



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-053 - To amend Ord. No. 2022-057, adopted May 9, 2022, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2022-2023 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2022-2023, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the City Facility Maintenance & Improvements category called the “Diamond Capital Maintenance” project and (ii) transferring funds in the amount of \$3,500,000.00 from the Capital Maintenance Reserve and appropriating such transferred funds to the Department of Public Works’ new Diamond Capital Maintenance project in the City Facility Maintenance & Improvements category, for the purpose of funding capital maintenance of the City’s baseball stadium known as the Diamond. To request the appropriation of \$3, 500,000 from the Capital Maintenance Reserve to the Facilities Capital Budget to support capital improvements to the Richmond Diamond Ballpark.

To: City Planning Commission
From: Land Use Administration
Date: February 21, 2023

PETITIONER

Bobby Vincent, Director of Department of Public Works

LOCATION

3001 North Arthur Ashe Boulevard

PURPOSE

To amend Ord. No. 2022-037, adopted February 28, 2022, to request the City Council appropriate \$3,500,000 from the Capital Maintenance Reserve to the FY 23 Capital Maintenance Budget, a new project titled Diamond Capital Maintenance, to support capital improvements to the Richmond Diamond Ballpark. Specifically, these required improvements would include construction of a batting/pitching tunnel and required refurbishment to the visitor and home team locker-rooms and structural repairs to the concrete structural roof bents.

SUMMARY & RECOMMENDATION

Minor League ballparks are subject to the same standards as Major League Baseball (MLB). During MLB’s tour of the Diamond, MLB outlined a detailed scope of work that needs to be completed prior to opening day.

An additional allocation from the Capital Maintenance Reserve to the Facilities Capital Budget, in the amount of \$3,500,000, is being requested.

As part of the lease agreement of the Diamond facility bi-annual inspection is required of the structural integrity of the aging concrete facility. As in previous inspections areas of the concrete roof support system was found to have concrete spalling and cracking that requires repair to maintain structural integrity. Additional MLB requires that each ball park under their control must have an enclosed batting and hitting tunnel for each teams use, as one such pitching/batting tunnel exists it is necessary to build the second required tunnel. During the MLB inspection of the

Diamond facility, it was determined that there are a number deviations in the home and visitor teams locker rooms that must be cured to maintain MLB's approval for the Diamond to re-main as an authorized minor league facility. These deviations from minimum standards will be corrected as part of this work.

The Project shall comprise of renovations to the home and visiting team lockers rooms to meet new MLB standard, as well as the constructing of a new pitching and batting tunnel for the visiting team.

Also, additional structural repairs need to be completed on the roof vents.

Staff recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

The Diamond Minor League Baseball Stadium

MASTER PLAN

The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government. (p. 64)

Priority Growth Node: This property is a part of the Greater Scott's Addition Priority Growth Node which are areas "...where the City is encouraging the most significant growth in population and development over the next 20 years." (p. 24)

ZONING

TOD-1 (Transit Oriented Nodal District)

SURROUNDING AREA

The area surrounding these parcels is zoned primarily TOD-1.

Staff Contact:

Bobby Vincent, Director of Department of Public Works