

From: Richmond City Council, First District rvafirstdistrict@gmail.com  
Subject: Westhampton School B-7 Rezoning Survey  
Date: May 29, 2018 at 11:46:34 AM  
To: [REDACTED]



## Westhampton School Rezoning Results

Below is an explanation of the results of the Westhampton School B-7 Rezoning Survey and next steps.

[Visit our Website](#)

From May 14th through May 21st, the B-7 Zoning Use survey was active and received over 700 responses. The foundation of the rezoning process is defining the most appropriate uses from the mixed-use B-7 zoning choices that best fit the neighborhood and community priorities. Here are the results and next steps.

- **Save the School** - not only is the 1917 build school of historic importance architecturally, but also the school that Daisy Jane Cooper broke the segregation barrier of Richmond Public Schools. This school is a pillar of the community, our resilience, and unity.
- Here are the uses you **SUPPORT**:
  - Adult Day Care Facilities
  - Art Galleries
  - Banks, savings and loan offices
  - Catering businesses
  - Day nurseries licensed by the State of Virginia
  - Dry Cleaning and laundering services
  - Entertainment, cultural and recreational uses
  - Furniture repair shops
  - Greenhouses and plant nurseries
  - Grocery stores
  - Libraries, museums, schools, parks, and noncommercial recreational facilities
  - Office, businesses, professional and administrative
  - Parking lots
  - Parking decks
  - Personal service businesses
  - Pet Shops, vet clinics, animal hospitals
  - Postal and package mail services
  - Printing, publishing, and engraving establishments
  - Professional, business, and vocational schools
  - Repair businesses

- Restaurants, tea rooms, cafes, deli's, etc.
- Retail sales and food or beverage sales in open area
- Retail stores and shops
- Christmas tree sales lots
  
- Here are the uses you **DO NOT SUPPORT**
  - Auto service center
  - Building materials and contractor sales
  - Communications centers and repeaters
  - Contractor shops
  - Funeral homes
  - Hotels
  - Janitorial and custodial services
  - Laboratories and research facilities
  - Laundromats and dry-cleaning pick-up locations
  - Marina
  - Nursing Home
  - Office supply, business, office services
  - Radio and television broadcasting studio and antennaa
  - Service businesses that service, repair, and rent audio equipment
  - Showrooms and display areas for wholesale businesses
  - Uses owned and operated by government agencies
  - Wholesale, warehouse, and distribution establishments
  - Wireless communication facilities
  - Accessory uses and structures, including outdoor ATM's
  
- No to all **CONDITIONAL USES**
  - **No gas stations**
  - **No nightclubs**
  - **No lower parking requirements**
  - **No retail liquor stores**

To review the complete report and results from the survey: [CLICK HERE](#)

On Tuesday May 29th, Bon Secours' will have their submitted B-7 Rezoning Application introduced to City Council. It will then be on the scheduled agenda for the Planning District Commission on Monday June 18th. Pending the result of this meeting, the application will then be presented before City Council on Monday June 25th with a recommendation.

Bon Secours B-7 zoning application has a couple of changes from the results of our survey. Just because a use is included in the zoning application does not mean they will be built, but if

1. **Laboratories and Research Facilities** - Bon Secours will need this use for their Medical Office Building and will need this use included in their rezoning to support their mission
2. **Nursing Homes** - part of their mission is elderly care and this use is consistent with their mission and purpose for this site (Note - this has low impact on traffic and low impact on parking and no impact on public schools)
3. **Office Supply Business, Office Services** - these business types are market friendly and are valuable asset to communities, they will exclude any drive-up service, issues with impact on parking and traffic will be addressed through the design of this development which will include off-street parking.
4. **Laundromats and dry-clean pick-up stations** - there were split results on the two uses for laundromats and dry-cleaning, this makes both options available for the community if a business were to desire to locate in this development.

Bon Secours has proffered, or limited, the uses available in three other uses:

1. **Service businesses that service, repair, or rent audio or video equipment** - the only businesses allowed are bike rental and computer shops which are both listed under this use.

2. **Showrooms and display areas for wholesale goods** - limited the size which restricts big operations, this was a key concern of the Planning and Development Review staff.
3. **Wholesale, warehouse, and distribution establishments** - limited the scale to be able to include small-scale accessory warehouse/distribution such as coffee roasters.

To recap, while at first glance, the title of the use might not fit our desired outcomes and the results from the survey, but with further inspection, some use definitions have been narrowed to best suit market uses. For example, I was unaware that coffee roasters were classified under wholesale, warehouse, and distribution establishments. This is a use that would be great for the neighborhood, but must be narrowed to exclude undesirable uses. If you have concerns or issue with these responses from the process and Bon Secours inclusion of our feedback into their application, please share your concerns at the Zoning meeting on Monday June 18th for the Planning District Commission at 1:30pm.

You can also email Rhodes Ritenour at Bon Secours at: [westhampton@bshsi.org](mailto:westhampton@bshsi.org)

#### **Key Concerns about Future Development:**

In accordance with the Westhampton Charrette conducted in November 2017, the respondents to this survey shared the following concerns:

1. Increased traffic volume from new development
2. Inappropriate uses in new development
3. Negative impact on parking availability

I am committed to address item #1 and have a traffic study conducted for the area to improve traffic mobility through the area, improve pedestrian walkability, and further support the village-feel we all enjoy in the neighborhood. The survey and zoning process has outlined many of the concerns for item #2. The uses have been narrowed and proffered in response to the survey. The explanations above outline the uses that were not supported in the survey, but are included in the zoning application. Item #3 is being studied at the moment as part of the Richmond 300 Parking Study. There will be a public meeting on Saturday June 16th at 10am at the DMV. I will share any and all information from this event. Included in the plans for this new development of both the Bon Secours Medical Office Building and the mixed-use development on the school site, parking requirements will be met to support the new uses. This includes parking lots and/or parking decks.

#### **Height**

B-7 Zoning allows for up to 5 stories and a maximum of 66 feet. The Medical Office Building to be constructed by Bon Secours will be on Libbie Ave north of the current school building. It will be a maximum of three stories with the roofline of the building no taller than the height of the school building on the corner. To address height concerns expressed in this and other surveys, the maximum height is being applied to the Patterson Avenue side, which is the lowest in elevation. The school building is 61 feet tall from the Patterson Avenue sidewalk and the maximum height of the new rezoning will be a maximum of 5 feet higher to the left or east of the building. In other words, if standing on Park Avenue, the building will be no taller than the current view of the school building looking south towards Patterson Avenue.

#### **In Closing**

Having these uses outlined prior to the development allows for our input into what we would like to see built on this site. The height will allow for designing the best mixed-use development that will support the financial cost of renovating the former Westhampton School building. The height will also match the existing structure of the school building as to not tower over or crowd out this important structure. This process has been an arduous one navigating the legal contracts, zoning process, and possible scenarios and options available to support the best interests of the community.

Many have asked what the final plans for development will look like, I have made it clear to Bon Secours that the design and plans for their Medical Office Building and their selected developer for the rest of the site be presented publicly. Bon Secours has expressed their desire to be open and transparent about this

development and will comply as best they can moving forward.

I will fight to support the outcomes of this survey, results from previous surveys, and the results of the Westhampton Charrette as we proceed with this process and others. I am committed to fighting for and addressing issues with improving traffic flow, identifying ways to address parking concerns, and strengthen the village-feel and walkability of the neighborhood as this and other developments proceed.

Happy to serve,

Andreas Addison  
First District City Council

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## Next Steps & Events

### Planning District Commission Monday June 18th at 1:30pm @ City Hall

The Westhampton School Rezoning Application will be heard before the Planning District Commission on Monday June 18th at 1:30pm in the Fifth Floor Conference Room at City Hall.

If you have concerns or issues with the explanation of the zoning uses outlined above, please attend this meeting to share your concerns. If you cannot attend this meeting, please share your thoughts with Rhodes Ritenour at Bon Secours [westhampton@bshsi.org](mailto:westhampton@bshsi.org).

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### Libbie Corridor Parking Study Saturday June 16th at 10am @ the DMV

The Libbie Corridor, from Park Avenue to Cary St. Rd and from Granite to Maple, has been studied for maximizing parking availability in the area by the Richmond 300 project partners. The results of this study will be available on Saturday June 16th at 10am at the DMV at 2300 W. Broad St. beside the Science Museum.

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