

## Appendix C

# Richmond Green Infrastructure Assessment

## Vacant Lands Inventory

April 5, 2010



# Overview

- Introduction
- Existing Green Infrastructure
- Vacant Parcel Inventory
- Inventory Characterization
- Study Area Selection Criteria
- Next Steps

# Introduction

Purpose and Partners | City Goals | Timeline | Planning Areas

# Purpose and Partners

- To map existing green assets and evaluate underutilized properties for potential to contribute to a green infrastructure network for the City of Richmond

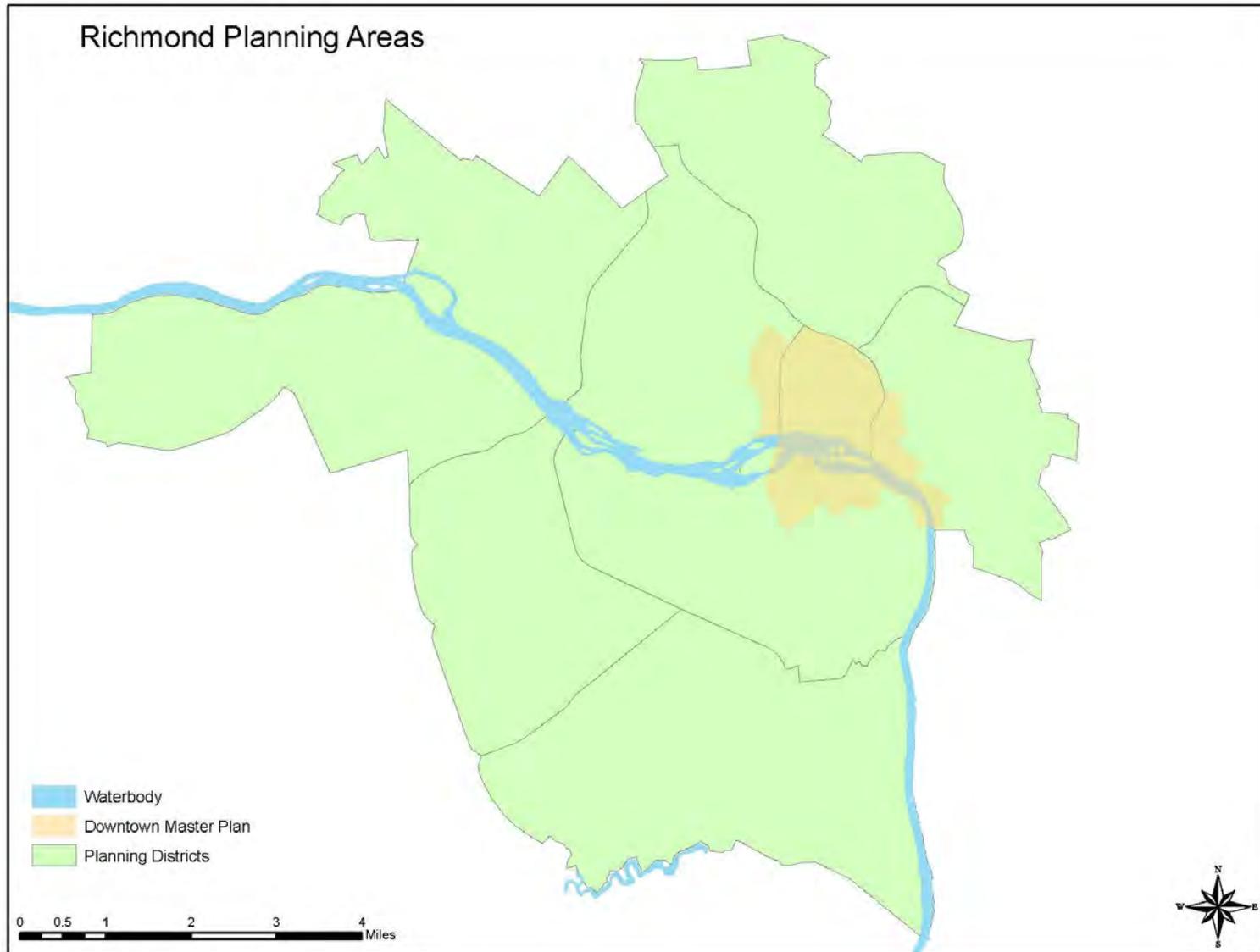


# City Goals

- The GIA can assist with the following City goals:
  - Inform future decision making and enable proactive planning
  - Identify opportunities to improve the urban forest canopy and storm water management
  - Expand and connect recreational areas
  - Establish alternative transportation connections
  - Create strategies to enhance the economic well being of the **City's neighborhoods**
  - Strategically target lands for restoration and redevelopment funding
  - Serve as a tool and foundation for future fundraising efforts.
  - Promote Richmond as a green infrastructure planning model for other municipalities

# Timeline

| Phase  | Task                                      | Timeframe                         |
|--|---|-----------------------------------|
| <b>Phase I:<br/>Green Infrastructure<br/>Assessment (funded)</b>               | Project Set Up                            | Jan 2010                          |
|  | Develop Brownfield Inventory              | Jan – Mar 2010                    |
|  | Develop Characterization and Context Maps | Apr – May 2010                    |
|  | Facilitate Community Engagement           | Jun – Jul 2010                    |
|  | Develop Strategies and Scenarios          | Aug – Sept 2010                   |
|  | Draft Green Revitalization Report         | Oct – Nov 2010                    |
| <b>Phase II:<br/>GIA Community<br/>Capacity Building<br/>(seeking funding)</b> | Develop Implementation Tools              | 6 months starting in<br>late 2010 |
|  | Facilitate Community Workshops            |                                   |
|  | Implement Capacity Building               |                                   |
|  | Share Lessons Learned                     |                                   |



# Existing Green Infrastructure

GI Map List | Conservation Map | Water Resources Map

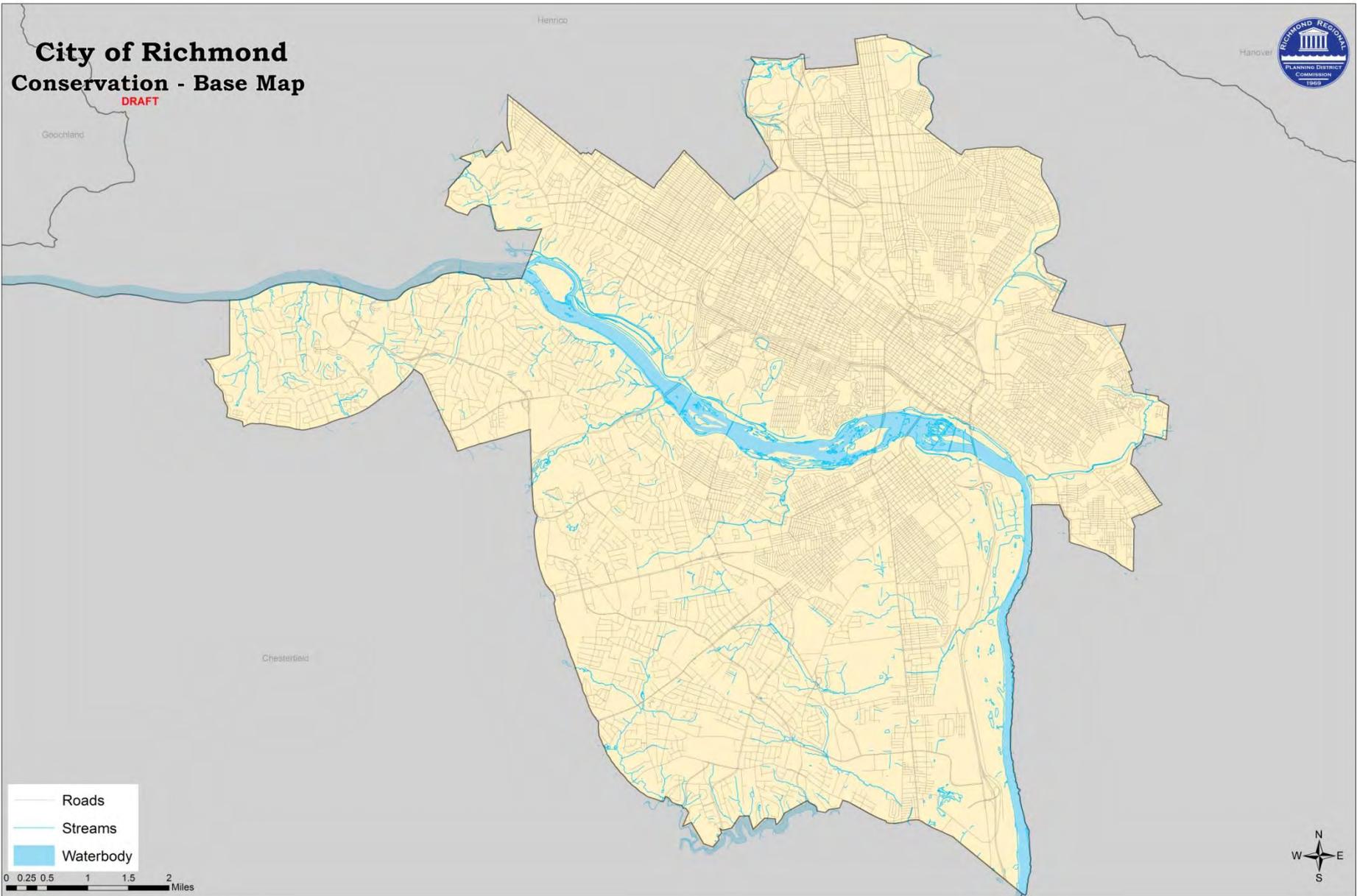


# Green Infrastructure Maps

- The PDC has produced a map set that identifies existing green infrastructure assets in Richmond, including:
  - Conservation
  - Water Resources
  - Recreation
  - Heritage
  - Transportation and Sustainable Features

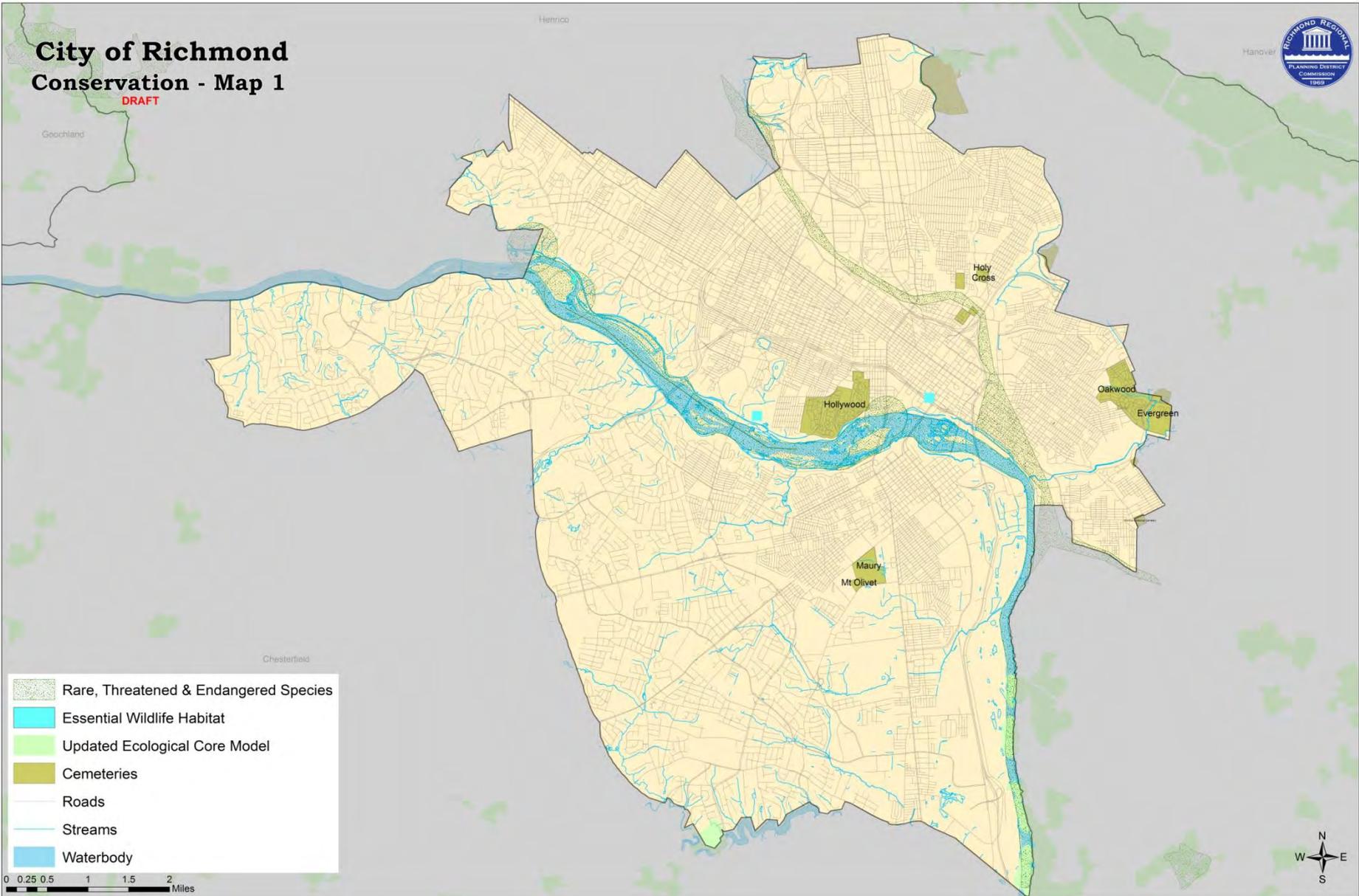
# City of Richmond Conservation - Base Map

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# City of Richmond Conservation - Map 1

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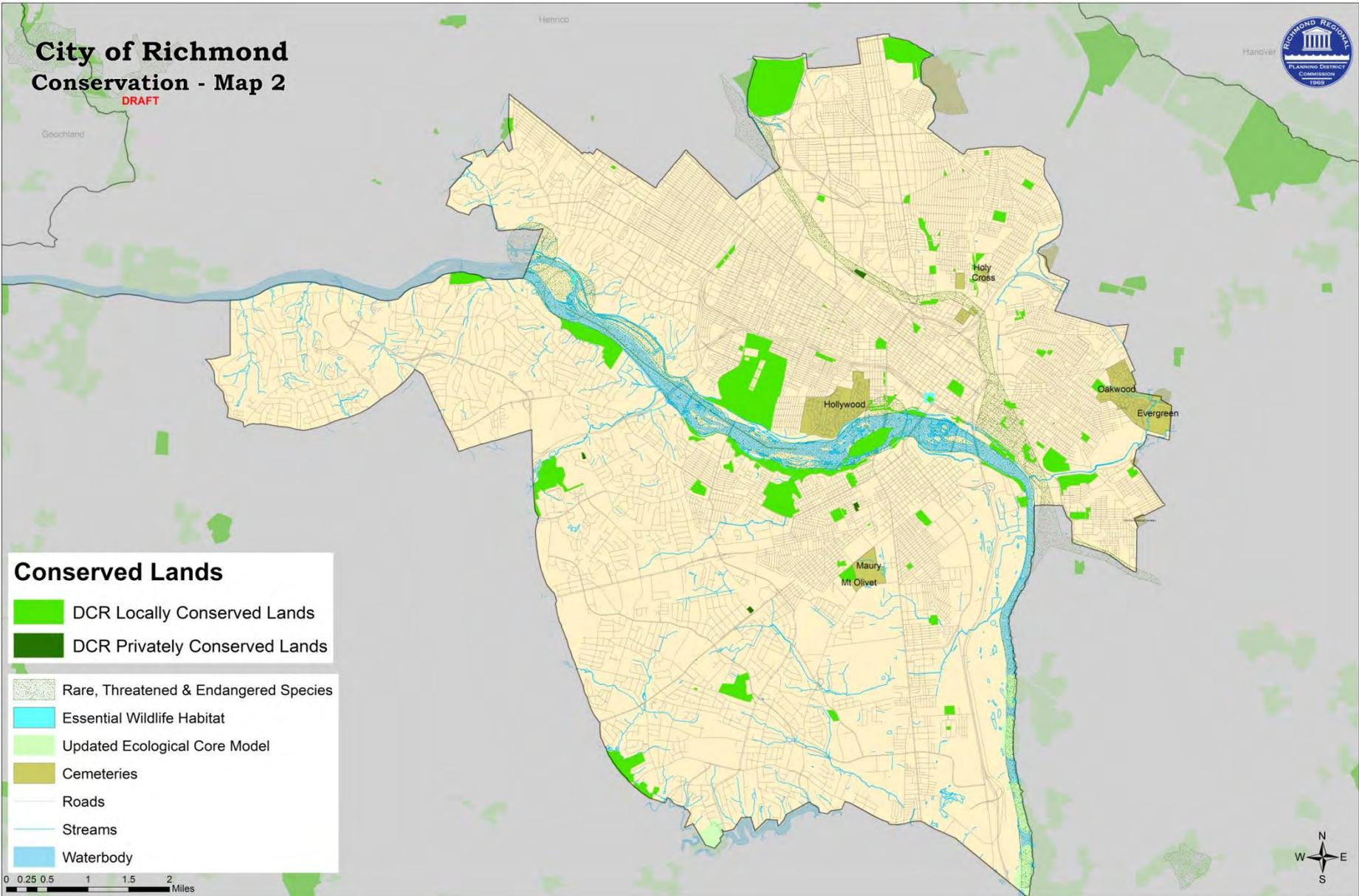
- Rare, Threatened & Endangered Species
- Essential Wildlife Habitat
- Updated Ecological Core Model
- Cemeteries
- Roads
- Streams
- Waterbody

0 0.25 0.5 1 1.5 2 Miles



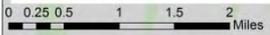
# City of Richmond Conservation - Map 2

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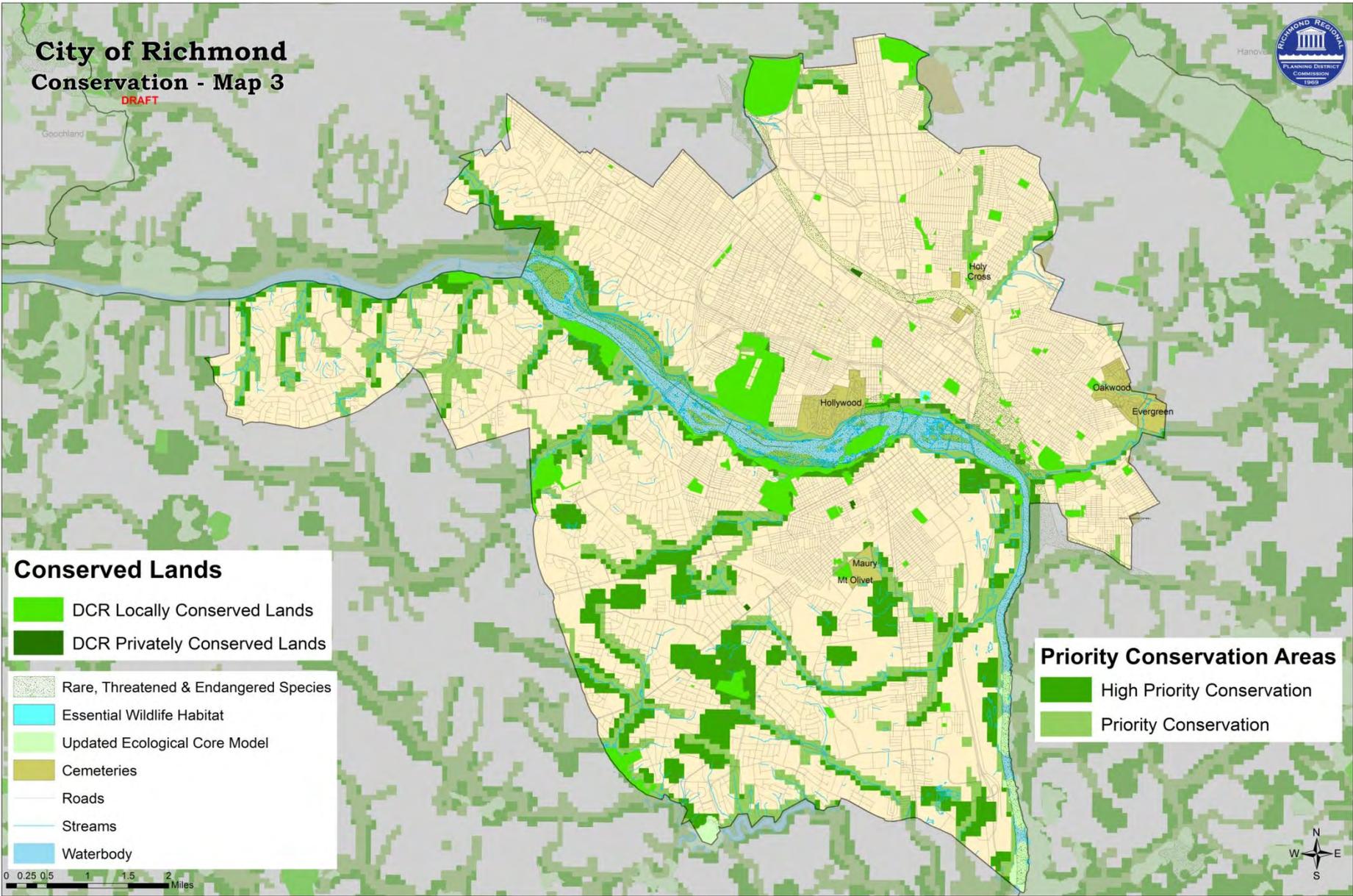
## Conserved Lands

- DCR Locally Conserved Lands
- DCR Privately Conserved Lands
- Rare, Threatened & Endangered Species
- Essential Wildlife Habitat
- Updated Ecological Core Model
- Cemeteries
- Roads
- Streams
- Waterbody



# City of Richmond Conservation - Map 3

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## Conserved Lands

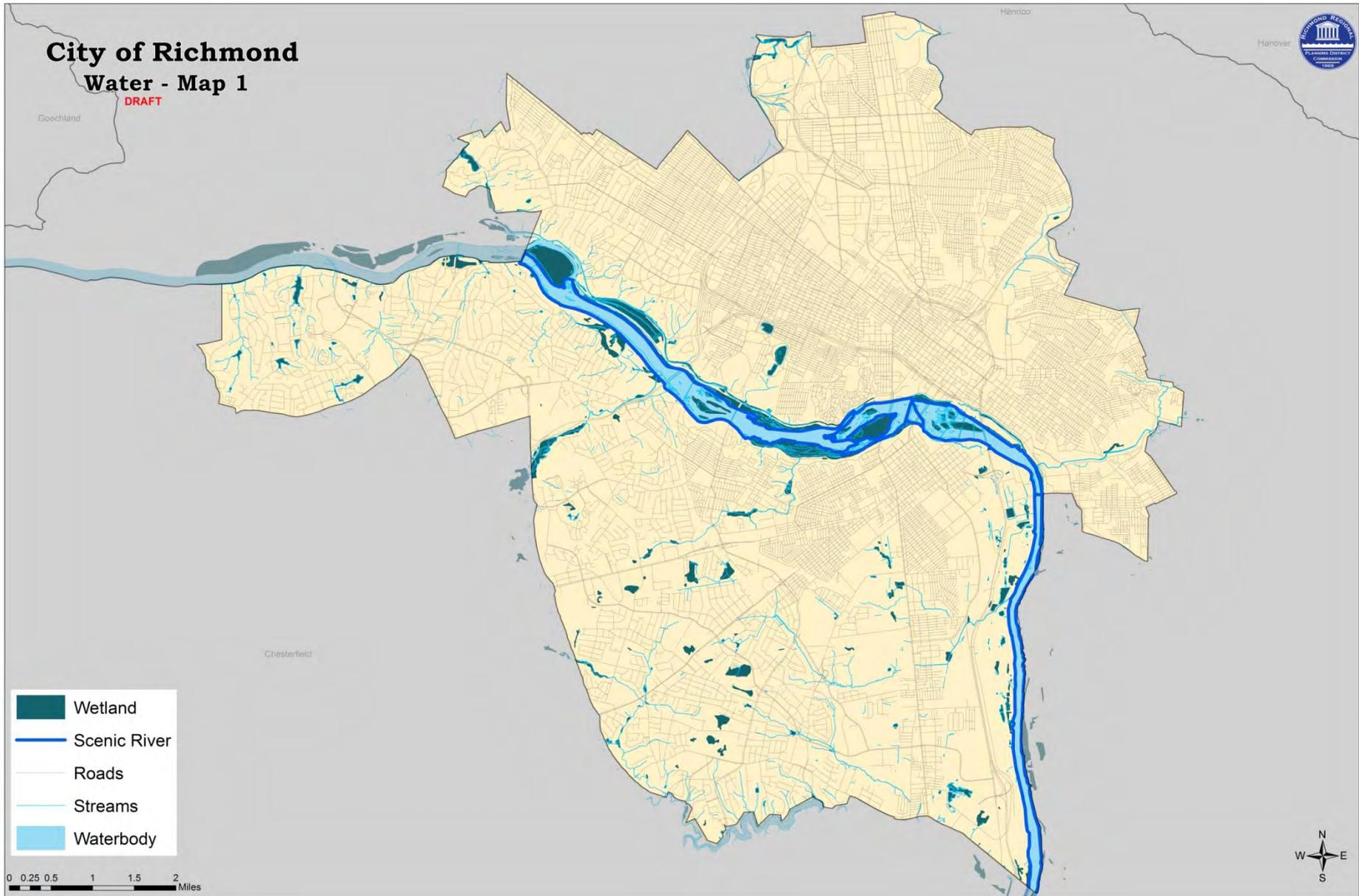
- DCR Locally Conserved Lands
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- Streams
- Waterbody

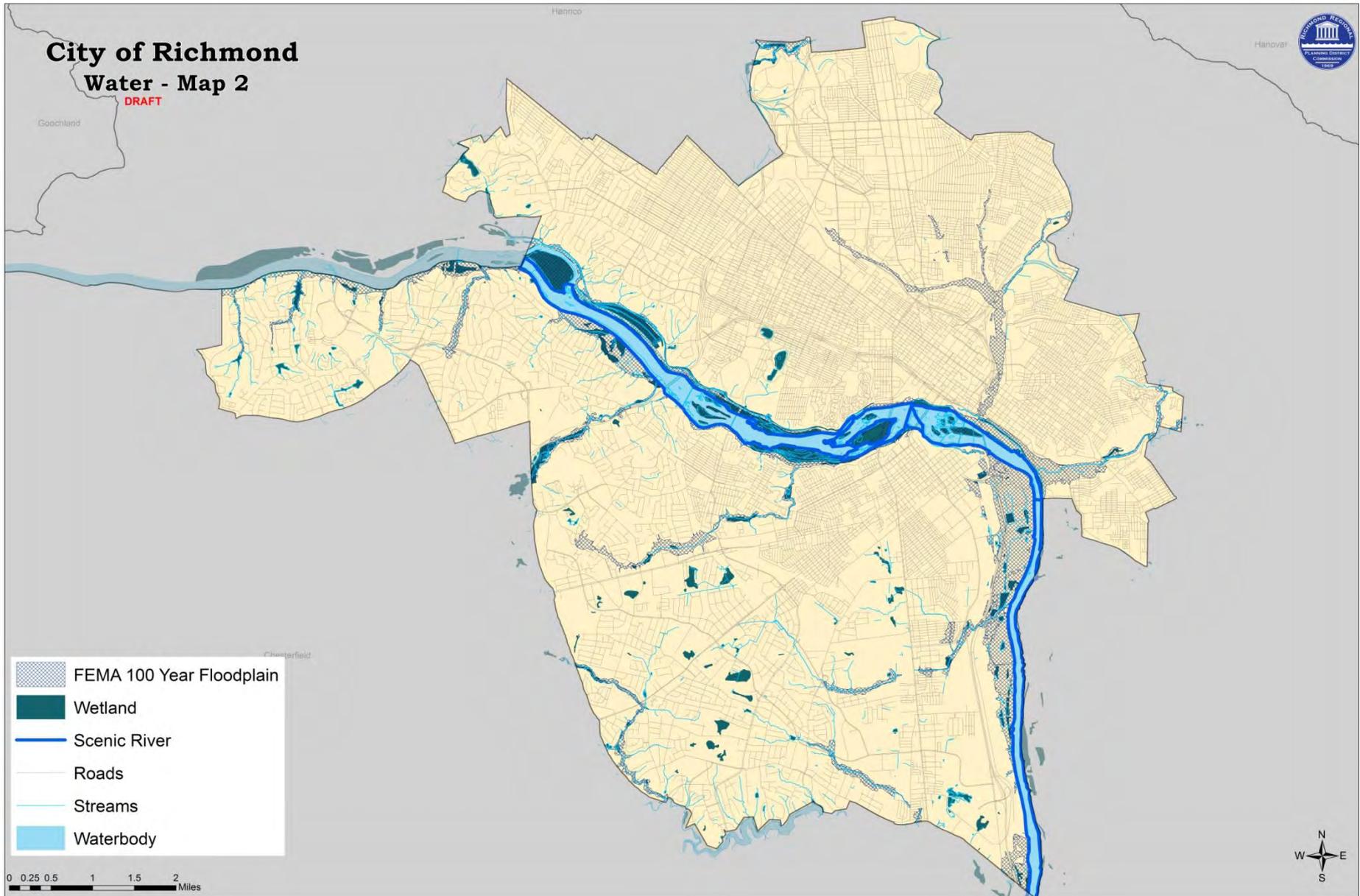
## Priority Conservation Areas

- High Priority Conservation
- Priority Conservation

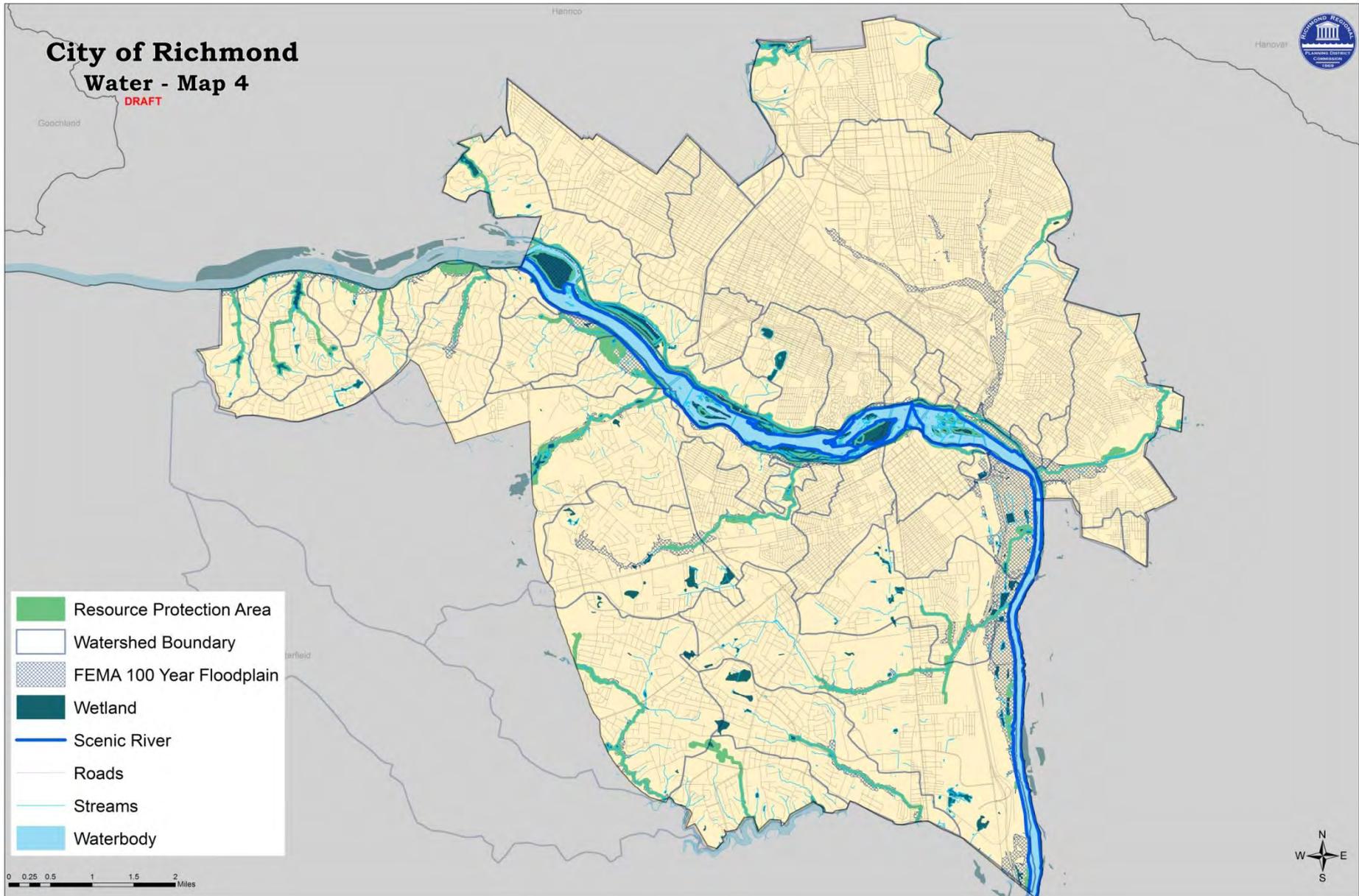


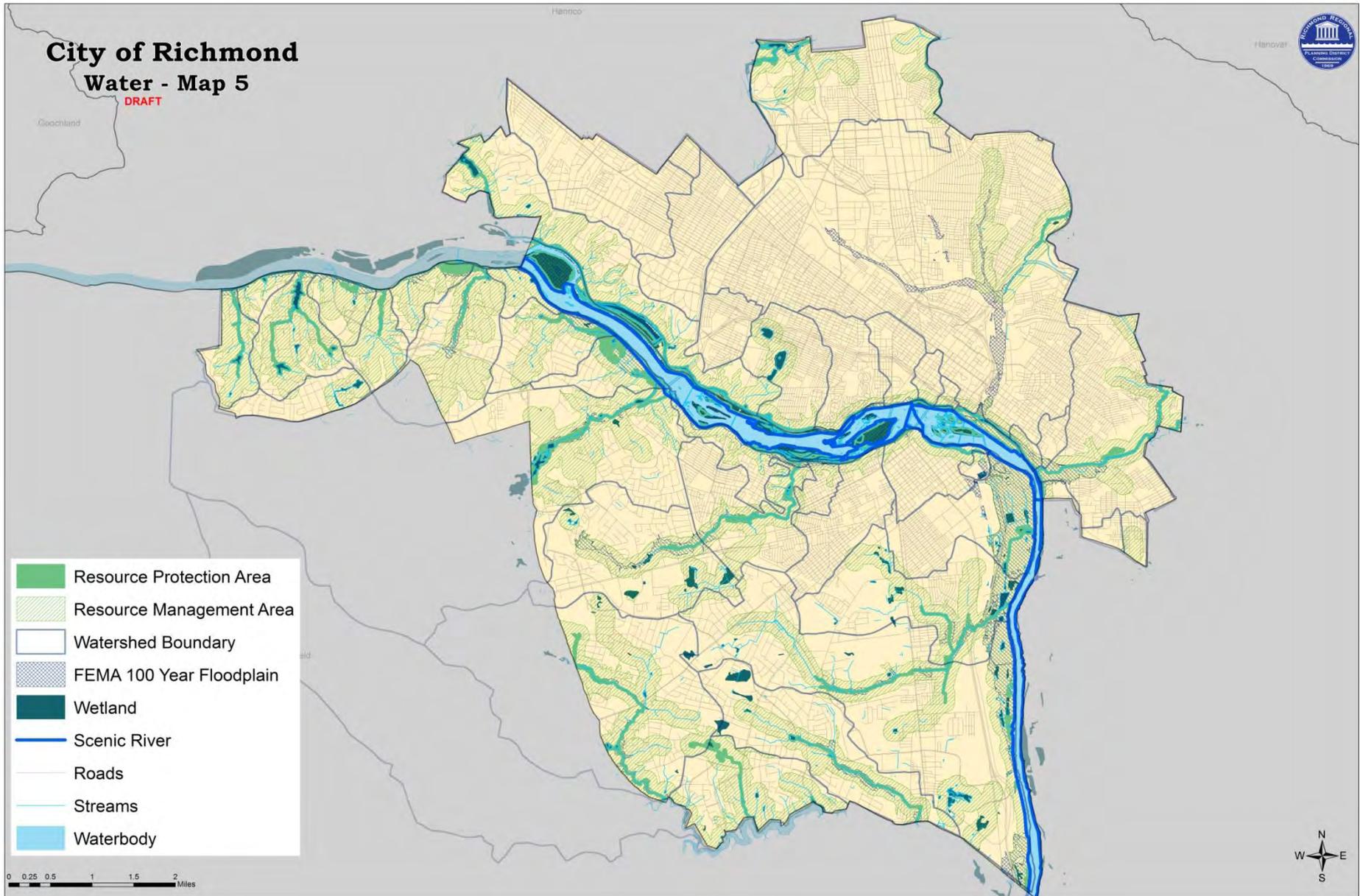


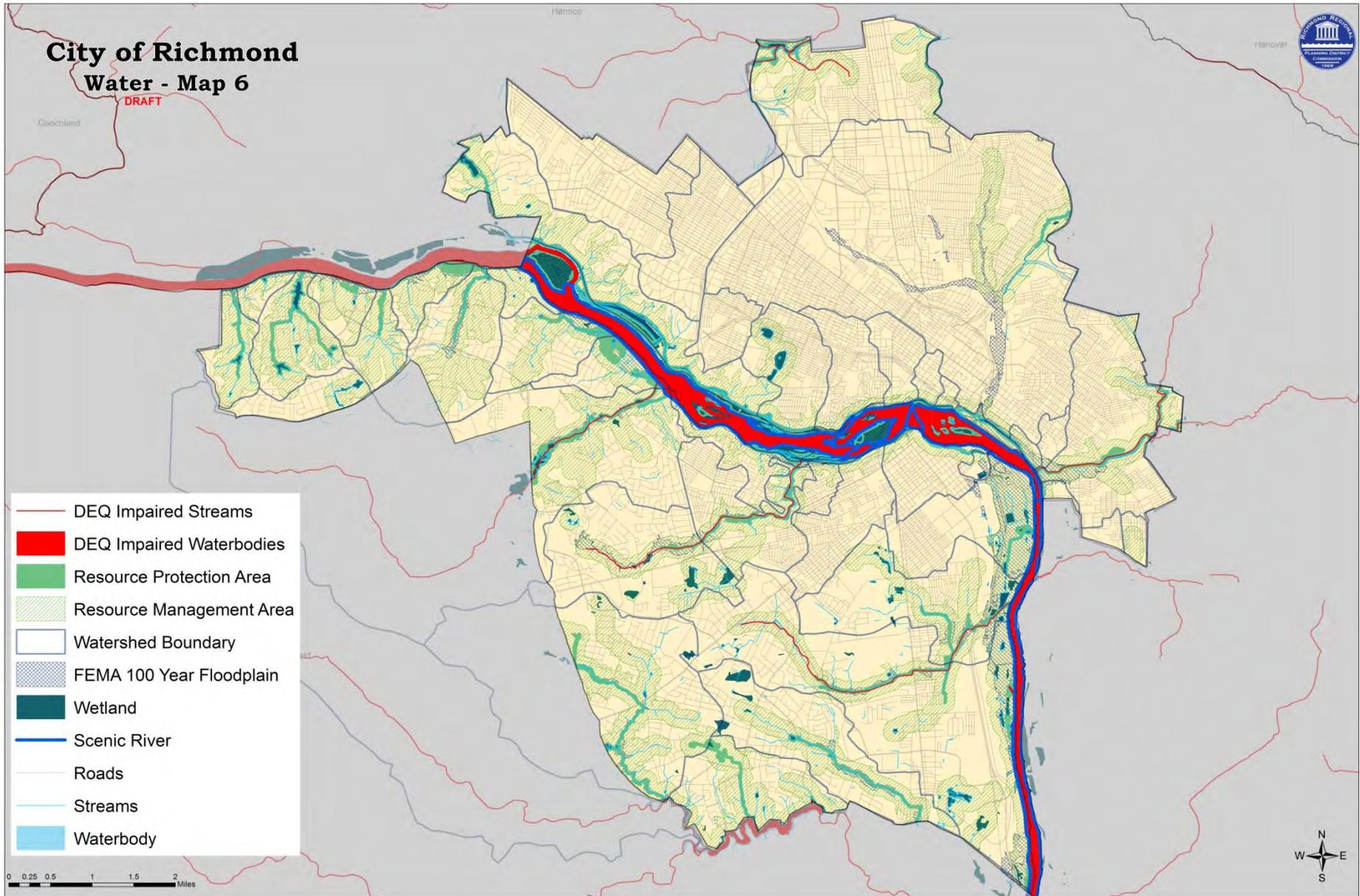












# Vacant Parcel Inventory

Data Sources | Database | Maps



# Vacant Parcel Inventory

- E<sup>2</sup> Inc. and the GIC have produced an inventory of vacant lands in Richmond
- Data was gathered from multiple sources across the city and compiled into an Access database
- These parcels were then mapped by source/land use and by vacancy type

# Data Sources

|   | Vacancy Type   | # of Records |
|---|--|--------------|
| <b>Property Class Codes</b><br>(City Assessor's Office)                                   | Vacant lots, Vacant structures,<br>downtown parking lots | 8,674        |
| <b>Parks &amp; Rec Properties</b><br>(Parks & Recreation)                                 | Vacant lots  | 9            |
| <b>Vacant Buildings Registry</b><br>(Department of Community Development)                 | Vacant structures  | 1,475        |
| <b>RRHA Vacant Lots &amp; Surplus Properties</b><br>(Richmond Regional Housing Authority) | Vacant lots  | 537          |
| <b>Hull Street Inventory</b><br>(Department of Economic Development)                      | Vacant lots and vacant structures                        | 62           |
| <b>Hull Street Inventory</b><br>(Department of Economic Development)                      | Vacant lots and vacant structures                        | 73           |

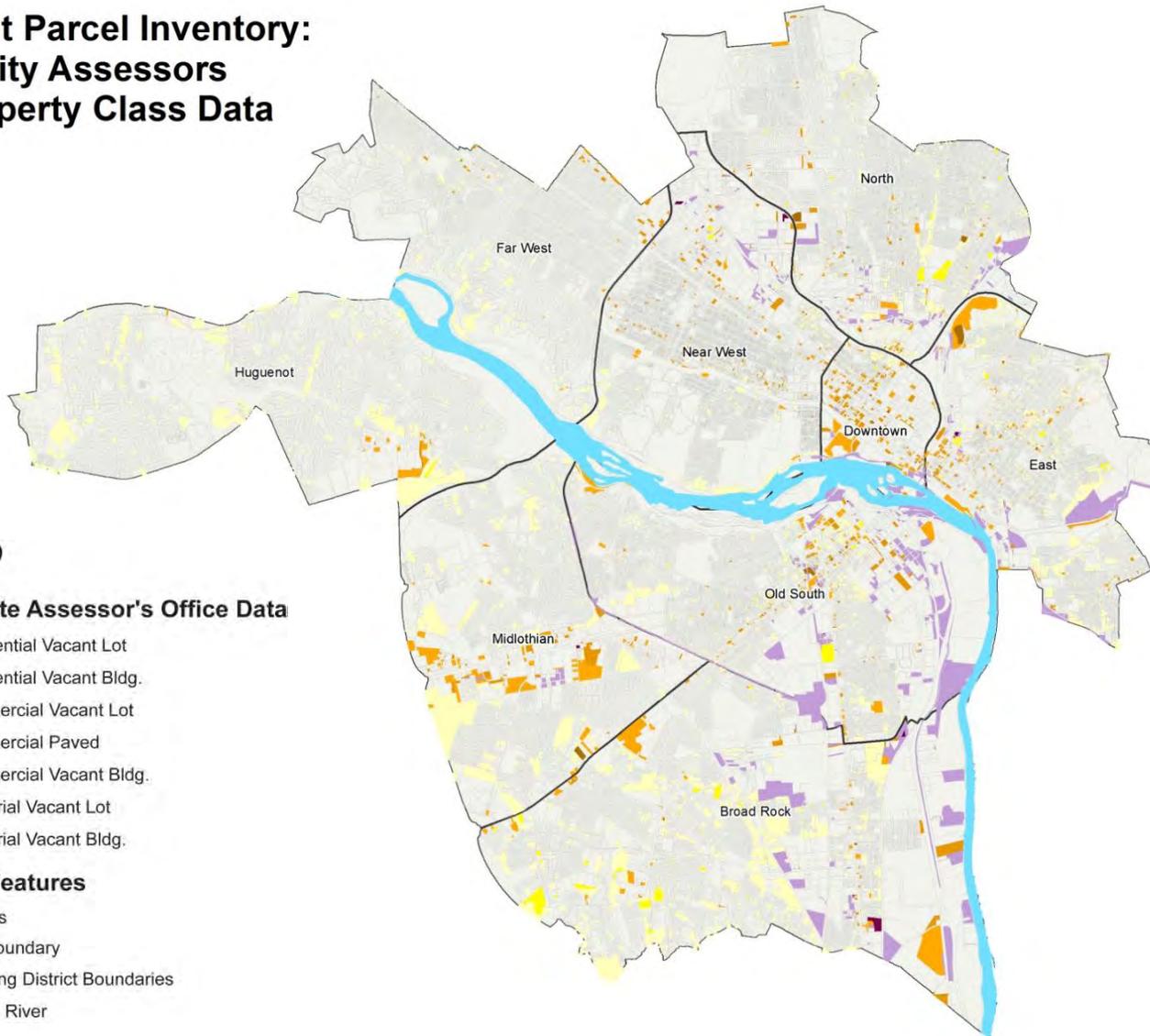
# Vacant Parcel Inventory: Access Database

- Contains all original parcel data by source
- Queries can be used to:
  - Sort and identify parcels by attribute
  - Export GIS-compatible datasets
- Next Steps (for Phase II)
  - Identify beneficial query functions
  - Identify a department to maintain and update the database on an ongoing basis
  - Institutionalize a process for viewing Vacant Parcel **data via Richmond's web**-based map viewer

# Vacant Parcel Inventory: Access Database

| ParcelID | Acreage    | PIN         | PC  | OWNER1                          | OWN_STREE      | OWN_ST | OWN_ZIP    | PROP_STREE     | PROP_ZIP |
|----------|------------|-------------|-----|---------------------------------|----------------|--------|------------|----------------|----------|
| 1        | 0.17431416 | W0210154028 | 115 | HOGAN WILLIM E AND KAREN Z ANE  | 906 MEADOWC    | VA     | 23236      | 6516 STUART A' | 23226    |
| 2        | 0.58434917 | N0001753005 | 120 | RENSTROM JULIE A                | 3717 MOSS SIDI | VA     | 23222      | 3717 MOSS SIDI | 23222    |
| 3        | 0.20462293 | N0001819022 | 120 | GRIZZARD T SHANE                | 1520 W LABURN  | VA     | 2322700000 | 1520 W LABURN  | 23227    |
| 4        | 0.17556531 | W0210132003 | 115 | WENDER BYRON M                  | 6405 PATTERSO  | VA     | 2322600000 | 6405 PATTERSO  | 23226    |
| 5        | 0.17202134 | W0210154026 | 110 | WALKER REALTY LP                | 13 CHAPAQUA C  | VA     | 23229      | 6512 STUART A' | 23226    |
| 6        | 0.15747819 | W0210178035 | 110 | SELBACH JOHN C                  | 6530 HANOVER   | VA     | 23226      | 6530 HANOVER   | 23226    |
| 7        | 0.64387339 | N0001630020 | 315 | ZACHARIAS FAMILY LLC            | PO BOX 26664   | VA     | 23261      | 3619 CHAMBER   | 23227    |
| 9        | 0.73941115 | N0001749019 | 130 | SMITH ANTHONY P & BARBARA W     | 3617 SEMINARY  | VA     | 2322700000 | 3617 SEMINARY  | 23227    |
| 10       | 0.34809458 | N0001635002 | 120 | COLBERT EULA J & REGINALD C     | 3708 MOSS SIDI | VA     | 2322200000 | 3708 MOSS SIDI | 23222    |
| 11       | 0.17982955 | W0210178033 | 110 | PROFFITT CYNTHIA L              | 2111 W MAIN S  | VA     | 2322000000 | 6526 HANOVER   | 23226    |
| 12       | 0.17165977 | W0210205005 | 115 | CHILDRESS CARLISLE GRANVILLE JR | 6321 PATTERSO  | VA     | 23226      | 6321 PATTERSO  | 23226    |
| 13       | 0.1806933  | W0210132014 | 110 | APPLEWHITE CLIFFORD A           | 6406 KENSINGT  | VA     | 23226      | 6406 KENSINGT  | 23226    |
| 14       | 0.55582529 | N0001630019 | 120 | STALEY PASTOR LLOYD RONALD ANE  | 3617 CHAMBER   | VA     | 2322700000 | 3617 CHAMBER   | 23227    |
| 15       | 0.16702536 | N0160131002 | 115 | GARBER AARON M &                | 3521 EDGEWOC   | VA     | 23222      | 3521 EDGEWOC   | 23222    |
| 16       | 0.40236455 | N0001434003 | 120 | JOHNSON LEE W AND               | 1211 CONFEDER  | VA     | 2322700000 | 1211 CONFEDER  | 23227    |
| 18       | 0.14604855 | N0160133005 | 115 | HATCHER VIOLA B                 | 3612 GARLAND   | VA     | 2322200000 | 3612 GARLAND   | 23222    |
| 19       | 0.14011133 | W0210162002 | 115 | ESSIG MICHAEL T                 | 6011 PATTERSO  | VA     | 23226      | 6011 PATTERSO  | 23226    |
| 20       | 0.54319928 | W0210255014 | 120 | ST CHRISTOPHERS SCH FOUNDATIO   | PO BXO 2665 HI | VA     | 23261      | 803 PEPPER AVE | 23226    |
| 21       | 0.4210801  | N0001433002 | 115 | HARRIS WILLIAM R JR             | 1639 CROSS CO  | VA     | 23117-2530 | 1411 CONFEDER  | 23227    |
| 22       | 0.13349977 | N0001372011 | 110 | LEMON MICHAEL                   | 3602 FLORIDA A | VA     | 2322200000 | 3602 FLORIDA A | 23222    |
| 23       | 0.40699035 | N0001430007 | 120 | MILLER ESSON M JR & LINDA C     | 1503 CONFEDER  | VA     | 2322700000 | 1503 CONFEDER  | 23227    |
| 25       | 0.45675505 | N0001347022 | 120 | BIDDISON ALAN M & LOIS G        | 3421 NOBLE AV  | VA     | 2322200000 | 3421 NOBLE AV  | 23222    |
| 26       | 0.16484446 | N0160031033 | 115 | SATTERFIELD MILTON S            | 6200 PHILBROC  | VA     | 23234      | 3711 EDGEWOC   | 23222    |
| 27       | 0.26329201 | N0001744005 | 120 | HICKS LYNDSI L AND              | 1419 W LABURN  | VA     | 2322700000 | 1419 W LABURN  | 23227    |
| 28       | 0.17433712 | W0210154021 | 110 | FRYE JOHN P & LINDA S           | 9400 LYNDONW   | VA     | 2322900000 | 6502 STUART A' | 23226    |
| 29       | 0.33516414 | N0001635003 | 120 | KNIGHT CHARLES WALKER           | 3706 MOSS SIDI | VA     | 2322200000 | 3706 MOSS SIDI | 23222    |

# Vacant Parcel Inventory: City Assessors Property Class Data



## LEGEND

### Real Estate Assessor's Office Data

- Residential Vacant Lot
- Residential Vacant Bldg.
- Commercial Vacant Lot
- Commercial Paved
- Commercial Vacant Bldg.
- Industrial Vacant Lot
- Industrial Vacant Bldg.

### General Features

- Parcels
- City Boundary
- Planning District Boundaries
- James River



### Partners



### Sponsor

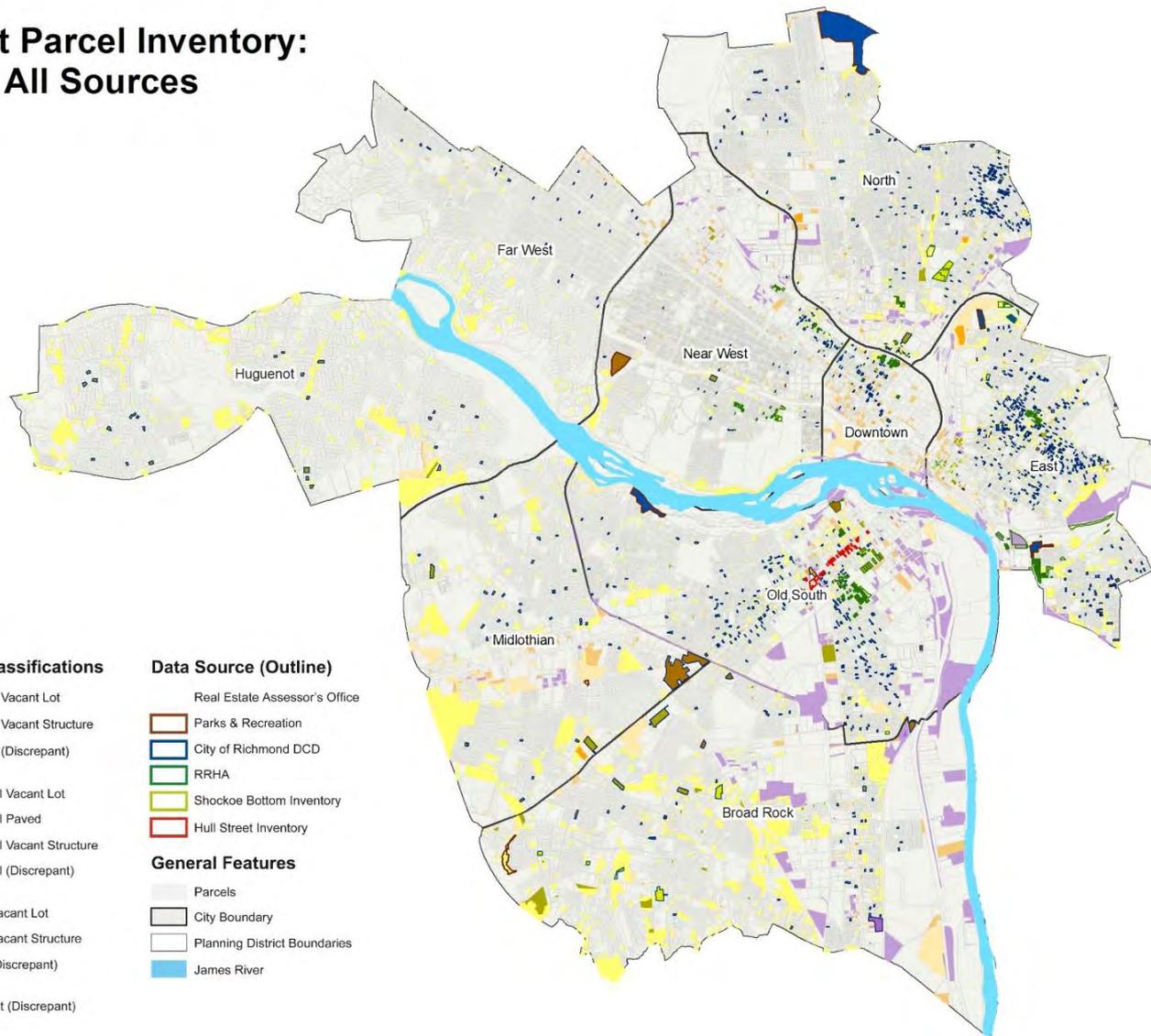


0 2,500 5,000 10,000 Feet

0 0.5 1 2 Miles

Scale = 1:32,000

# Vacant Parcel Inventory: All Sources



## LEGEND

### Land Use Classifications

- Residential Vacant Lot
- Residential Vacant Structure
- Residential (Discrepant)
- Commercial Vacant Lot
- Commercial Paved
- Commercial Vacant Structure
- Commercial (Discrepant)
- Industrial Vacant Lot
- Industrial Vacant Structure
- Industrial (Discrepant)
- Government (Discrepant)

### Data Source (Outline)

- Real Estate Assessor's Office
- Parks & Recreation
- City of Richmond DCD
- RRHA
- Shockoe Bottom Inventory
- Hull Street Inventory

### General Features

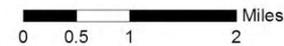
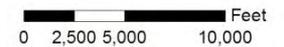
- Parcels
- City Boundary
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- James River



### Partners

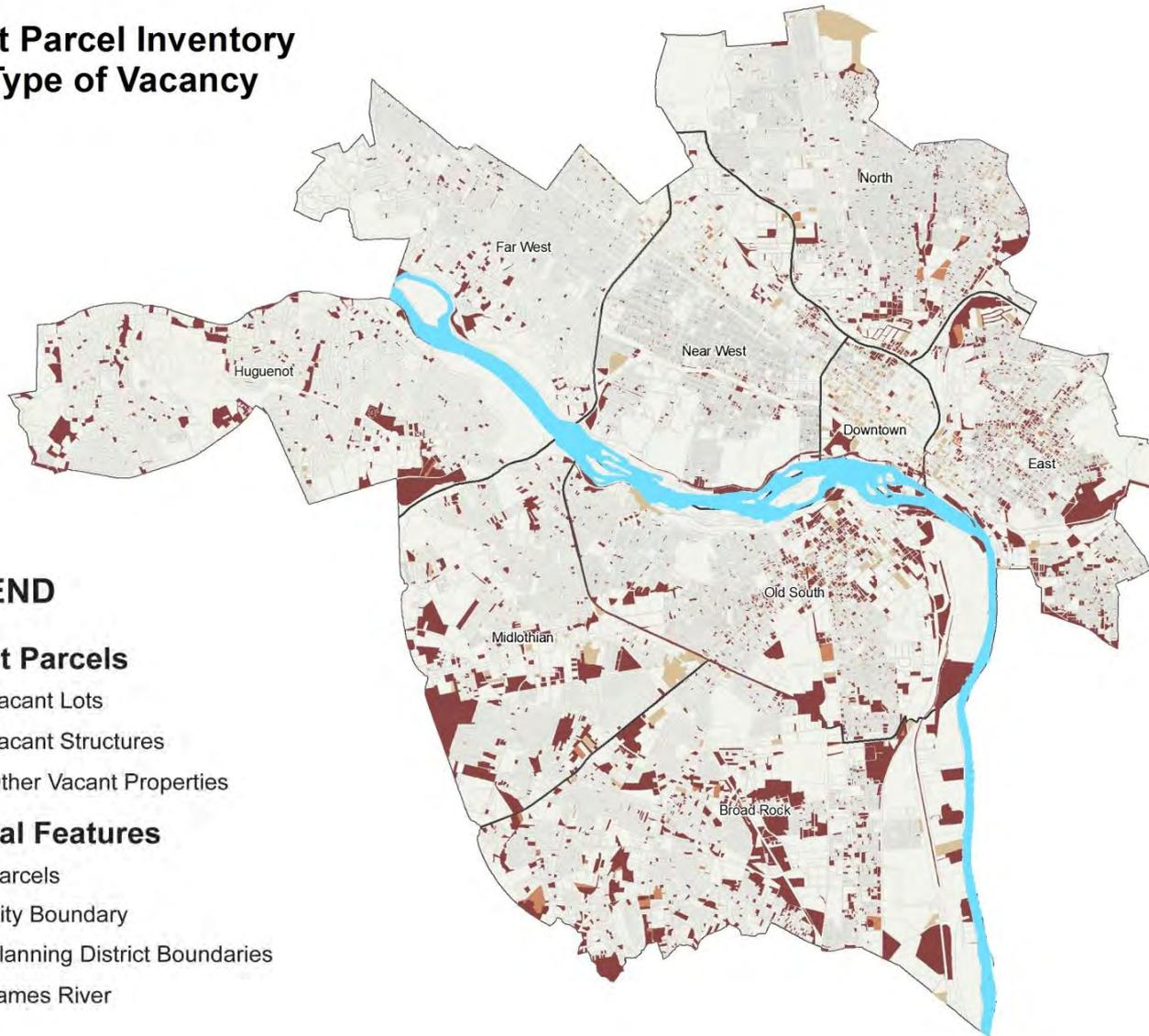


### Sponsor



Scale = 1:32,000

# Vacant Parcel Inventory by Type of Vacancy



## LEGEND

### Vacant Parcels

- Vacant Lots
- Vacant Structures
- Other Vacant Properties

### General Features

- Parcels
- City Boundary
- Planning District Boundaries
- James River



**Partners**

- 
- 
- 
- 
- 

**Sponsor**



0 2,500 5,000 10,000 Feet

0 0.5 1 2 Miles

Scale = 1:32,000

# Observations

- Vacant parcels vary in size, land use and type
- Combining datasets means that there may be discrepant information regarding vacancy type
- Some areas may appear to have higher vacancy levels than others because they have been recently inventoried
- Vacant industrial buildings may not be captured in this dataset
- The vacant parcel inventory may need to be refined to exclude parcels that have approved development plans

# Inventory Characterization

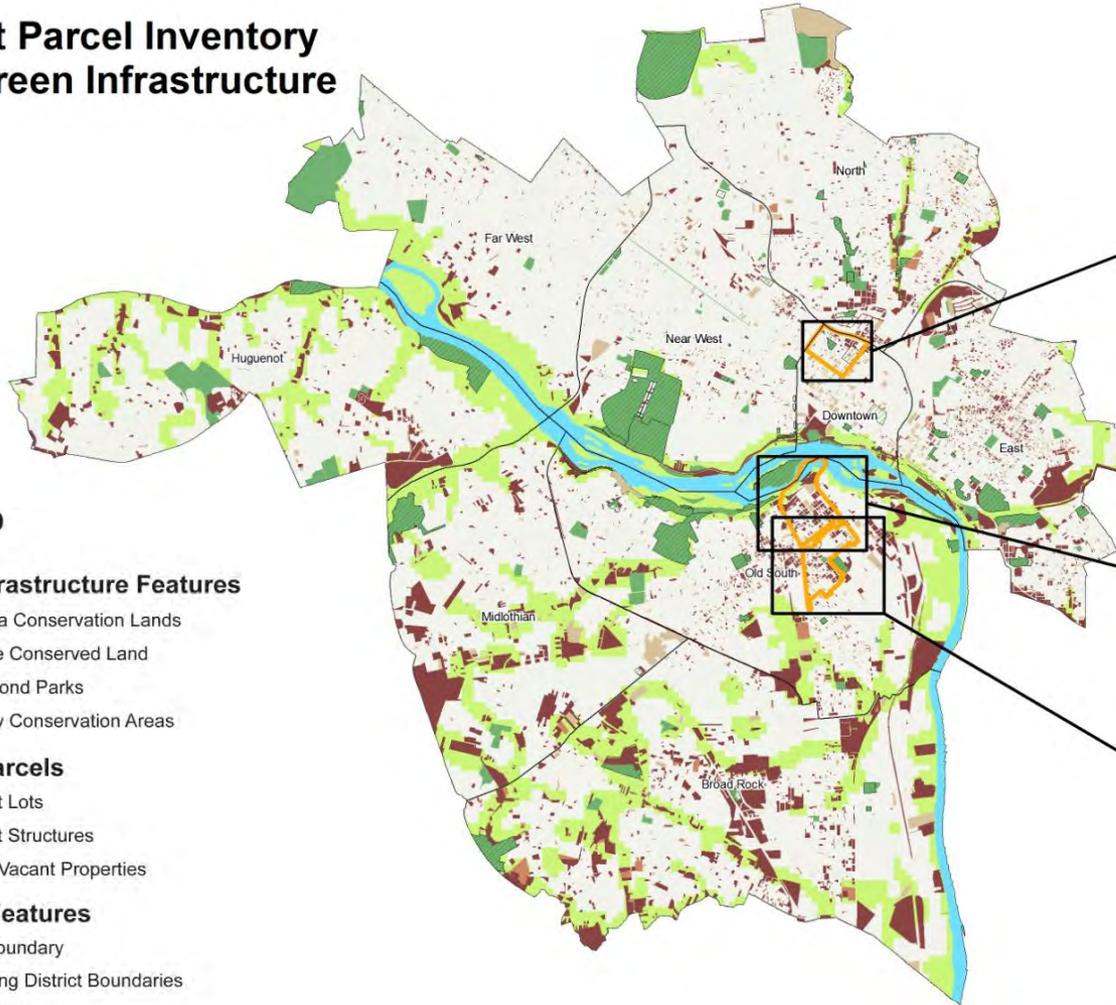
Green Infrastructure | Blue Infrastructure | Demographics



# Inventory Characterization

- E2 Inc. and the GIC produced a series of maps to characterize the vacant lands inventory, based on the GI network and demographic data
- This characterization can help us refine the selection criteria for choosing the study area

# Vacant Parcel Inventory with Green Infrastructure



## LEGEND

### Green Infrastructure Features

- Virginia Conservation Lands
- Private Conserved Land
- Richmond Parks
- Priority Conservation Areas

### Vacant Parcels

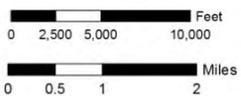
- Vacant Lots
- Vacant Structures
- Other Vacant Properties

### General Features

- City Boundary
- Planning District Boundaries
- James River



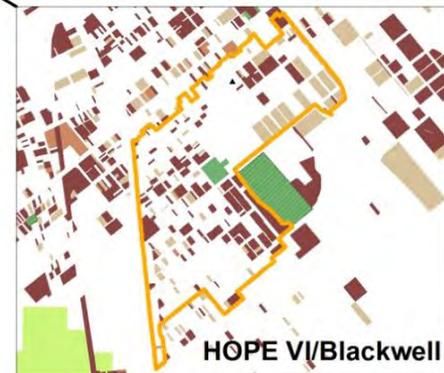
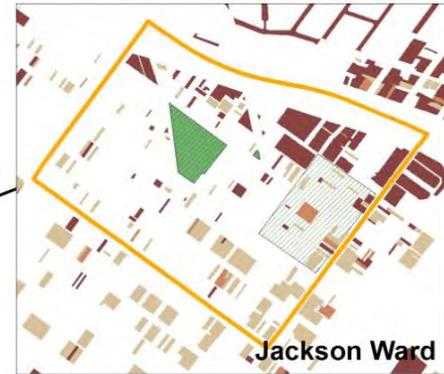
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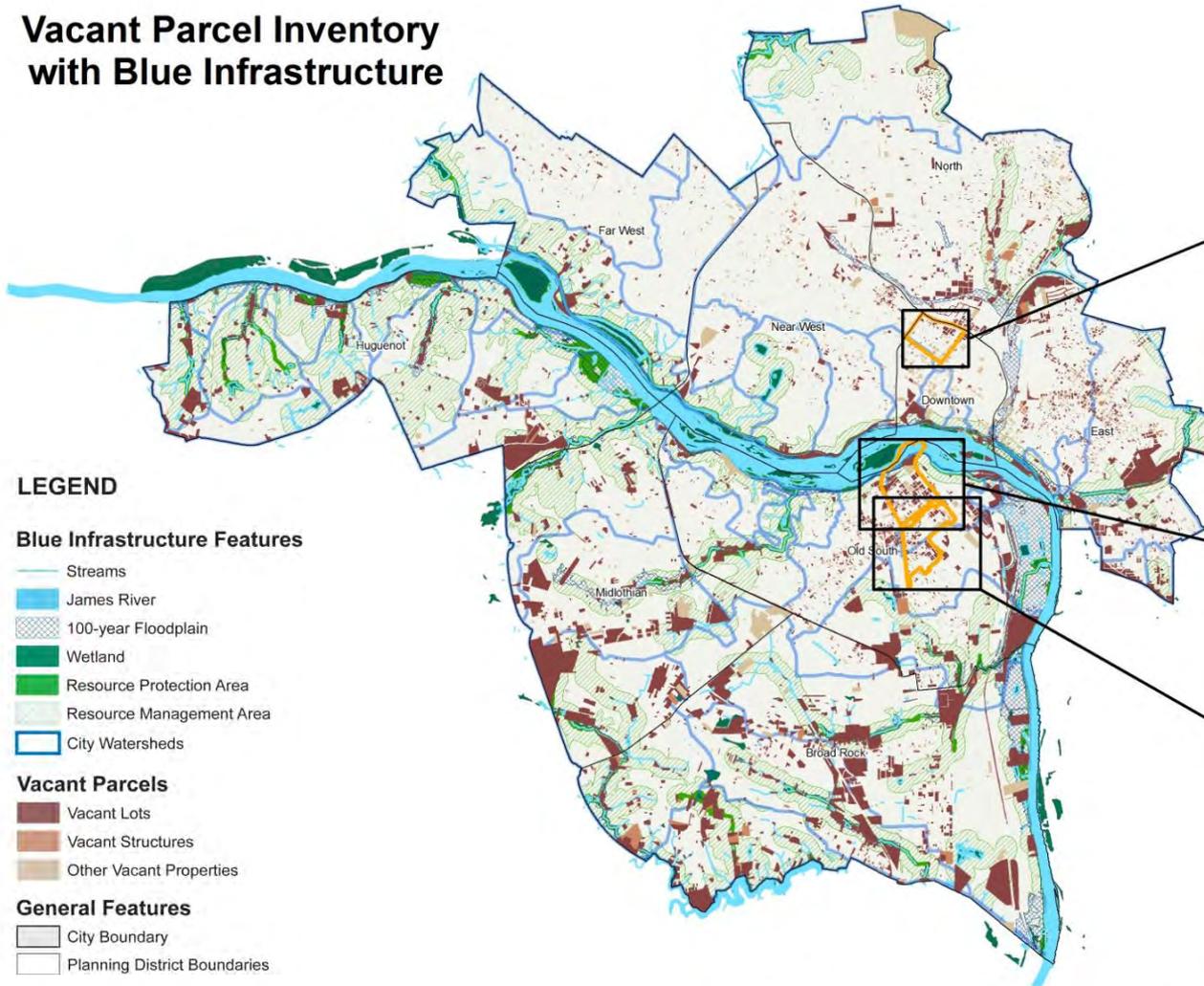
### Partners



### Sponsor



# Vacant Parcel Inventory with Blue Infrastructure



## LEGEND

### Blue Infrastructure Features

- Streams
- James River
- 100-year Floodplain
- Wetland
- Resource Protection Area
- Resource Management Area
- City Watersheds

### Vacant Parcels

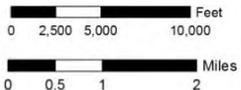
- Vacant Lots
- Vacant Structures
- Other Vacant Properties

### General Features

- City Boundary
- Planning District Boundaries



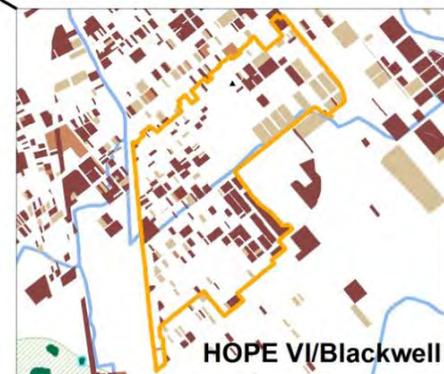
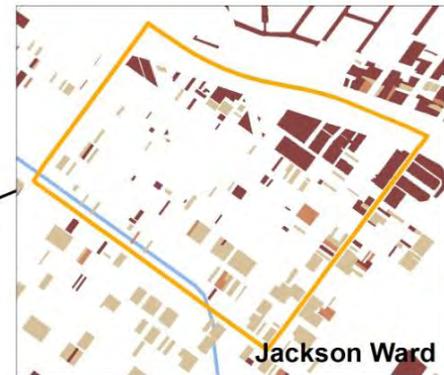
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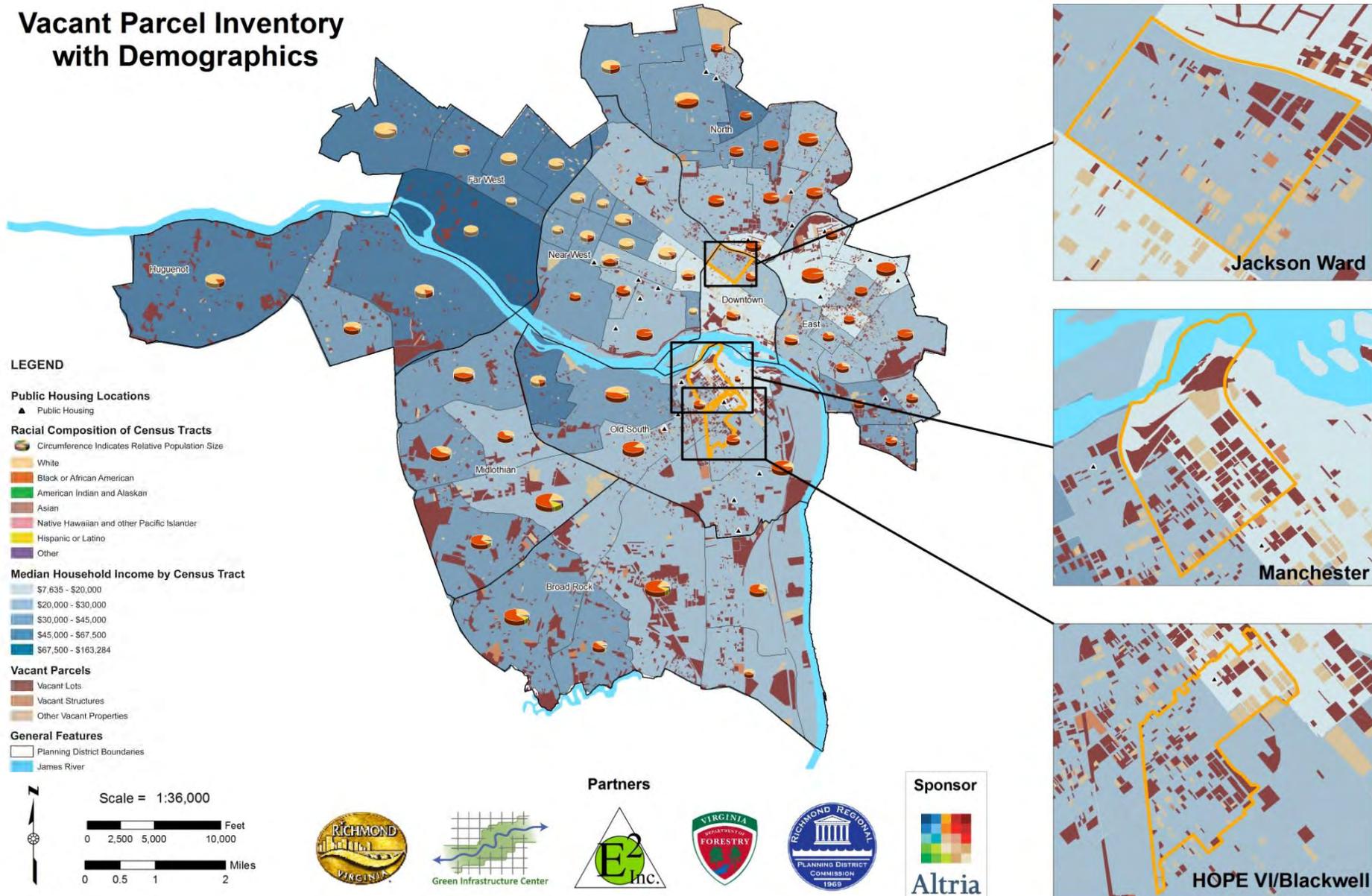
### Partners



### Sponsor



# Vacant Parcel Inventory with Demographics



# Data Summary by Planning Area

|                                      | <b>Priority Conservation Areas</b><br>(acres) | <b>Park Land</b><br>(acres) | <b>Vacant Lots</b><br>(acres) | <b>Total Area</b><br>(acres) |
|--------------------------------------|---|-----------------------------|-------------------------------|------------------------------|
| <b>Broad Rock</b>                    | 2891  | 154                         | 1087                          | 7939                         |
| <b>Downtown</b>                      | 396   | 98                          | 76                            | 1128                         |
| <b>East</b>                          | 492   | 215                         | 457                           | 3434                         |
| <b>Far West</b>                      | 852   | 246                         | 108                           | 3989                         |
| <b>Huguenot</b>                      | 1897  | 301                         | 465                           | 5342                         |
| <b>Midlothian</b>                    | 1369  | 128                         | 569                           | 4369                         |
| <b>Near West</b>                     | 68  | 472                         | 154                           | 4267                         |
| <b>North</b>                         | 531   | 538                         | 263                           | 4684                         |
| <b>Old South</b>                     | 1797  | 351                         | 552                           | 5257                         |
| <b>Downtown<br/>Master Plan Area</b> | 739   | 106                         | 229                           | 2201                         |

# Observations

- Vacant lots may have the most potential for supporting the GI Network as opposed to lots with vacant buildings
- Planning areas that have high PCA acreages and lower acreages of existing parkland could be good options for the focus area

# Focus Area Selection Criteria



# Focus Area Selection Considerations

- **Which districts ...**
  - have significant Priority Conservation Areas?
  - have high priority watersheds and potential to protect/improve water quality?
  - are lacking existing parkland?
  - have a critical mass of vacant parcels that could offer network opportunities?
  - have leadership capacity?
  - have other City initiatives to consider?
- How might neighborhood equity factor into district selection?

# Next Steps



# Next Steps

- Use the selection criteria to chose a focus area
- Develop characterization and context maps for the focus area