



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Semmes Cowardin Hull Neighborhood Node Plan

Visioning Workshop / Community Meeting – February 2026



LaJuan Neal – Dept of Planning and Development Review

Welcome and Orientation

Room Orientation

- City Staff
- Restrooms and Exits
- Snacks
- Parking Board

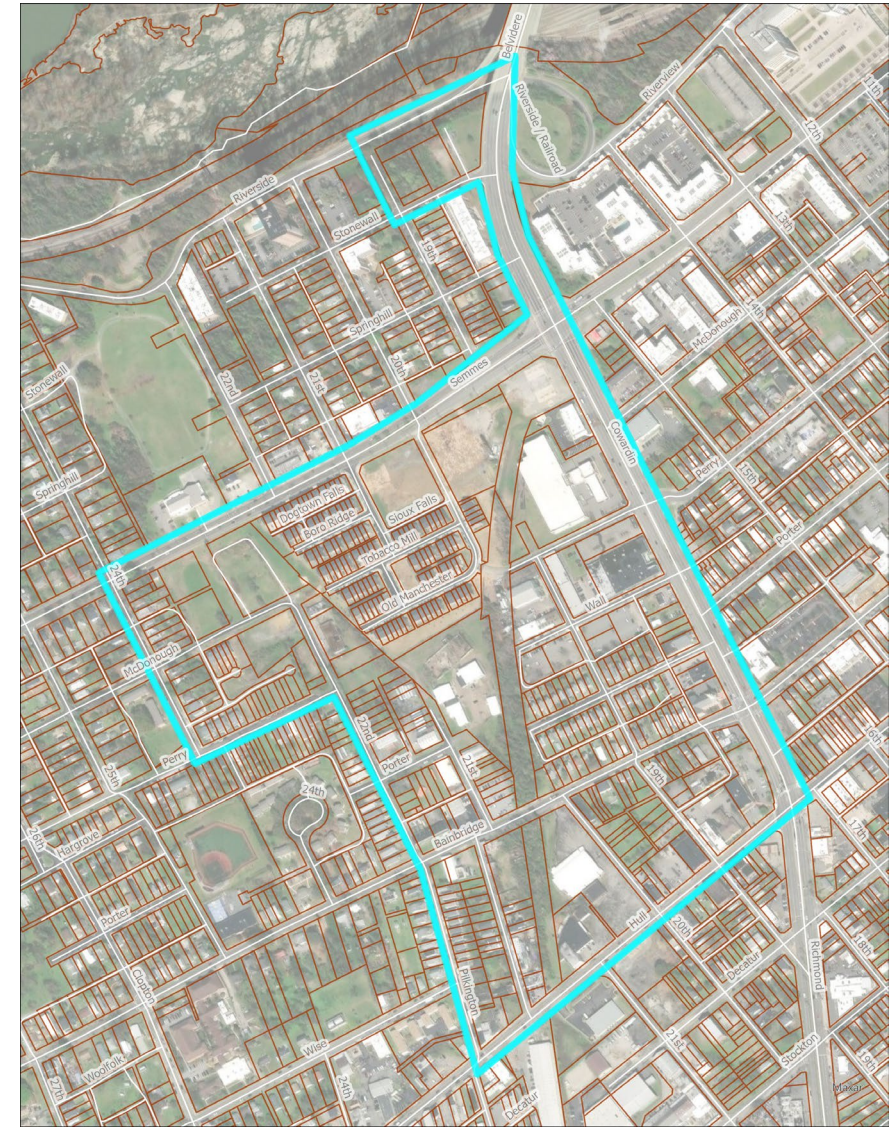
Fire Safety Talk

Captain Tatum

Fire Station 17

Purpose of this meeting

To help establish a vision of this area
and inform the development of strategies for
achieving this vision



Resolution

Semmes Cowardin Hull Plan

[Resolution 2025-R007](#)

- Capable of accommodating population and job growth
- Gateway to Southside
- Major Corridors are part of the high injury network

(Vision Zero Action Plan)

- Semmes Avenue
- Cowardin Avenue
- Bainbridge Street
- Hull Street

Identify this area as a Neighborhood Node in Richmond 300 & develop a plan for this area to reach its full potential as an important neighborhood node, community crossroads, and gateway to Southside

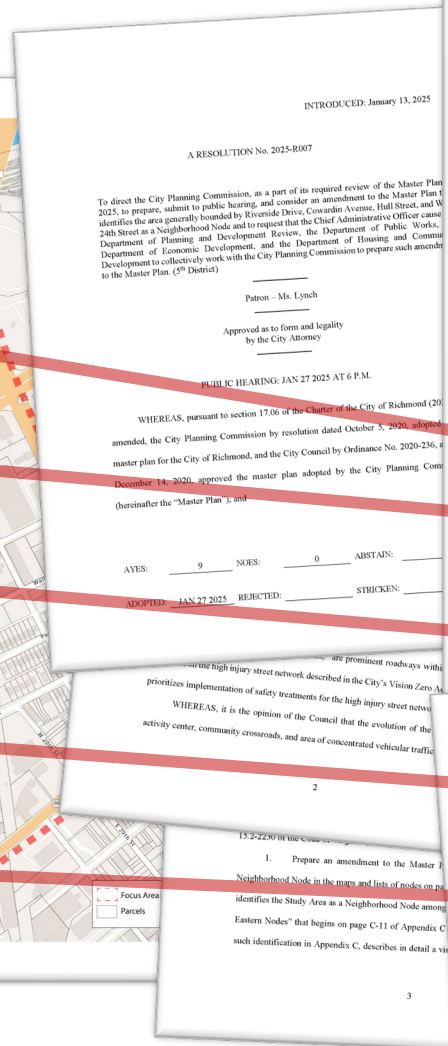


Semmes Cowardin Hull Plan

Resolution 2025-R007

Five items:

1. Community-led vision and primary next steps
2. Vehicular traffic and pedestrian safety
3. Streetscape Plan
4. Zoning and incentives for neighborhood-serving commercial uses
5. Mixed, affordable housing



next steps for the Study Area, which description shall prioritize placemaking, streetscapes, roadway safety improvements, and support for the development of additional commercial uses;

2. Submit such amendment to public hearing as described in section 15.2-2229 of the Code of Virginia (1950), as amended, and conduct all other proceedings as may be required by law by no later than November 1, 2025; and

3. Adopt and certify to the City Council the requisite resolution to adopt such amendment in accordance with section 17.06 of the Charter of the City of Richmond (2020), as amended, as soon as possible after the conclusion of the required public hearing.

BE IT FURTHER RESOLVED:

That the Council requests that the Chief Administrative Officer cause the Department of Planning and Development Review, the Department of Public Works, the Department of Economic Development, and the Department of Housing and Community Development to collectively work with the City Planning Commission to prepare such amendment to the Master Plan by, at a minimum:

1. Making use of robust community engagement to develop a community-led vision and primary next steps for the Study Area;
2. Analyzing vehicular traffic and pedestrian safety along the Major Corridors to develop tailored recommendations and suggested improvements for transportation and pedestrian traffic that prioritize pedestrian safety and improve walkability and connectivity within the Study Area;
3. Developing a streetscape plan for the Major Corridors;

4. Considering zoning districts and available incentives that could best encourage a mix of uses in the Study Area, to include, in particular, additional commercial uses such as grocery and retail stores and other similar uses that would be of interest to and benefit the community; and
5. Considering how best to encourage the creation of mixed affordable housing in the Study Area.

APPROVED AS TO FORM:

ATRUE COPY:
TESTE:
Carolin D. Reed
City Clerk

JOINT COMMUNITY MEETING
 TOGETHER IN ONE PLACE

SEMMES/COWARDIN/HULL / **5TH DISTRICT**
NEIGHBORHOOD NODE PLAN / **ZONING MEETING**

NEIGHBORHOOD-SERVING COMMERCIAL

TRAFFIC & PEDESTRIAN SAFETY / STREETSCAPES & PLACEMAKING / AFFORDABLE HOUSING

R
RICHMOND 300:
Code Refresh

LET'S COME TOGETHER TO SHAPE THE FUTURE OF OUR NEIGHBORHOOD.

TALK WITH CITY STAFF ABOUT THE CITY'S ZONING CODE REWRITE.

MONDAY, AUGUST 25, 2025
5 PM - 7:30 PM | OPEN HOUSE FORMAT
 (with Code Refresh presentation and Q&A @ 6 PM)
WOODLAND HEIGHTS BAPTIST CHURCH
 611 W 31ST ST, RICHMOND, VA 23225

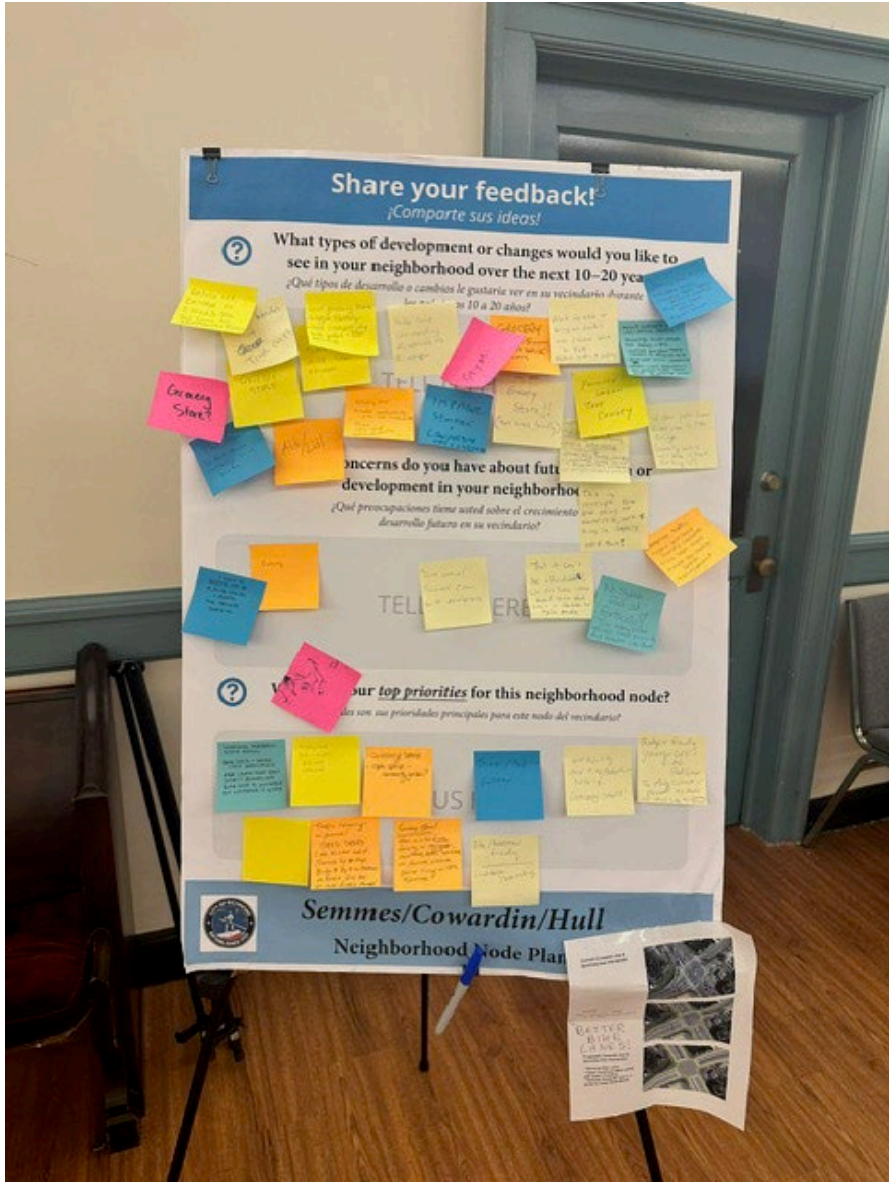
QUESTIONS?
 LAJUAN NEAL, PLANNER
 LAJUAN.NEAL@RVA.GOV | (804) 646-0455



SCH Plan Kick-Off & 5th District Code Refresh Open House

August 2025

SCH Plan & 5th District Code Refresh Open House

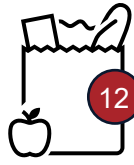


Summary of Results from the Kickoff Community Meeting

August 2025

Types of Development or Change Desired

Uses



Grocery



Green Space



Gym



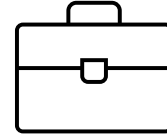
Community Spaces



Bigger Library



Middle School



Small Business



Dry Cleaners



Ice Cream

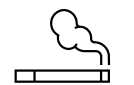


Coffee Shop



Affordable Housing

Preference for LOCAL, SMALL BUSINESS, AFFORDABLE



Smoke/Vape



"Fast casual"

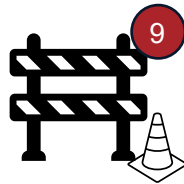
Mobility



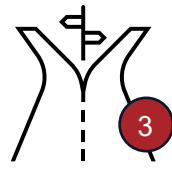
Bike



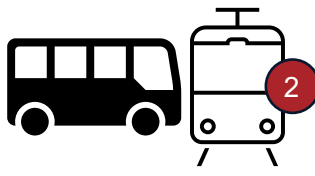
Pedestrian



Safety



Connectivity



Public transit

Traffic and Pedestrian Safety

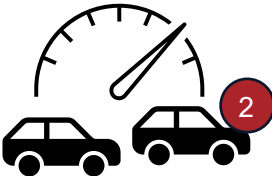
Biggest Problems and Challenges



Lack of Protected Bike Lanes and Bikeways



Lack of Crosswalks on Semmes

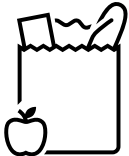


Traffic Speeds

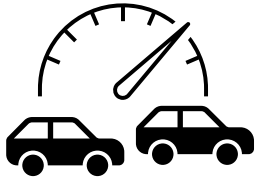


Sightlines and Blindspots

Top Priorities



Grocery Store



Reduce Traffic Speeds



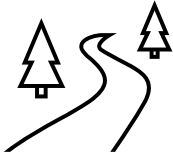
Protected Bike Lane Network



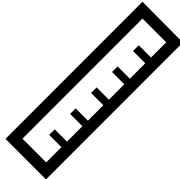
Crosswalks



Trees



Connections to Parks and River



Road Diets

Tonight's Community Meeting

Visioning Workshop

Semmes Cowardin Hull Plan

Community-Led Vision



Traffic & Pedestrian Safety



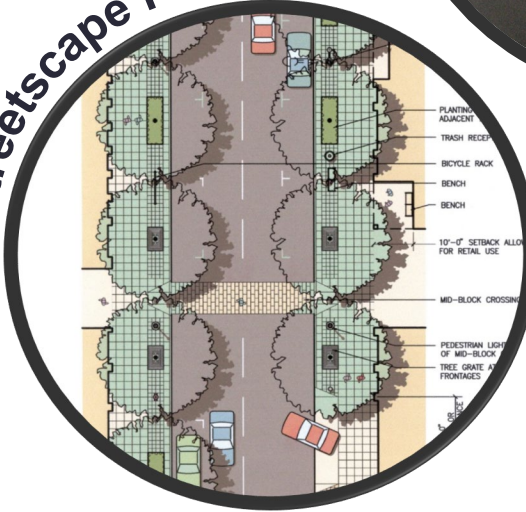
Housing Development



Neighborhood Commercial



Streetscape Plan



Semmes Cowardin Hull Plan

Community-Led Vision



STATION 1

How do we want this area **look and feel** in the year 2037?

What **new name** could we give this Plan or this new node?

Semmes Cowardin Hull Plan

STATION 2

What more is needed to **improve safety** in this area for everyone traveling on all modes?

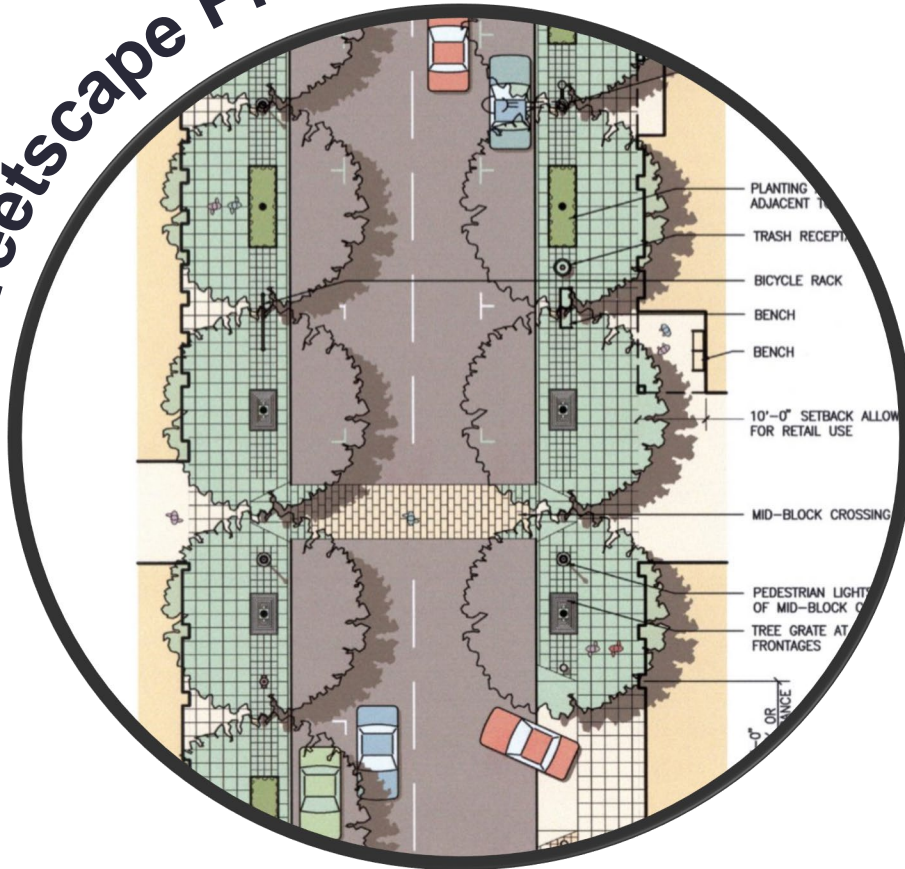
Where do we feel **unsafe** and **uncomfortable** when we travel in this area?

We also want to share a draft conceptual design for improving multi-modal safety at the intersection of Semmes and Cowardin.



Semmes Cowardin Hull Plan

Streetscape Plan



STATION 3

How do we **envision getting around** on the Major Corridors in the year 2037? (Handout Activity)

How do we want to **design** these streets so that they are both safe and comfortable to use?

What **streetscaping elements** will each street need to accomplish this?

Semmes Cowardin Hull Plan

STATION 4

What do we want from a local/neighborhood **grocery store** in this area?

What can we share with those who might be looking to establish a grocery store in the area by the year 2037?

How can we connect **existing business owners** with the resources they need to thrive here?

How can **Code Refresh** be a tool in shaping the types of commercial we want to see in this area?

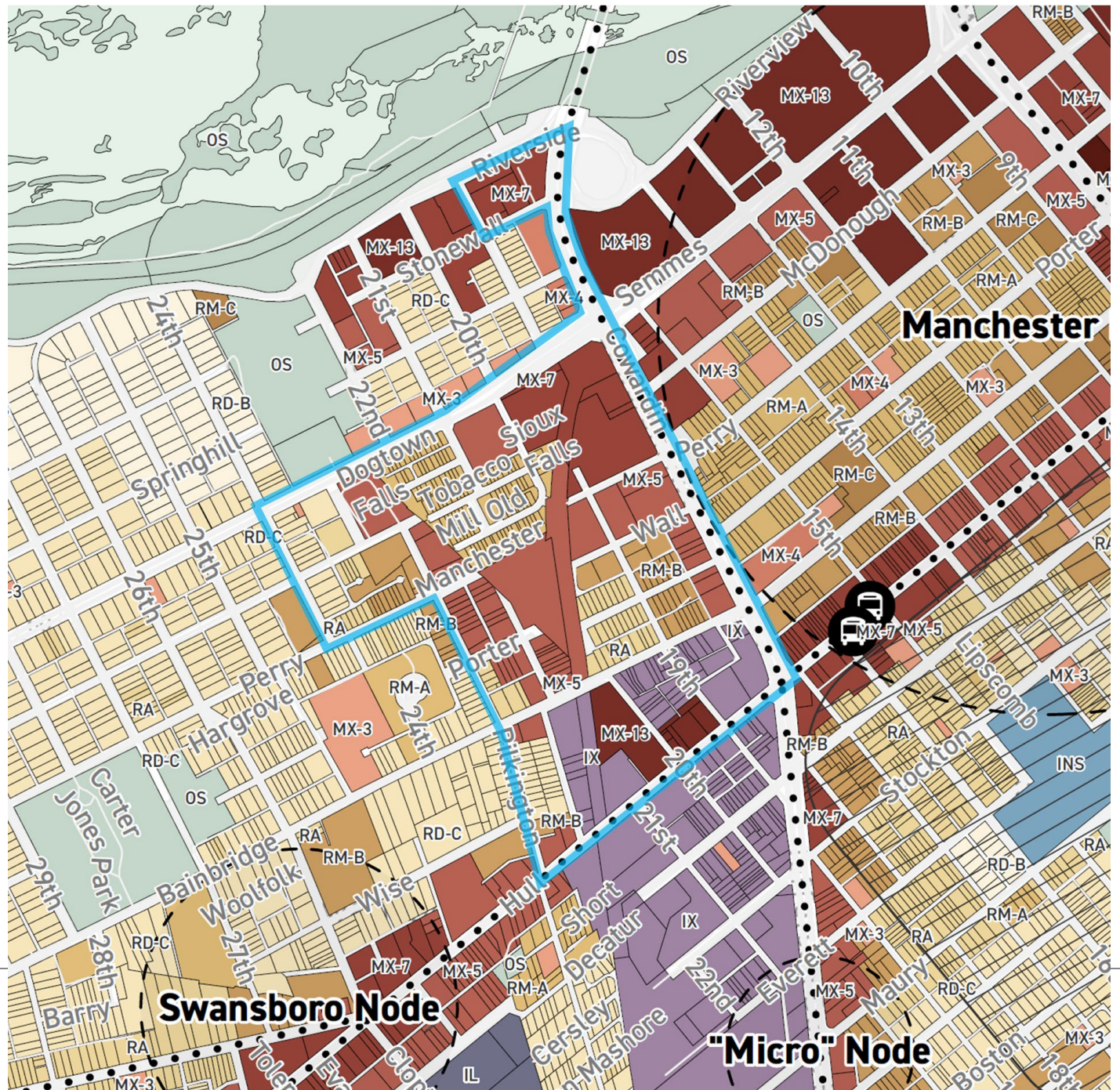




RICHMOND 300: Code Refresh

The Draft 2 Comment Period
is open now through
Sunday, March 1, 2026.

Access the draft materials
at rva.gov/coderefresh and
voice your thoughts today.



Semmes Cowardin Hull Plan

Housing Development



STATION 5

Where is recent housing development **occurring**?
How many units are being built?

What **priorities** are most important to our community when it comes to advancing affordable housing and affordable living for this area?

Next Steps

- Post the boards online and continue engagement with an online survey through March 22nd
- Work with City departments to draft a composite vision statement and strategies to implement that vision
- Return with an implementation matrix to review with the community (late spring)
- Ultimately, we will amend Richmond 300 so it incorporates this community-driven node plan

Contact

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Planner

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SCH Plan Website

<https://www.rva.gov/planning-development-review/semmes-cowardin-hull-neighborhood-node-plan>