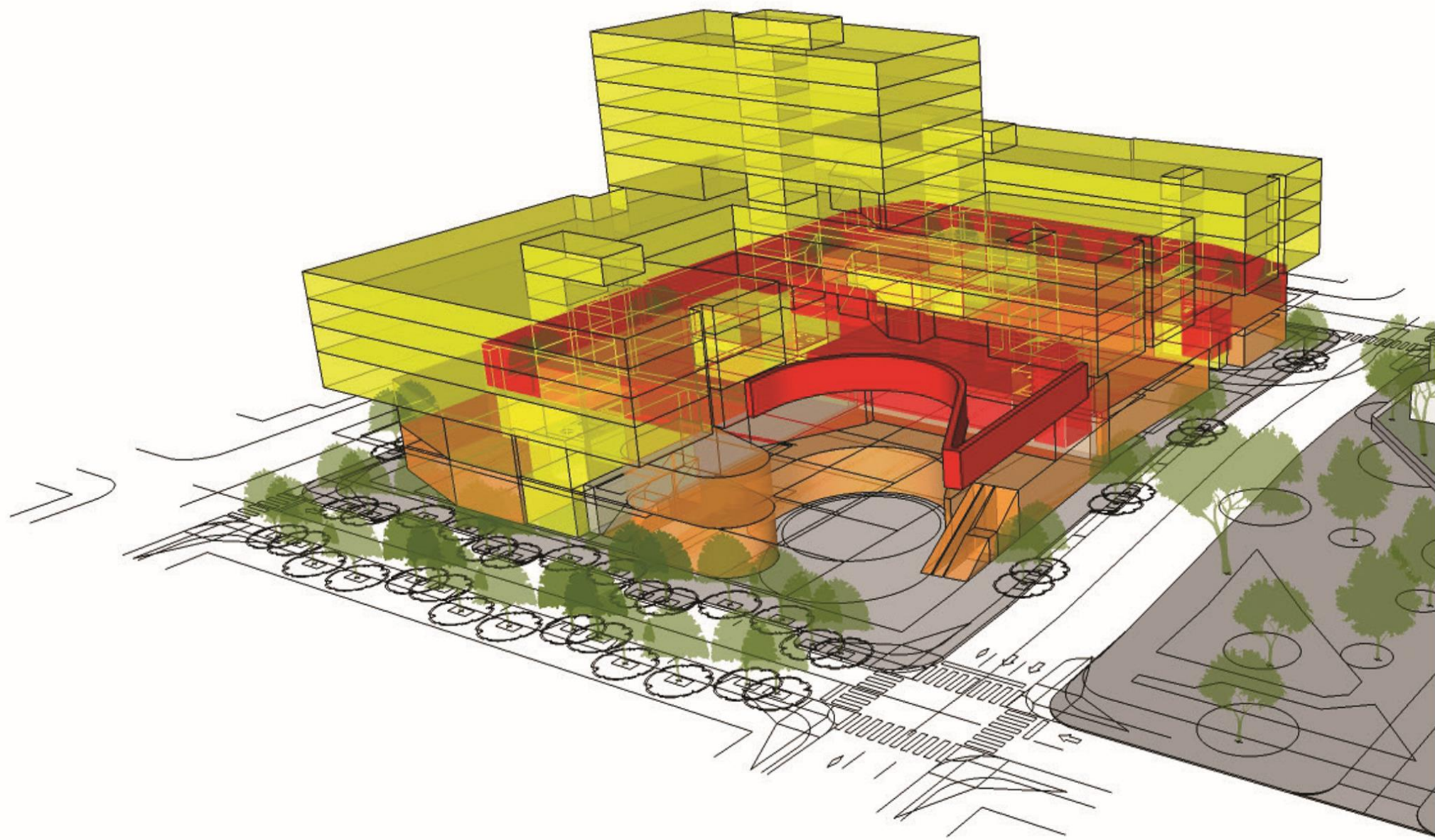
245.70'
S 53°29'05" E





Google







S 53°37'55" E

261.54'

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
W000-0025-001
401 E BROAD STREET
RICHMOND, VIRGINIA 23219

N
1.05± Acres
45744± SF

N 36°19'06" E

196.11'

162.81'

S 36°27'04" W

160.63'

N 53°31'40" W

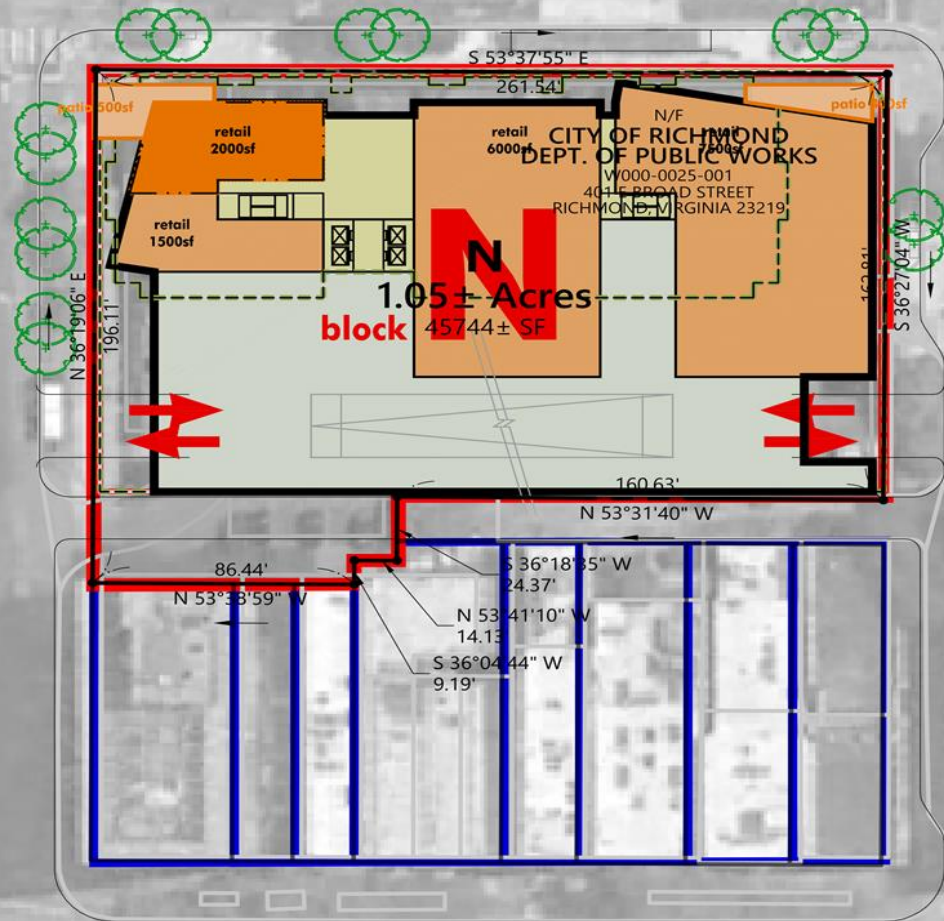
86.44'

N 53°38'59" W

S 36°18'35" W
24.37'

N 53°41'10" W
14.13'

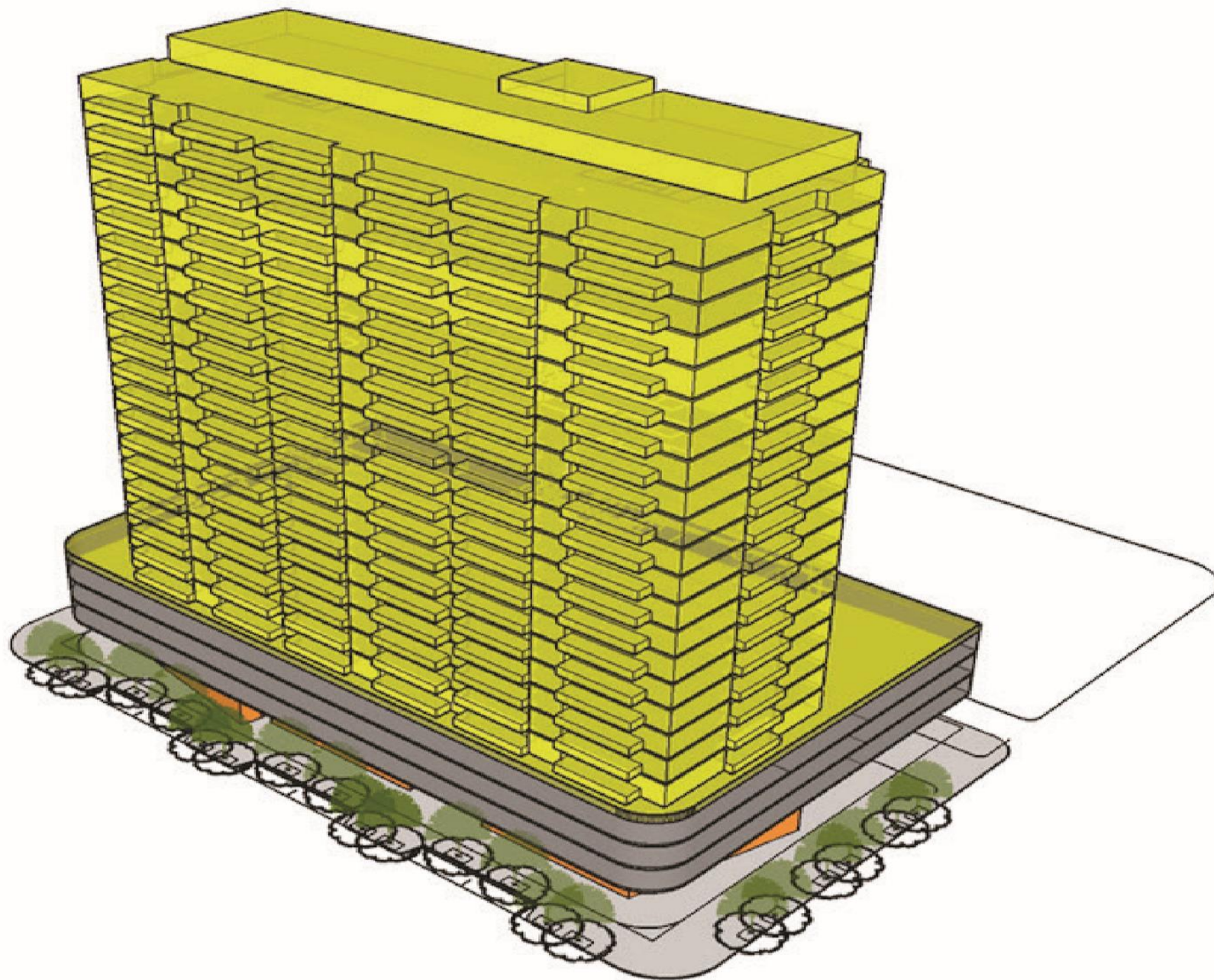
S 36°04'44" W
9.19'

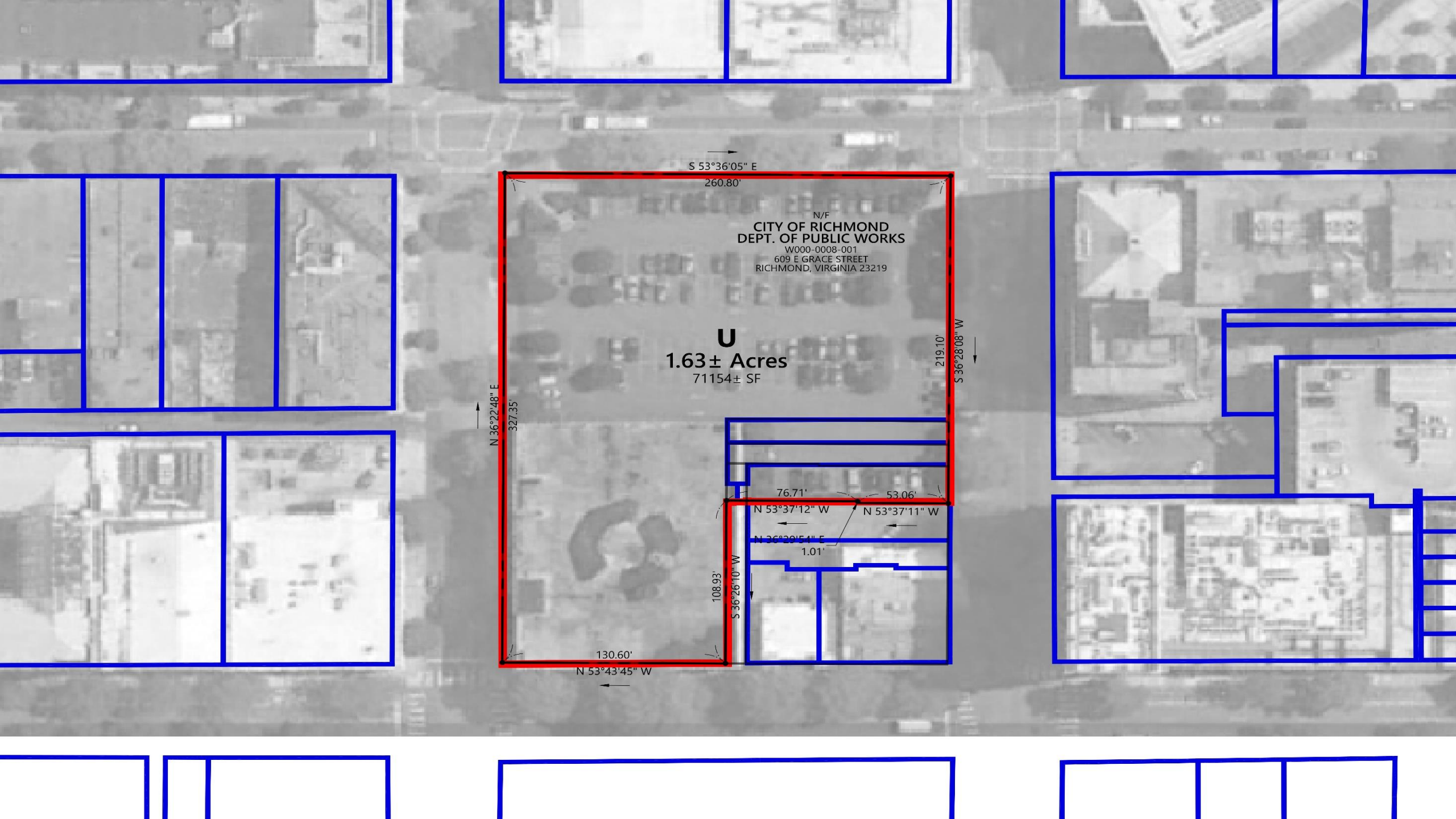




Google







S 53°36'05" E

260.80'

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
W000-0008-001
609 E GRACE STREET
RICHMOND, VIRGINIA 23219

U
1.63± Acres
71154± SF

N 36°22'48" E

327.35'

219.10'

S 36°28'08" W

76.71'

N 53°37'12" W

53.06'

N 53°37'11" W

N 36°20'54" E

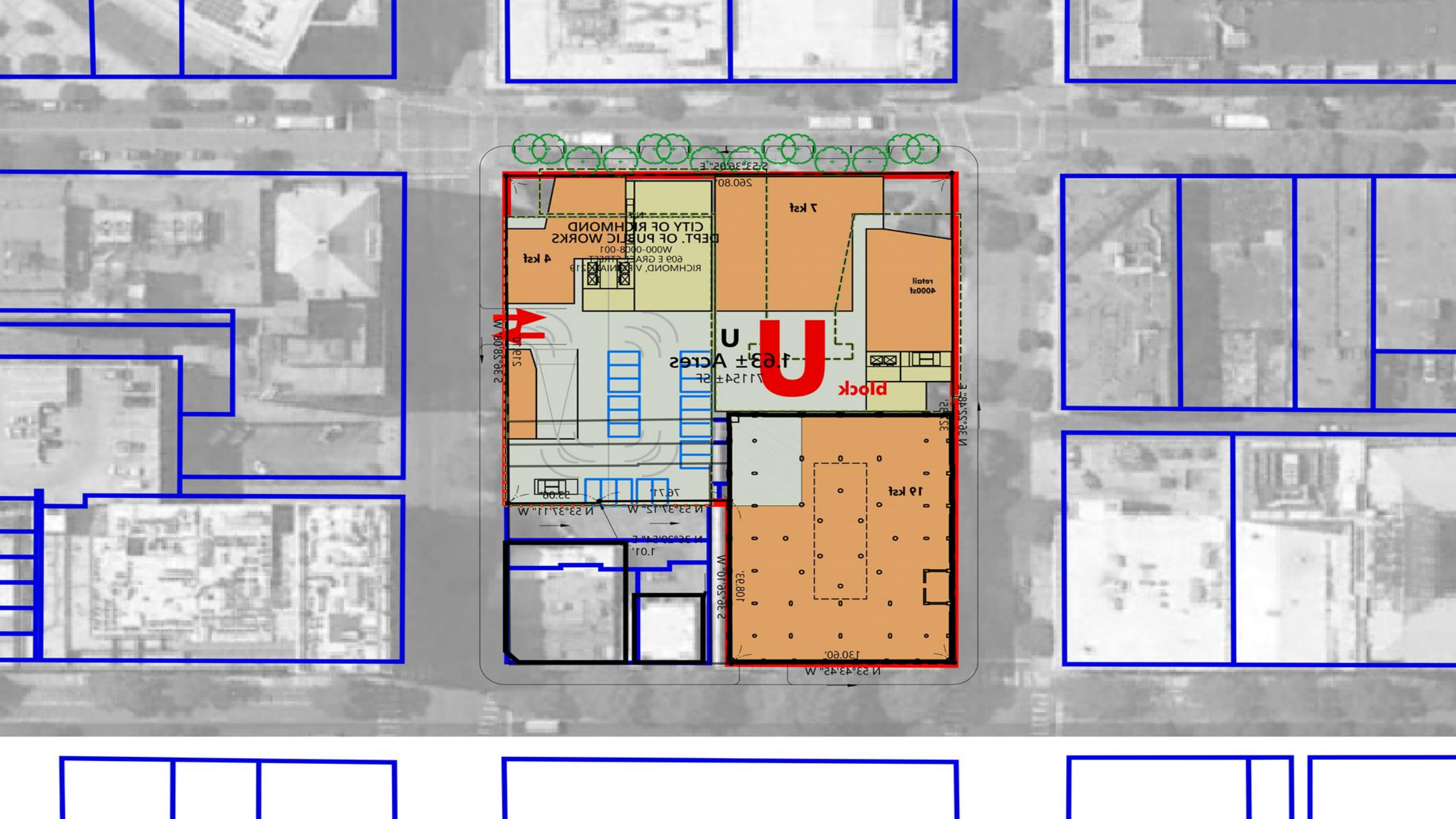
1.01'

108.93'

S 36°26'10" W

130.60'

N 53°43'45" W

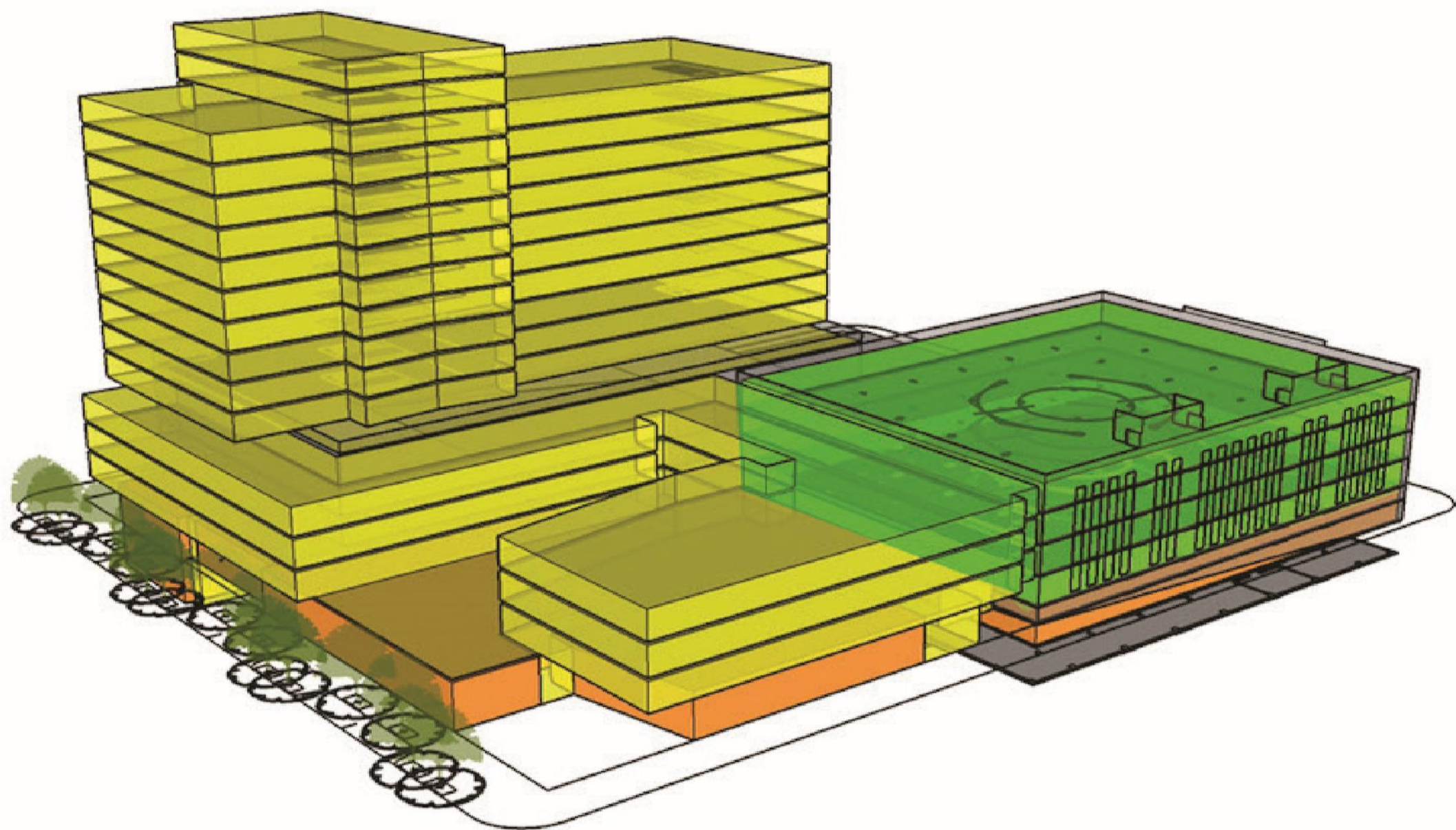




Google



Camera : 155 m 37°32'18"N 77°26'13"W 60 m 87%



PRESENTATION OUTLINE

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- II. Redeveloping the City's Center
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ORDINANCE TO RECONFIGURE PORTIONS OF PUBLIC RIGHT-OF-WAY

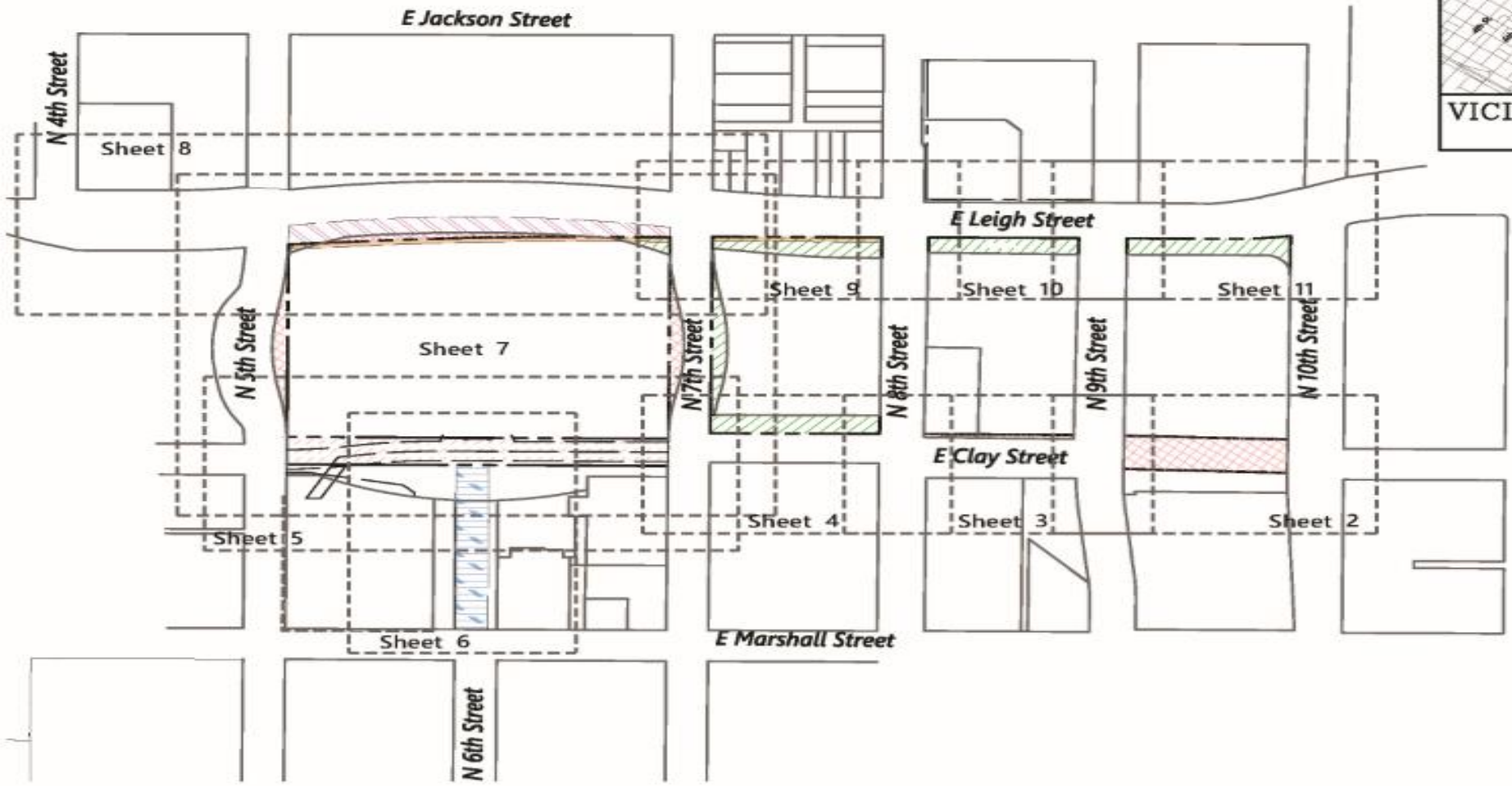
Ordinance

To close, to public use and travel, certain right-of-way areas comprised of portions of East Leigh Street, East Clay Street, North 5th Street, and North 7th Street, such portions together consisting of 44,590± square feet, to retain easements in certain of the closed right-of-way areas, and to authorize the Chief Administrative Officer to accept the dedication of right-of-way improvements and property, consisting of approximately 66,977± square feet, in connection with the closing of the right-of-way areas, for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

- Ordinance authorizes the closure of various portions of the public right-of-way and the dedication of portions of current parcels of real property as new public right of way
- The closures and dedications are subject to compliance with the terms and requirements in the Development Agreement – (Exhibit H – Right-of-Way Reconfiguration Conditions)
- The Developer is required to complete a Traffic Impact Analysis in which the scope is at the discretion of the City's Traffic Engineer and must be completed prior to the closure of any portion of the right-of-way
- The Director of Public Works is authorized to determine that modifications to any Road Project are necessary based on the results of the Traffic Impact Analysis
- Upon demand by the Chief Administrative Office, the Developer shall dedicate excess areas to the City if determined by the Director of Public Works that the areas are necessary for use as public right-of-way or the complete of street projects

Legend

- RIGHT OF WAY CLOSURE
- LEIGH STREET IMPROVEMENT
- RIGHT OF WAY DEDICATION
- RIGHT OF WAY DEDICATION WITH FULL WIDTH IMPROVEMENT
- ACCESS EASEMENT
- PRELIMINARY ACCESS EASEMENT



NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____

REFERENCES:

REVISIONS:



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



DRAWN BY: MSB
CHECKED BY: KH

Council District

Block No.

**North of Broad Redevelopment
Right of Way Exhibit**

FIELD NOTE	SCALE	DATE	PROJECT	DPW DWG #
	1"=150'	July 22, 2019		N-28848
				SHEET 1 OF 11

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ORDINANCE TO AUTHORIZE CERTAIN ENCROACHMENTS IN THE PUBLIC RIGHT-OF-WAY

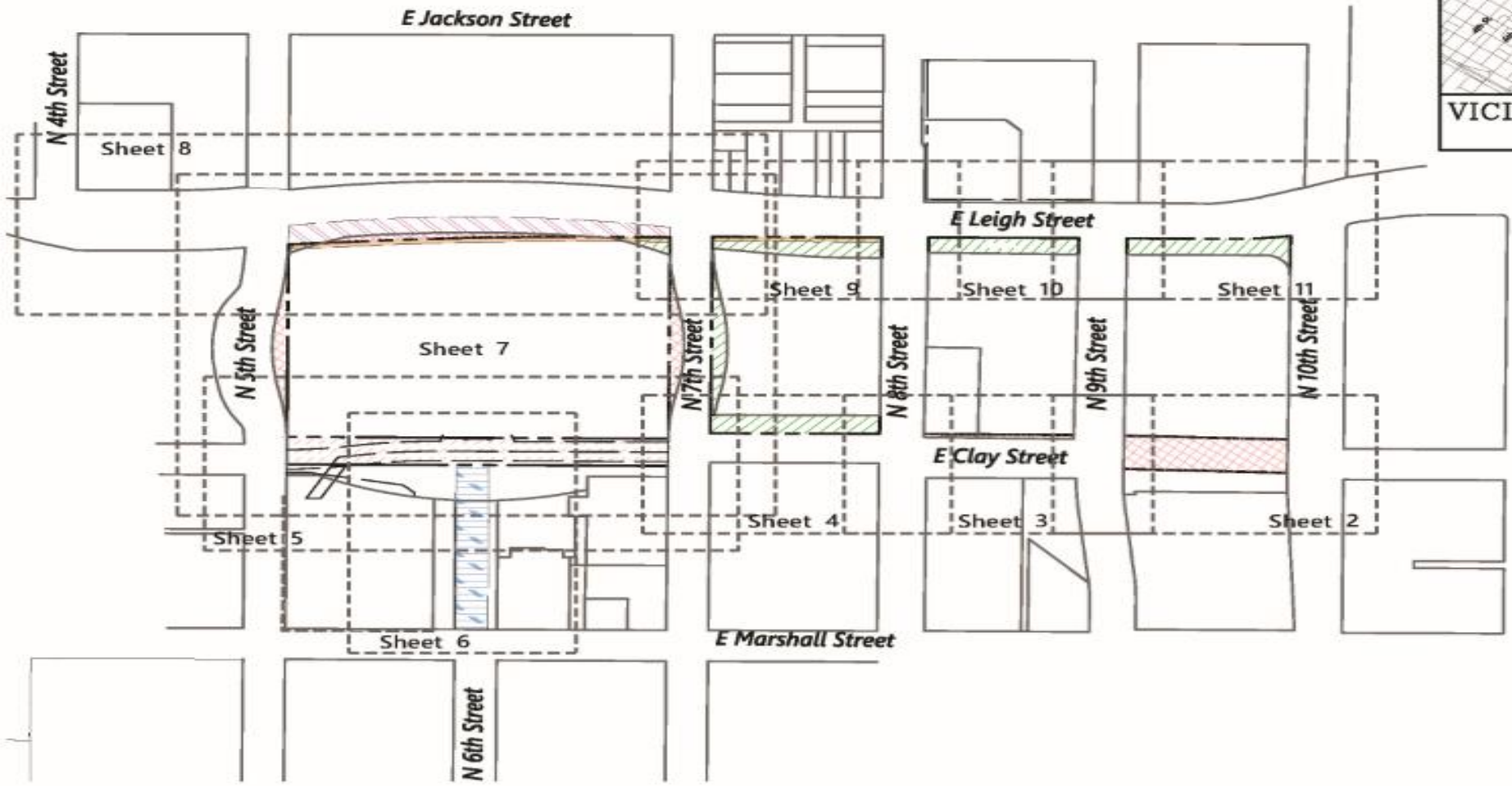
Ordinance

To authorize the Economic Development Authority of the City of Richmond to encroach upon the public right-of-way with proposed encroachments on East Clay Street and East Leigh Street between their intersections with North 5th Street and North 7th Street for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

- Ordinance authorizes the Economic Development Authority to encroach on portions of Clay Street and Leigh Street
- The encroachments are authorized when the conditions in the Right-of-Way Reconfiguration Conditions are satisfied – (Exhibit H – Right-of-Way Reconfiguration Conditions)
- The Development Agreement must be signed and Exhibit H of the Development Agreement (Right-of-Way Reconfiguration Conditions) defines the conditions that must be met for both the Clay Street Encroachment and the Leigh Street Encroachment

Legend

- RIGHT OF WAY CLOSURE
- LEIGH STREET IMPROVEMENT
- RIGHT OF WAY DEDICATION
- RIGHT OF WAY DEDICATION WITH FULL WIDTH IMPROVEMENT
- ACCESS EASEMENT
- PED STRAIN ACCESS EASEMENT



NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____

REFERENCES:

REVISIONS:



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



DRAWN BY: MSB
CHECKED BY: KH

Council District

Block No.

**North of Broad Redevelopment
Right of Way Exhibit**

FIELD NOTE

SCALE
1"=150'

DATE
July 22, 2019

PROJECT

**DPW DWG # N-28848
SHEET 1 OF 11**

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Ordinance

To repeal ch. 30, art. IV, div. 26 (§§ 30-448.1 – 30-448.4) of the City Code; to amend ch. 30, art. IV, by adding therein a new div. 26 (§§ 30-448.1 – 30-448.8); and to amend City Code §§ 30-503, 30-519, 30-710.1, 30-710.4, 30-710.13, and 30-1220, all for the purpose of modifying the zoning regulations applicable in the CM Coliseum Mall District.

- Ordinance repeals current permitted uses that would not be appropriate in the proposed development and adds uses in the CM Coliseum Mall District that are being proposed by the developer
- The following intent statement has been added to the proposed amended CM Coliseum Mall District language in the Zoning Ordinance: The “district is intended to encourage and bolster dense, walkable transit-oriented development that is consistent with the goals of the adopted Master Plan, Downtown Plan and Pulse Corridor Plan. The district permits a mix of uses to enable residential, commercial, office, and institutional uses to coexist alongside major buildings or public spaces intended for public assembly. In keeping with the goals of the Pulse Corridor Plan, new development in the District is intended to be reflective of the six design elements of the Pulse Corridor Plan” – (1. Hold the corner; 2. Appropriate setbacks/stepbacks; 3. Façade articulation; 4. Entrances face the street; 5. Transparency; and 6. Screened parking/services)
- New uses include: dwelling units, breweries, distilleries, hospitals, radio and television broadcasting, retail of food and beverages in an open air structure, for some examples, and removes parking lots and motels as permitted principle uses; nightclubs and retail sales of liquor are allowed by Conditional Use Permit, as they are in the current CM District
- Other items addressed proposed amended CM Coliseum Mall District include: signage, parking and circulation requirements, building façade fenestration and landscaping requirements, and yards consistent with the TOD-1 Transit-Oriented Nodal District

PRESENTATION OUTLINE

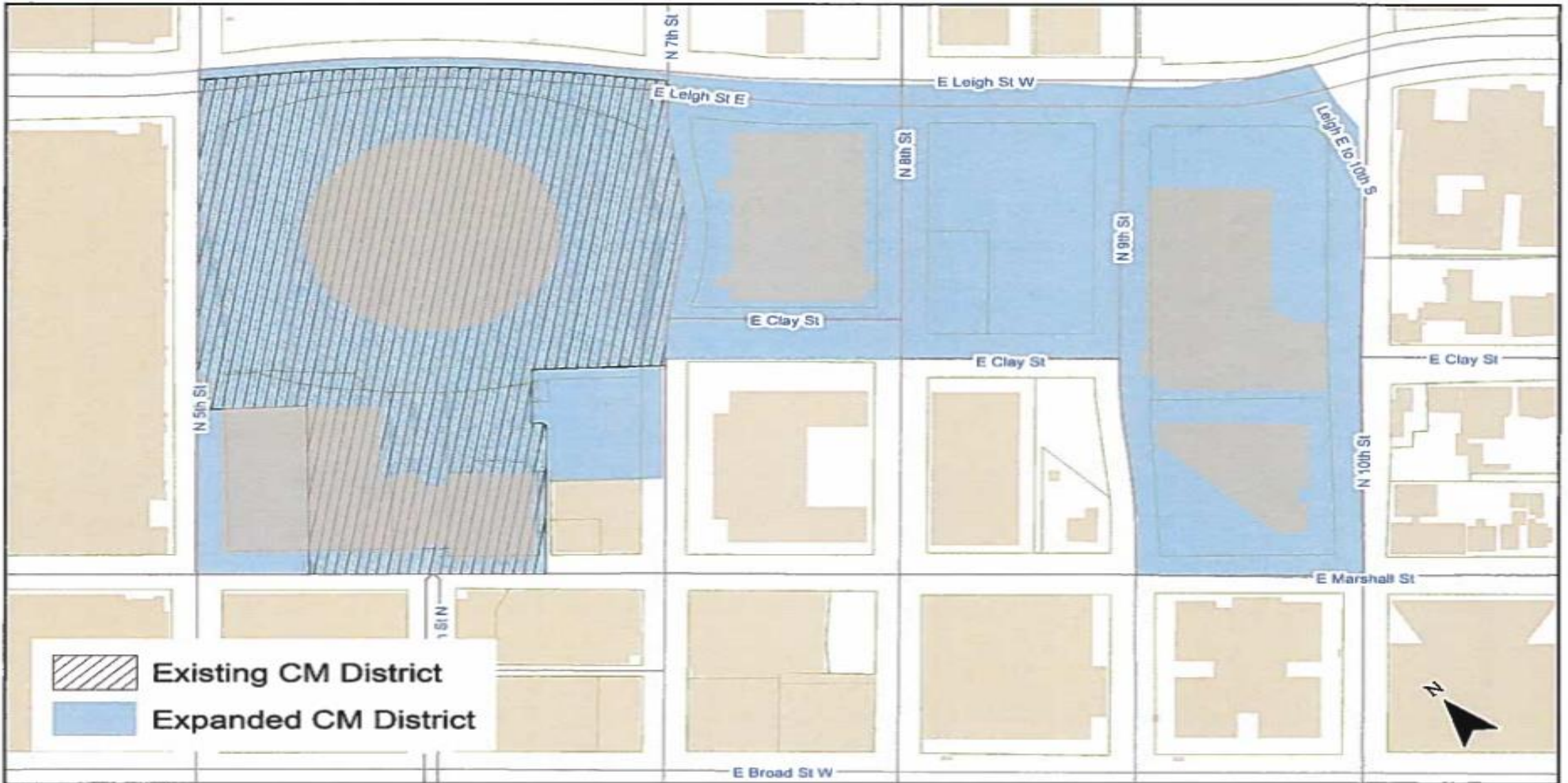
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Ordinance

To rezone the properties known as 601 E. Leigh St., 501 N. 7th St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 900 E. Marshall St., 406 N. 7th St., 408 A N. 7th St., 500 E. Marshall St., and 500 B E. Marshall St. from the B-4 Central Business District to the CM Coliseum Mall District.

- Ordinance rezones certain parcels from B-4 Central Business District to the CM Coliseum Mall District
- Planning and Development Review Staff find that the proposed Navy Hill Project is consistent with the recommendations of the Pulse Corridor Plan and meets the Corridor-Wide Recommendations applicable to the Downtown Station area including: wrapped parking decks, underground parking, public art, and redevelopment of existing parking lots as new infill sites; incorporating street-oriented commercial and priority streets designations into the Zoning Ordinance; incorporating the six design elements into the Zoning Ordinance; Implementing a tax increment finance district strategy; and prohibiting the development of new surface parking lots
- Planning and Development Review Staff find that the proposed Navy Hill Project would increase the residential population in the vicinity of local businesses and civic uses to help stimulate social and economic activity Downtown and would revitalize the Blues Armory
- Planning and Development Review Staff find that the proposed Navy Hill Project reconnects that street grid as recommended by both the Downtown Plan and Pulse Corridor Plans

COLISEUM MALL DISTRICT EXPANSION



pdr:awd:7-26-2019

PRESENTATION OUTLINE

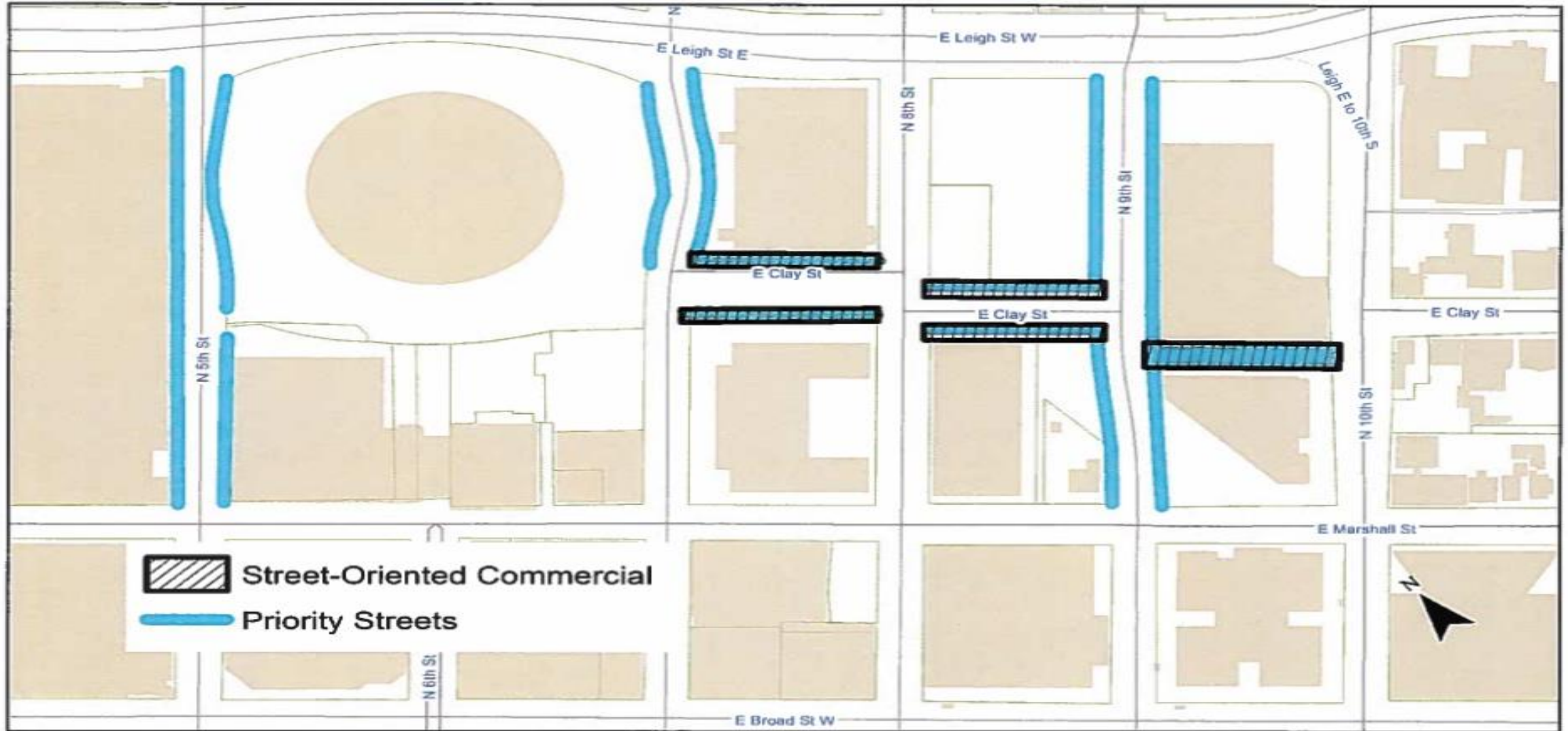
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Ordinance

To amend the official zoning map for the purpose of designating certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” in the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

- Ordinance designates certain blocks in the Navy Hill Project as priority streets and street-oriented commercial streets
- The designations increase the walkable quality of the streets with larger developments and brings the CM District into line with other contemporary districts

STREET-ORIENTED COMMERCIAL AND PRIORITY STREETS - CM DISTRICT



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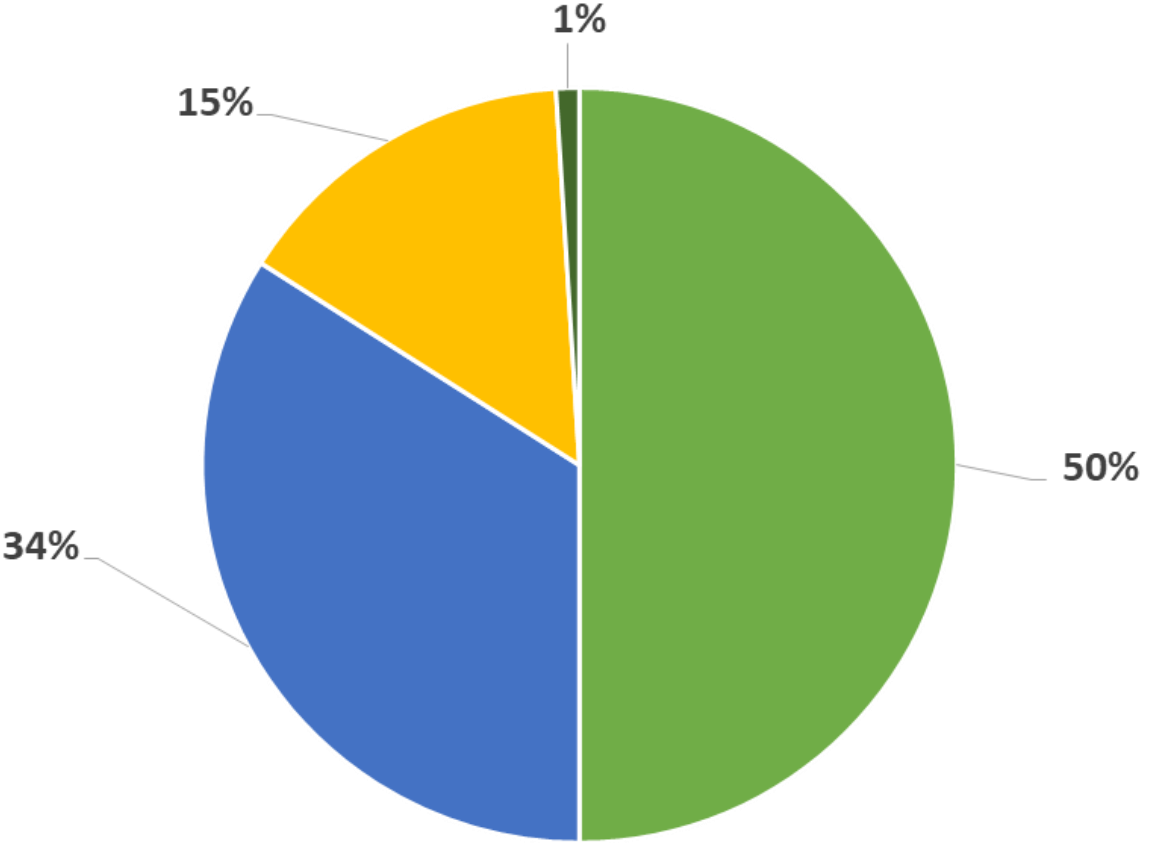
RESOLUTION ESTABLISHING THE KEY FUNDING PRIORITIES FOR THE PROJECT'S REVENUE SURPLUS

Ordinance

To establish a policy for the future allocation of any surplus revenues the City receives as a result of a certain redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

- Resolution proposes the policy to appropriate surplus revenues from the Navy Hill Project
- City Council is precluded from making appropriations of general fund revenues that are binding in future fiscal years
- The Mayor has proposed that any surplus revenues from the incremental financing area for the Navy Hill Project be appropriated in the following manner: 50% for the School Board of the City of Richmond; 34% for public safety, public works, and other core City services; 15% for housing opportunities and homeless services; and 1% for art, history, and culture opportunities

CITY OF RICHMOND SURPLUS GENERAL FUND APPROPRIATION RESOLUTION



- RICHMOND PUBLIC SCHOOLS
- PUBLIC SAFETY, PUBLIC WORKS, & OTHER CORE CITY SERVICES
- HOUSING & HOMELESS SERVICES
- ART, HISTORY, & CULTURE

QUESTIONS

