

CITY OF RICHMOND

ZONING ORDINANCE REFRESH

PROJECT INTRODUCTION

JUNE 2024



PROJECT GOALS

ALIGN WITH RICHMOND 300



**EFFICIENT
LAND USE**



**HOUSING OPTIONS
& AFFORDABILITY**



**CREATE MIXED-
USE, WALKABLE
NEIGHBORHOODS**



**PRESERVATION OF
CHARACTER, HISTORY &
NATURAL RESOURCES**

CREATE A MODERN CODE



**BRING THE 1976
CODE TO THE 21ST
CENTURY**



**EASY-TO-USE
& ADMINISTER**

CODE STUDIO



Colin Scarff

*Principal-in-Charge
Los Angeles, CA*

- + Code Studio Co-Founder
- + 25+ years experience
- + Project Manager for 40+ planning and zoning projects
- + Recent experience: **Detroit, Cleveland, Raleigh, Asheville, Bozeman, Palm Springs**



René Biberstein

*Associate Principal / Project Manager
Toronto, ON*

- + 15 years of Urban Design and Project Management experience
- + Recent experience: **St. Louis, Amherst, Redmond**



Kelsey Morrow

*Senior Associate / Urban Designer
Asheville, NC*

- + 4+ years with Code Studio
- + Drafter of 10+ zoning codes and plans
- + Recent experience: **Cleveland, Concord, Piqua, Amherst**

UTILE



MATTHEW LITTELL, LEED AP

*Founding Principal
Boston, MA*

- + Architecture, Planning, and Development expertise
- + Specializes in multifamily, affordable, and middle-income housing
- + Recent experience: ***Boston, Portland, Holyoke, and Providence***

BRICK & STORY



LATOYA THOMAS

*Founding Principal, Engagement Manager
Washington, DC*

- + Community engagement and creative storytelling strategy and services expert
- + Nearly 15 years of experience
- + Focus on affordable housing, urban revitalization, and community development for marginalized populations

OTHER FIRMS

GOROVE SLADE

AUTO TRANSPORTATION

Richmond, VA

FOURSQUARE

MULTI-MODAL TRANSPORTATION

Washington, DC

RKG

ECONOMICS

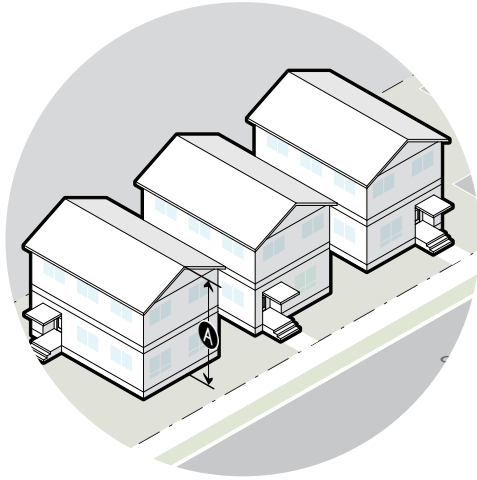
Alexandria, VA

HARRELL & CHAMBLISS

LEGAL SUPPORT

Richmond, VA

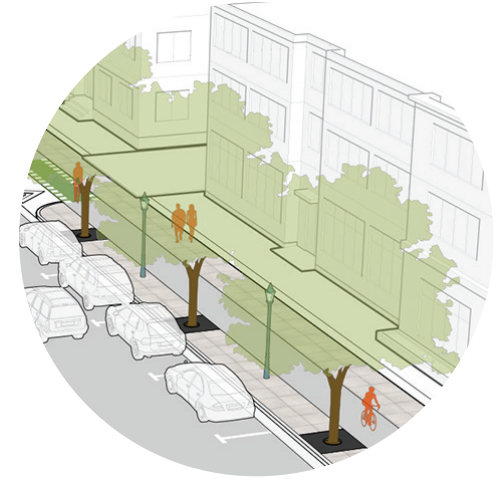
CODE STUDIO



Founded in 2006, we believe that **right-sizing** plans and codes requires a **deep understanding** of each **community's character**.



We work on **plans** and **codes** that yield **vibrant, mixed use**, walkable communities through **creative urban infill** and **redevelopment strategies**.



We are a **leader** in the preparation of **adoptable, easy to understand** and **highly visual development codes**, apply award-winning innovation and a **unique approach** to each community.

BY THE NUMBERS...



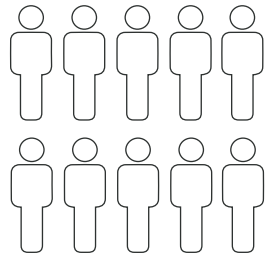
18

YEARS

Est. 2006

10

EMPLOYEES

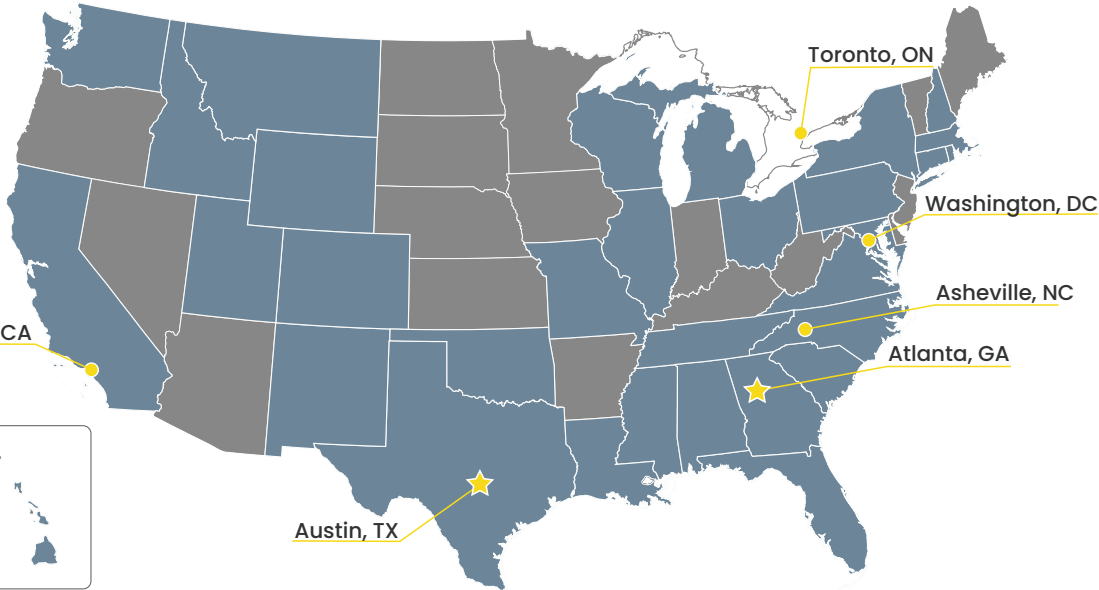


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TOTAL PROJECTS

6

OFFICE
LOCATIONS



88

Codes

24

Unified
Development
Codes

23

Form-Based
Codes

37

Zoning/
Subdivision
Codes

4

Model
Codes

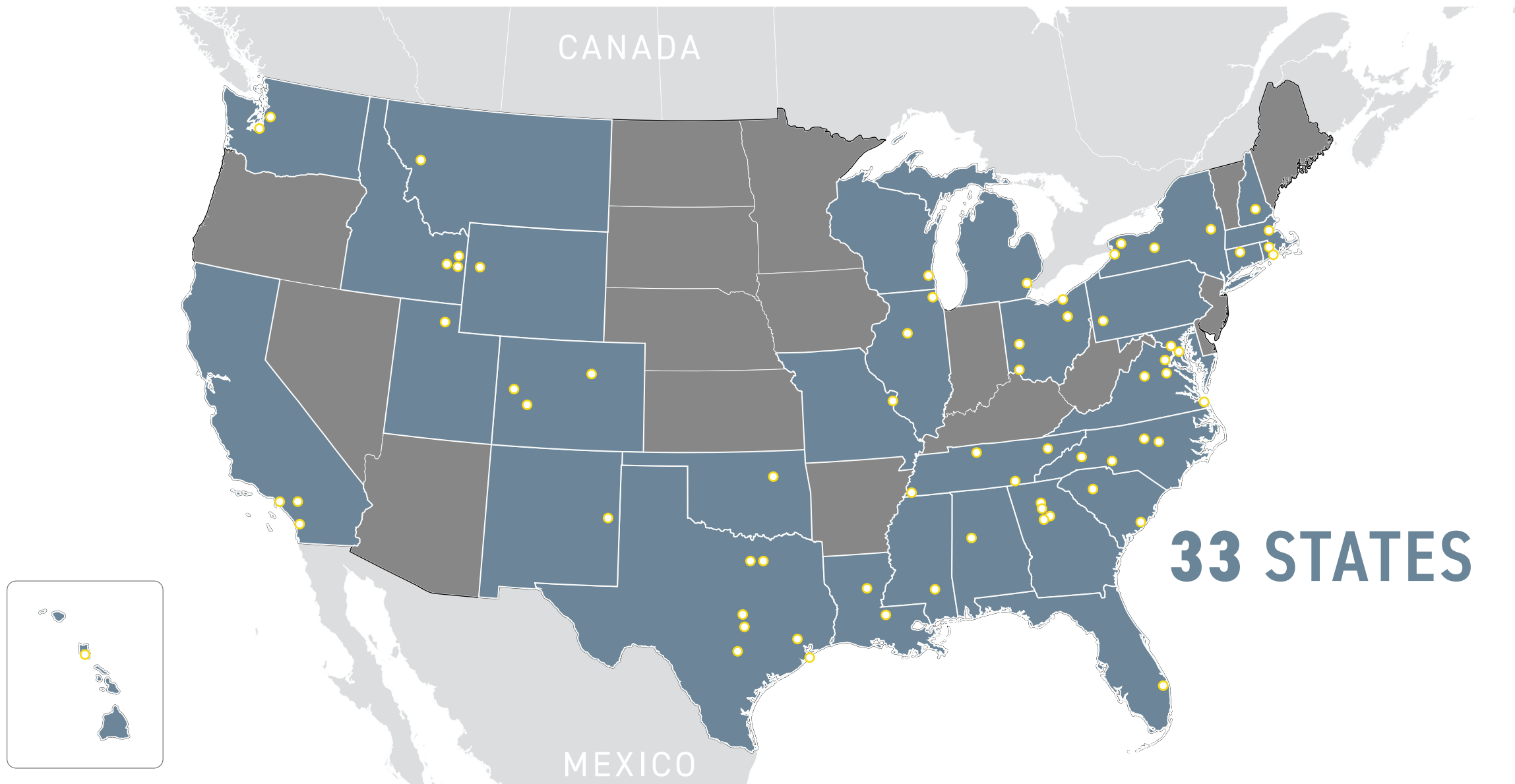


23

Plans

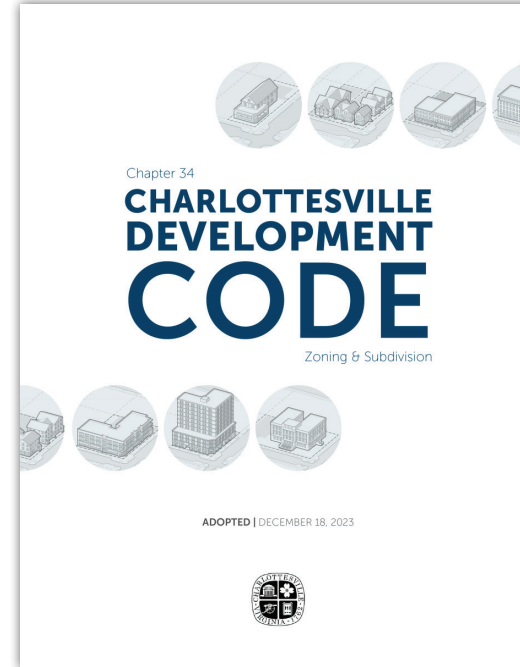
JUNE 2024 | CODE STUDIO

WE WORK ACROSS THE US...



33 STATES

OUR WORK IN CHARLOTTESVILLE



- + Analysis of current regulations
- + Identification of development barriers
- + District metrics testing
- + Summary of potential new regulations and approaches

- + Modern and simple code
- + Implements Cville Plans Together, 2021 comprehensive plan
- + Creates a clear path for city's goals and plans to be realized
- + Adopted 2023!

PROJECT PHASES

FEBRUARY - MAY 2024

PHASE 1

PROJECT INITIATION

Confirmation of timeline, development of engagement plan, review of existing materials and kick off visit with staff.

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MAY - OCTOBER 2024

3
MAJOR
ENGAGEMENT
TOUCHPOINTS

PHASE 2 PATTERN BOOK

Analysis of existing and historic urban and architectural form.

PHASE 3 ZONING ORDINANCE FRAMEWORK

Analysis of existing ordinance.

PHASE 4 ZONING DISTRICTS FRAMEWORK

Conceptual framework and districts for new ordinance, not yet addressing detailed metrics.

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UPDATE TO EXISTING ORDINANCE

Staff to make selected updates to existing ordinance, referencing Pattern Book metrics.

Purpose is to remove barriers to traditional patterns.

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NOVEMBER 2024 - JANUARY 2026

PHASE 5 DRAFT & FINAL ZONING ORDINANCE

Development and testing of code metrics, graphics and administrative language.

**MANY
MAJOR
ENGAGEMENT
TOUCHPOINTS**

INITIAL VISIT TAKEAWAYS

- Richmond is seeing a lot of growth. That's great news, but there are also big challenges—especially when it comes to affordability.
- The current ordinance is imposing suburban standards that can't accommodate traditional neighborhood forms.
- Reliance on SUPs creates unpredictability, unnecessary costs and wastes resources.
- The current ordinance is the product of incremental changes—it's confusing and inconsistent in its naming, metrics, and application.
- Richmond is ready for change! There is broad buy-in to update the zoning ordinance.