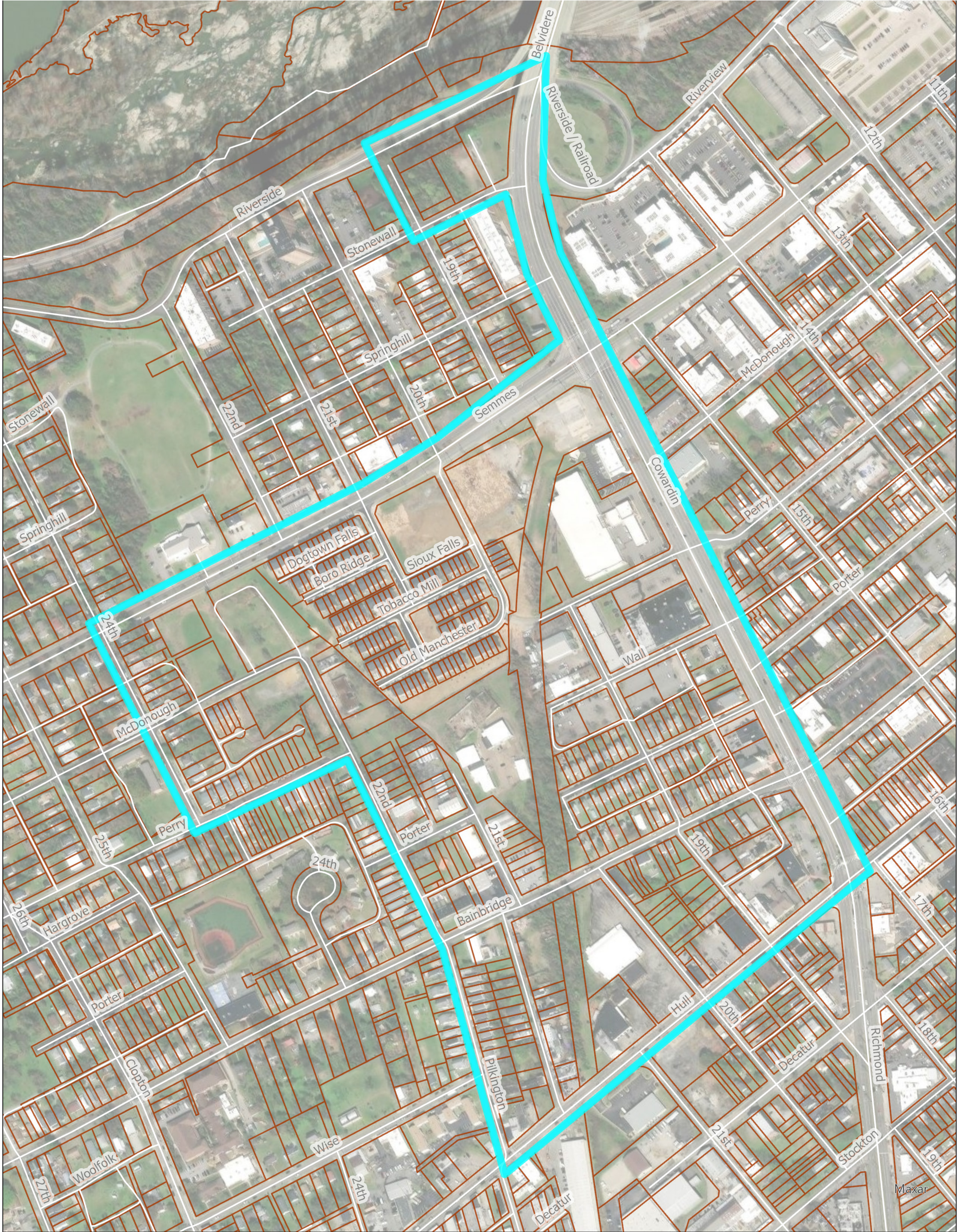


Study Area



SEMMEs COWARDIN HULL Neighborhood Node Plan

Scan the QR Code or visit the website bit.ly/rvaSCHplan for more information about the plan.



What is your vision for this area?

TELL US HERE

What next steps are most important to acheive this vision?

TELL US HERE



When you imagine this area in 2037, what two or three words best describe it?

TELL US HERE

**Do you have ideas for a better name for this Plan?
Tell us your suggestions.**

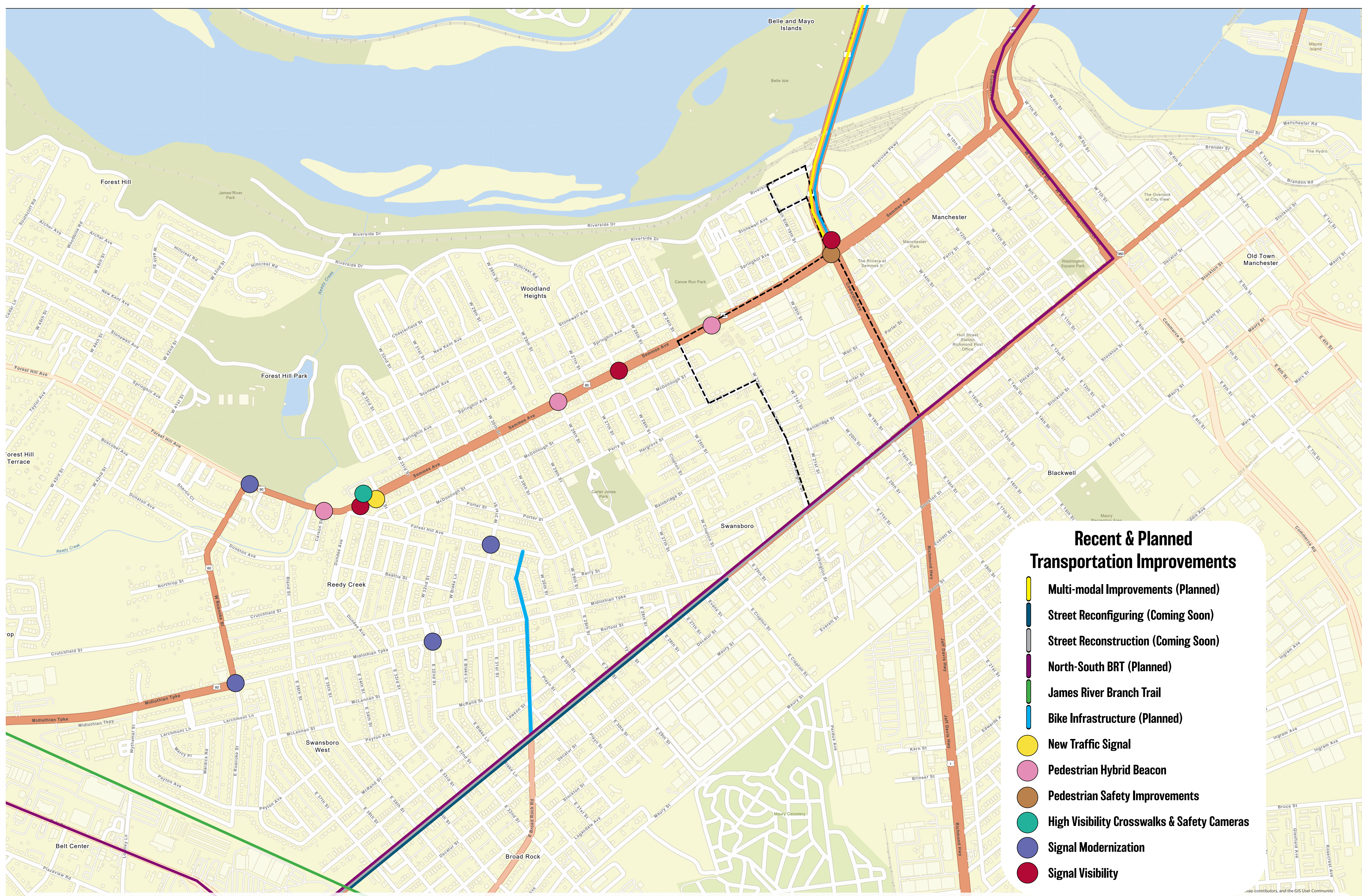
TELL US HERE



TRAFFIC AND PEDESTRIAN SAFETY

This map shows recent and planned projects. What else would you like to see?

TELL US HERE



*This map is not meant to be an exhaustive list of all transportation projects. Instead, it is meant to show some key projects aimed at improving safety for all users.



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Which types of transportation project(s) are most important to you?

TELL US HERE

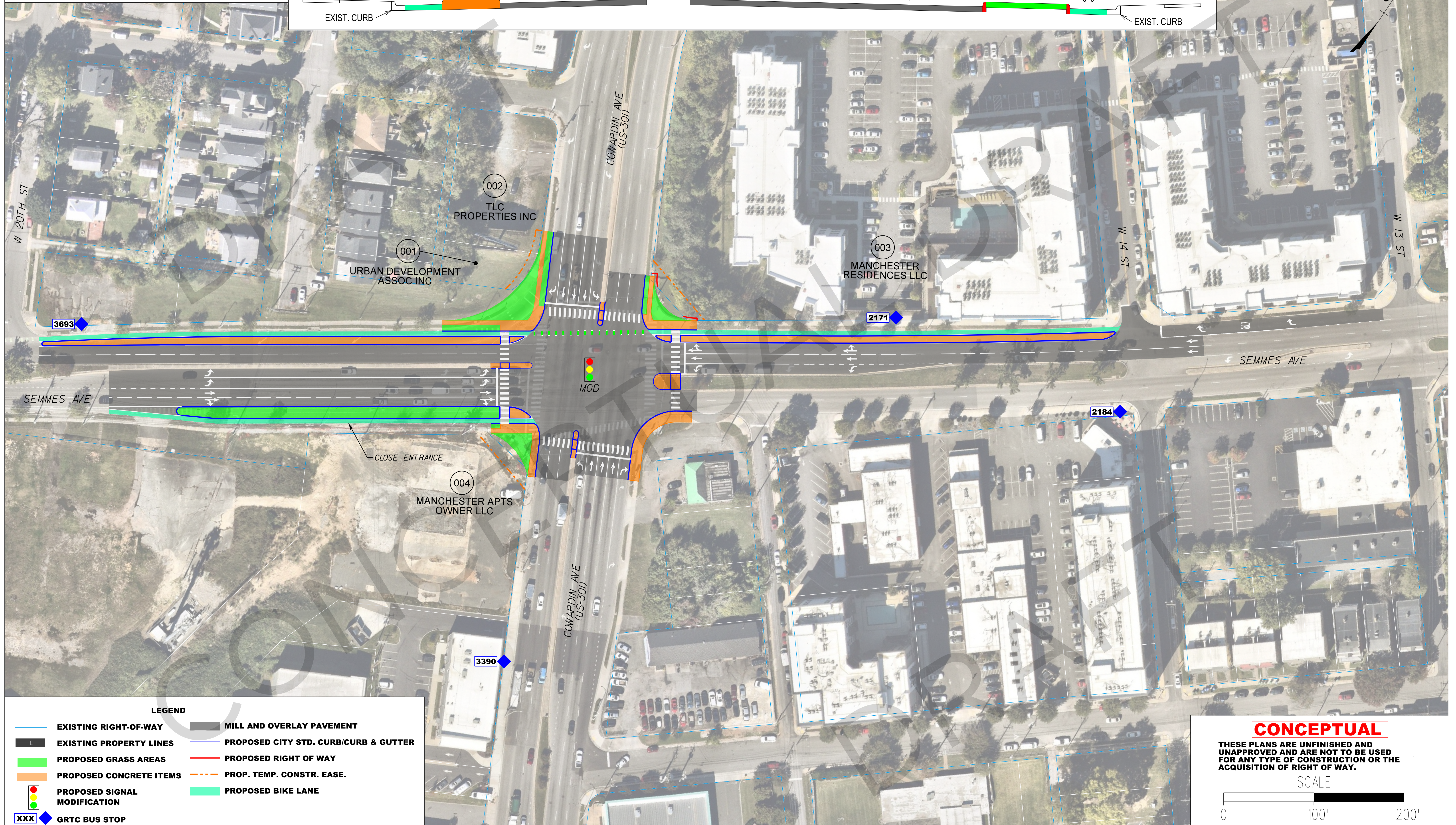
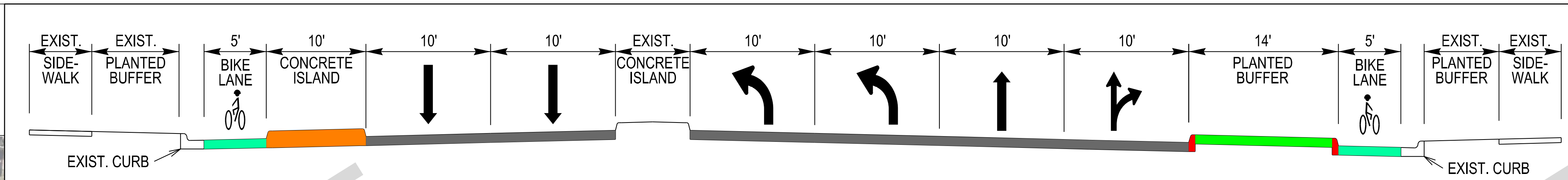
Where do you feel *least* safe and comfortable as you move through the neighborhood, and why?

TELL US HERE



SEMMES AVE AT COWARDIN AVE

FEBRUARY 2026



LEGEND

EXISTING RIGHT-OF-WAY	MILL AND OVERLAY PAVEMENT
EXISTING PROPERTY LINES	PROPOSED CITY STD. CURB/CURB & GUTTER
PROPOSED GRASS AREAS	PROPOSED RIGHT OF WAY
PROPOSED CONCRETE ITEMS	PROP. TEMP. CONSTR. EASE.
PROPOSED SIGNAL MODIFICATION	PROPOSED BIKE LANE
GRTC BUS STOP	

CONCEPTUAL

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.

SCALE

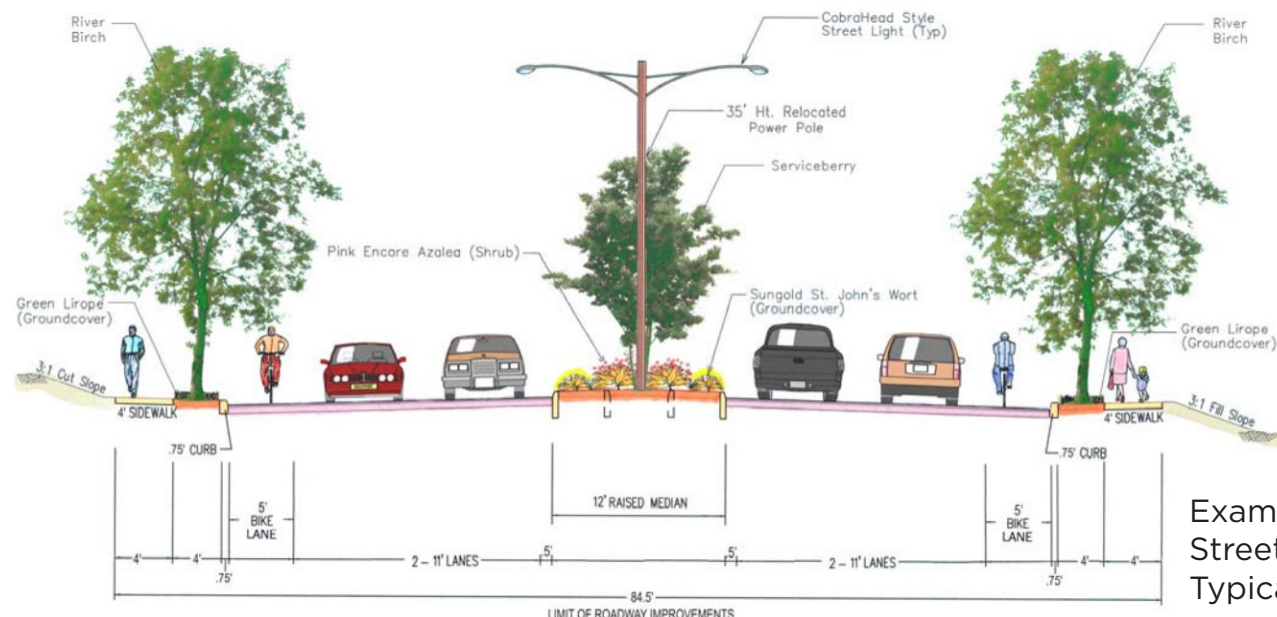
*This is a **draft** sketch that is being used to develop an upcoming VDOT Smart Scale grant application. The designs are conceptual, are not final, and may change pending additional City staff review and community engagement. If successful, grant funding would be available in 2032.

A streetscape project is a program that aims to improve the design and conditions of a street to accommodate the needs of all users. Streetscape projects can include a variety of improvements, such as:

- Roadway: Narrowing of travel lanes for traffic calming
- Sidewalks: Widening sidewalks and improving connectivity
- Lighting: Upgrade and increasing of street lighting
- Landscaping: Adding trees or other landscaping
- Street furniture: Adding benches, garbage cans, etc.
- Signage: Improving wayfinding, directional, or regulatory signage
- Bicycle infrastructure: Adding bicycle lanes
- Street crossing safety: High visibility crosswalks



Example: Broad Street streetscape



Example: Forest Hill Streetscape Project - Typical section



COWARDIN AVENUE | Riverside Drive to Hull Street Great Street | Major Mixed Use Street | Enhanced Transit Route

What streetscaping elements are most important to you? (Pick only 3)

Street Trees	Planters
<input type="checkbox"/>	<input type="checkbox"/>
Public Art	Seating/Trash Cans
<input type="checkbox"/>	<input type="checkbox"/>
Bus Shelters	RVA Bike Share
<input type="checkbox"/>	<input type="checkbox"/>
Bike Parking	On-street Parking
<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Signage	Underground Utilities
<input type="checkbox"/>	<input type="checkbox"/>

MORE IDEAS:

TELL US HERE



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STREETSCAPES

SEMMES AVENUE | 22nd Street to Cowardin Avenue Great Street | Major Mixed-Use Street | On-Street Bike Facility

MORE IDEAS:

TELL US HERE

Current Conditions



What streetscaping elements are most important to you? (Pick only 3)

Street Trees	Planters	Public Art	Seating/ Trash Cans	Underground Utilities
Bus Shelters	RVA Bike Share	Bike Parking	On-street Parking	Neighborhood Signage



STREETSCAPES

BAINBRIDGE STREET | 21st Street to Cowardin Avenue Major Mixed-Use Street | On-Street Bike Facility

MORE IDEAS:

TELL US HERE

Current Conditions



What streetscaping elements are most important to you? (Pick only 3)

Street Trees	Planters	Public Art	Seating/ Trash Cans	Underground Utilities
Bus Shelters	RVA Bike Share	Bike Parking	On-street Parking	Neighborhood Signage



STREETSCAPES

HULL STREET | 21st Street to Cowardin Avenue Great Street | Major Mixed-Use Street | Enhanced Transit Route



Current Conditions

MORE IDEAS:

TELL US HERE

What streetscaping elements are most important to you? (Pick only 3)

Street Trees	Planters	Public Art	Seating/ Trash Cans	Underground Utilities
Bus Shelters	RVA Bike Share	Bike Parking	On-street Parking	Neighborhood Signage



CODE REFRESH

WHAT IS CODE REFRESH? ¿QUÉ ES LA ACTUALIZACIÓN DEL CÓDIGO?

Code Refresh is a critical tool for implementing the goals of Richmond 300, the City's Master Plan, completed in 2020. Informed by robust community outreach conducted during the planning process, Code Refresh will update Richmond's zoning districts, zoning map, development standards, and administrative procedures.

La actualización es fundamental para implementar los objetivos de Richmond 300. Se actualizarán los distritos de zonificación de Richmond, el mapa de zonificación, los criterios de desarrollo y los procedimientos administrativos. Esta actualización ha considerado los comentarios de la comunidad recolectados durante el proceso.

WHY DOES RICHMOND NEED A ZONING CODE REFRESH?

¿POR QUÉ RICHMOND NECESITA ACTUALIZAR SU CÓDIGO DE ZONIFICACIÓN?



Richmond's current zoning code dates back to 1976

La actual zonificación de Richmond fue en el 1976



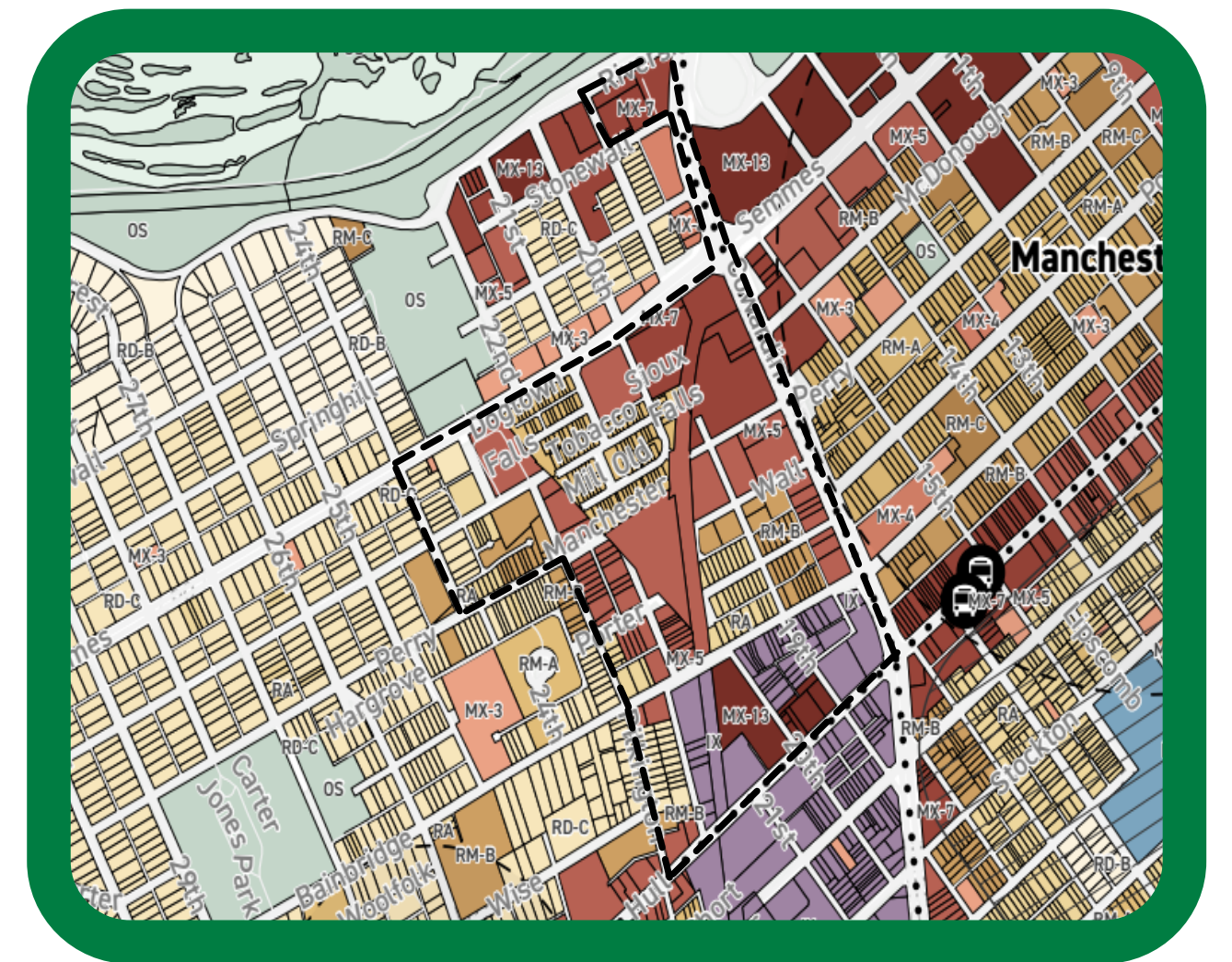
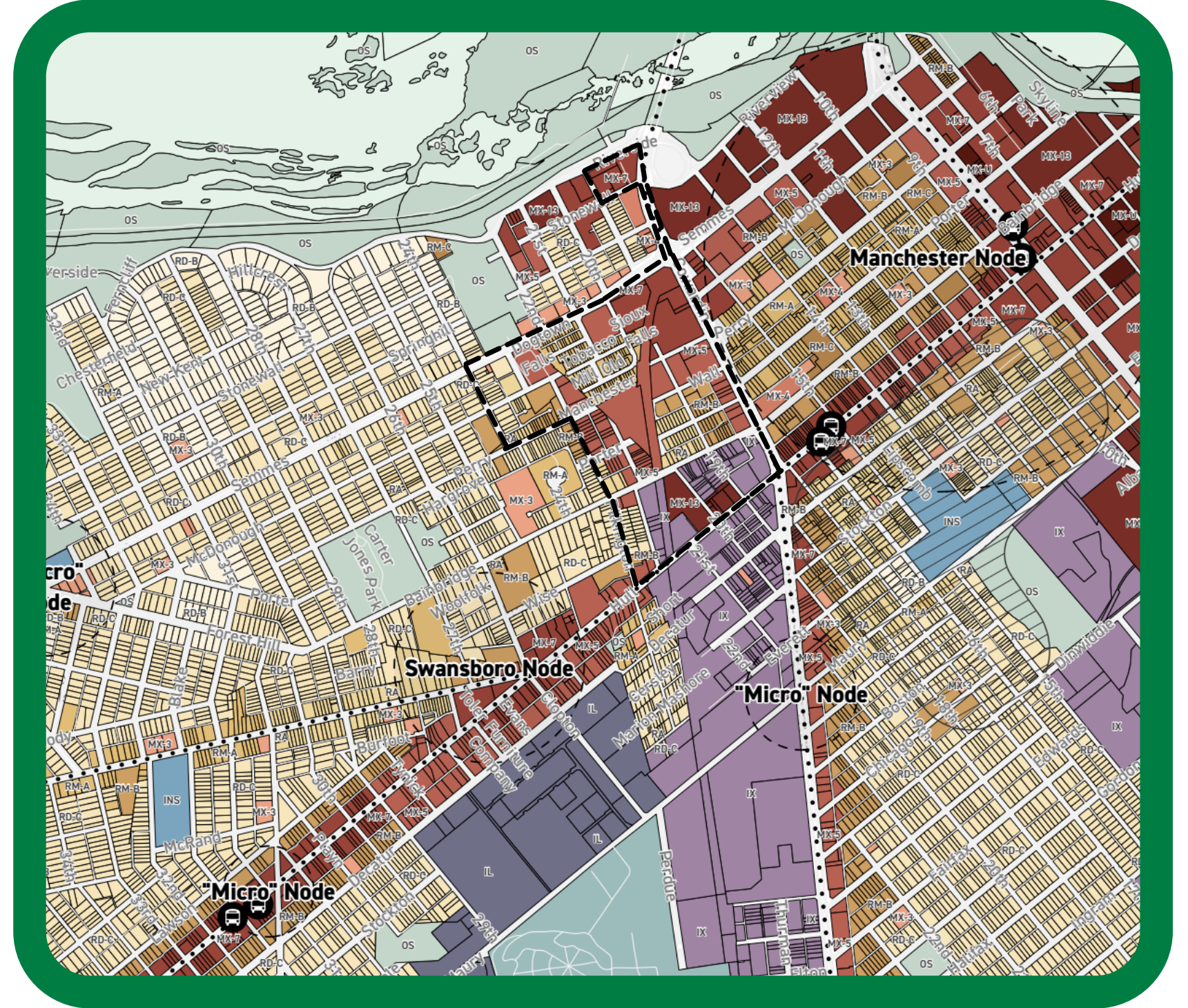
Changes have been made since then, including allowing accessory dwelling units and removing minimum parking requirements

Desde entonces se han realizado cambios, como la autorización de unidades de vivienda accesorias y la eliminación de requisitos mínimos de estacionamiento



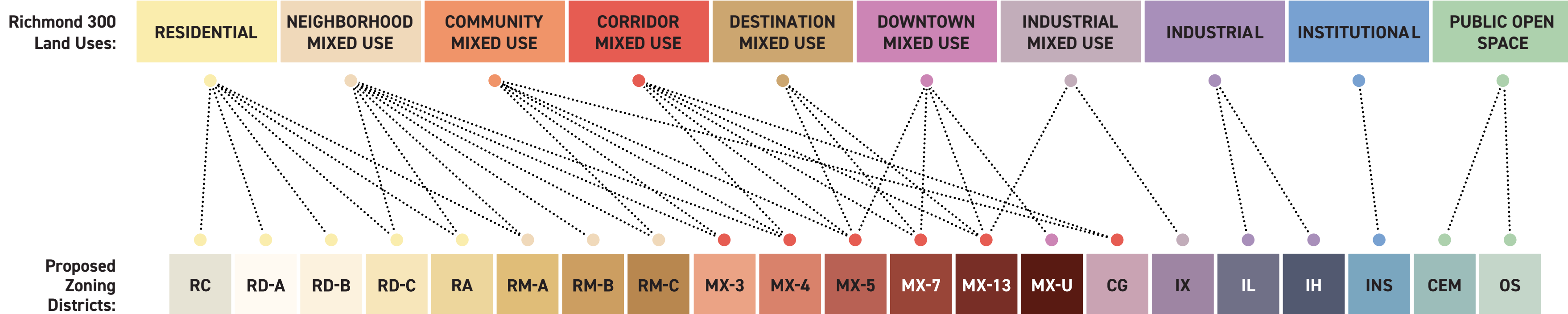
BUT... The zoning code is not aligned to Richmond 300

PERO... El Código de Zonificación no está alineado con el Plan de Richmond 300



PROPOSED ZONING

PROCESS DIAGRAM / DIAGRAMA DE PROCESO



Thoughts?



SEMMES COWARDIN HULL
Neighborhood Node Plan

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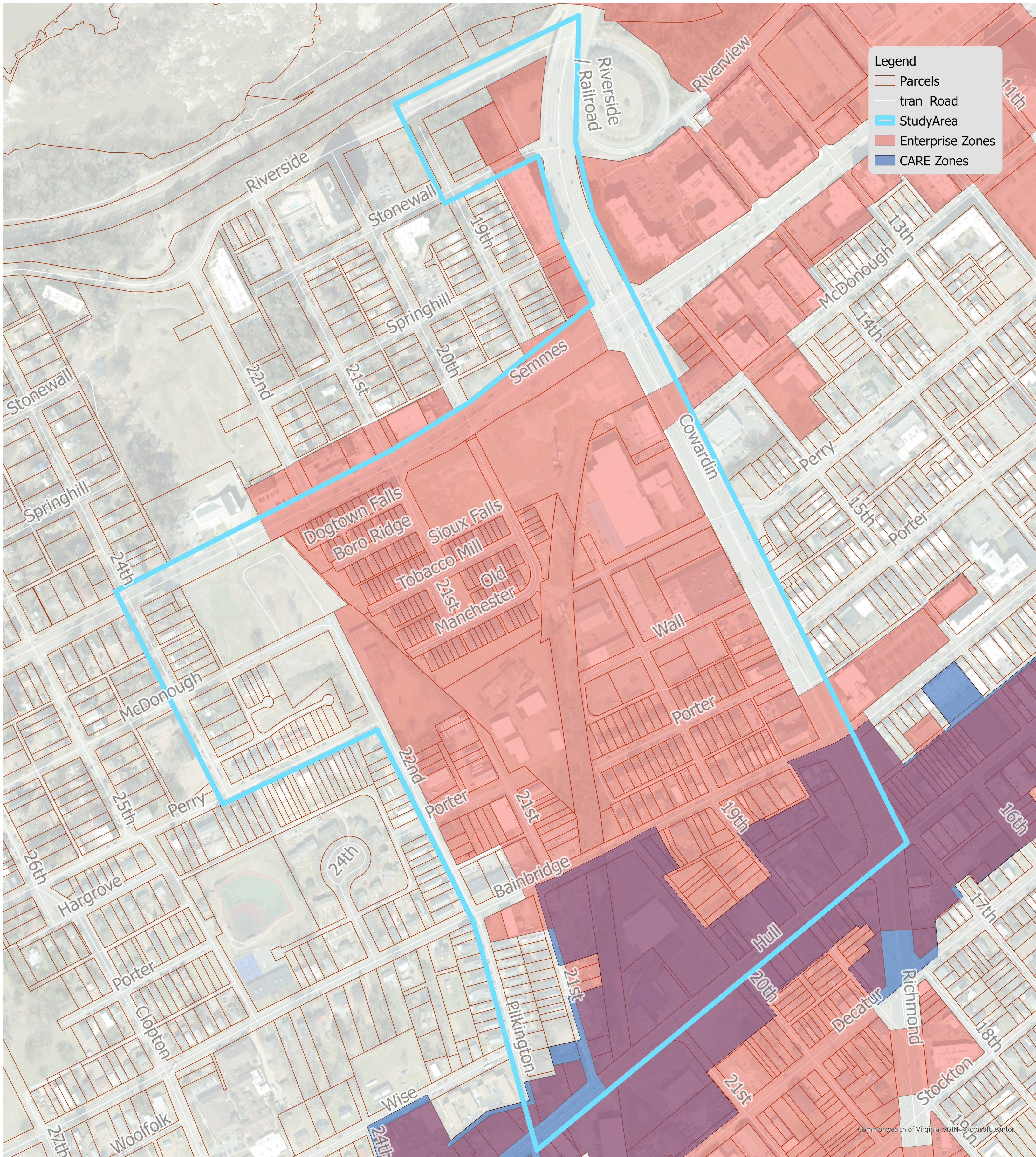


What types of uses and businesses do you *least* want in the area?

TELL US HERE

ATTENTION BUSINESS OWNERS --

The City offers a full suite of economic incentives for businesses located in this area. Is your property located in one of these incentive zones? Let us connect you to existing resources offered by the City.



AS A BUSINESS OWNER,
DO YOU NEED
ANY ASSISTANCE
WITH ANYTHING IN
PARTICULAR?

TELL US HERE



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for more information about the plan.



At which grocery store location do you mainly shop now?

TELL US HERE

What are major pain points in shopping at your current grocery store?
(for example: Distance, Inconvenient Location, Inventory Selection, Food Quality, High Prices, Customer Experience)

TELL US HERE

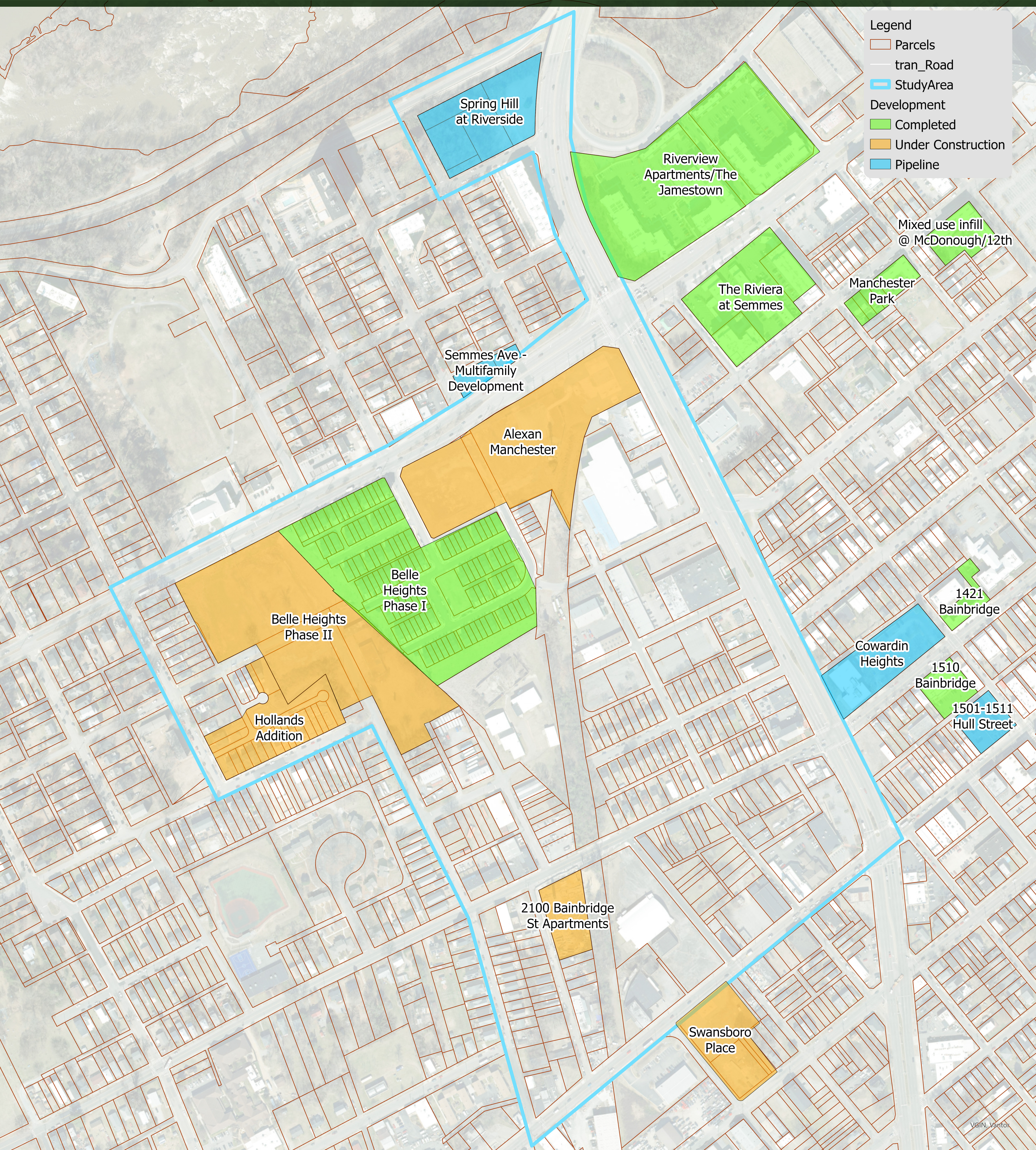
What keeps you from shopping at your closest grocery store?

TELL US HERE

Which type of things would you want offered at a local grocery store?

TELL US HERE





Legend

- Parcels
- tran_Road
- StudyArea
- Development
- Completed
- Under Construction
- Pipeline

Development Since 2016

*AMI = Area Median Income

Project Name	Date	Units	Project Name	Date	Units
Riverview Apartments/The Jamestown	2019	269	1421 Bainbridge St	2023	15
The Riviera at Semmes	2023	190	1510 Bainbridge St	2021	23
Manchester Park	2017	20	Swansboro Place	2025	90 (90 @ <60% AMI)
Mixed-Use Infill @ McDonough & 12th	2019	33	Hollands Addition	2021	22 (22 Below Market Rate)
Alexan Manchester	2018	260	Semmes Ave - Multi-Family Development	TBD	20 (20 Subsidized)
2100 Bainbridge St	2026	83 (83 Below Market Rate, Elderly)	1501-1511 Hull Street	TBD	112
Belle Heights Phase 1	2019	106	Cowardin Heights	TBD	90
Belle Heights Phase 2	2026	246 (200 @ <60% AMI, 46 PBVs)	Spring Hill @ Riverside	TBD	225



SEMME COWARDIN HULL Neighborhood Node Plan

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We heard concerns about large developers. What don't you like?

TELL US HERE

What's important to you in terms of living affordably in the city?

(For example: Aging in place, Having an in-law suite for family, Supplementing my income with rental income, Expanding affordable homeownership, Allowing for tiny home communities, Finding rental units at an affordable rent, Requiring new residential development to incorporate commercial space, etc.)

TELL US HERE



