

# AGENDA



**CITY OF HOPEWELL**  
Hopewell, Virginia 23860

**AGENDA**

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**SPECIAL JOINT MEETING**

**CITY COUNCIL**

Jackie M. Shornak, Mayor, Ward #7  
Jasmine E. Gore, Vice Mayor, Ward #4  
Christina J. Luman-Bailey, Councilor, Ward #1  
Arlene Holloway, Councilor, Ward #2  
Anthony J. Zevgolis, Councilor, Ward #3  
Janice Denton, Councilor, Ward #5  
Brenda S. Pelham, Councilor, Ward #6

Charles Dane, Interim City Manager  
Stefan M. Calos, City Attorney  
Ronnieye Arrington, City Clerk

**PLANNING COMMISSION**

Elliot T. Eliades, Chairman  
Todd Butterworth, Vice Chairman  
Christopher R. Neal  
John H. Jones  
Cassandra Vanderkeift

Tevya Griffin, Director of Development

**Date: January 18, 2018**

**BEACON THEATRE  
First Floor Classroom**

**Special Joint Meeting 6:00 p.m.**

**OPEN MEETING**

**6:00 p.m. Council:** Call to order, roll call, and welcome to visitors  
**Planning Commission:** Call to order, roll call, welcome to visitors

**MOTION:** To amend/adopt agenda (Council)

**Roll Call**

**WORK SESSION**

Prayer by Reverend Rudolph Dunbar, Retired, First Baptist Church of City Point, followed by the Pledge of Allegiance to the Flag of the United States of America led by Vice Chairman of the Planning Commission, Todd Butterworth.

**SB-1 Purpose of Work Session**

Tevya Griffin, Director of Development will discuss the purpose of the joint work session between City Council and the Planning Commission

**SB-2 Presentation**

Elliot Eliades, Chairman of the Planning Commission will give a presentation regarding the Comprehensive Plan

**SB-3 Question and Answer session**

Chairman Eliades and Director Griffin will entertain questions from City Council.

**SB-4 Next Steps**

Director Griffin will provide information regarding proposed next steps

**Adjournment** (Planning Commission, City Council)

**MEMO  
TO  
CITY  
COUNCIL**

## MEMORANDUM

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**TO:** The Honorable Mayor, Jackie Shornak and members of City Council  
**FROM:** Tevya W. Griffin, AICP, Director of the Department of Development  
**DATE:** January 11, 2018  
**SUBJECT:** Comprehensive Plan Joint Work Session – Thursday, January 18, 2018

First, I want to extend my gratitude to City Council for funding the update of the City's Comprehensive Plan. You have done a great service to current and future citizens, businesses and visitors. Staff and the Planning Commission have appreciated your input and involvement during meetings and in special stakeholder focus groups.

The Comprehensive Plan is the foundation and guide for development and growth over the next ten years. The Planning Commission, Development Staff, and our consultant, The Cox Company, have worked to provide a goal-directed document that addresses key topics and issues required by the Code of Virginia and those mentioned during citizen surveys and meetings. The implementation of the action steps is imperative if we want to see the city continue to advance.

The draft of the plan is complete. Hallelujah! During the work session on January 18, we will share with you the main themes from each chapter so that when reviewing the document you are acquainted with the text. The full plan will be provided to you by the end of January. Your review will be a part of a three week public review process. Copies of the plan will be on-line and in key public buildings for review. After the three week review a meeting to consider citizen feedback and questions will be held. Necessary revisions will be made. Next, the Planning Commission will hold a public hearing at which time they will make a recommendation to Council regarding the Plan. Council will then hold a public hearing. Final approval of the Comprehensive Plan is made by City Council.

We look forward to our conversation on Thursday.

# **PRESENTATION**



# COMPREHENSIVE PLAN: A VISION FOR THE FUTURE

Hopewell City Council

Work Session

January 18, 2018



## WHY HAVE A COMPREHENSIVE PLAN?

- A comprehensive plan is a guide or vision for the future of a locality. It sets forth in words, maps, illustrations, tables or charts, the goals, policies and guidelines intended to direct the present and future physical, social, and economic development that occurs to bring forth a unified physical design for the public and private development and land.
- A Comprehensive Plan and its updates are required by the Code of Virginia.
- ...If We Have No Plan, Who Would Invest In Hopewell?



# WHAT GOES INTO A COMPREHENSIVE PLAN?

- Q4 2016 Stakeholder Interviews & Citizen Survey
- Q1-Q2 2017 Comprehensive Plan Constructed
- Q3 2017 Comprehensive Plan Revisions
- Q4 2017 Comprehensive Draft Completed



# WHO IS HOPEWELL?

A DIVERSE COMMUNITY,  
WITH ITS ORIGINS AS AN *INDUSTRIAL* TOWN,  
HOPEWELL IS NOW IN A REBIRTH AS AN *INDUSTRIOUS* CITY





# WHAT IS OUR VISION?



## Vision Statement:

We endeavor to be a city, ever evolving, with a small hometown atmosphere, taking advantage of our regional location and riverfront asset.

We desire to cultivate a healthy and prosperous citizenry who work together, look to the future, and show great pride in our schools, neighborhoods, businesses and ourselves.



# COMPREHENSIVE PLAN TABLE OF CONTENTS

- I. Introduction to the Comprehensive Plan
- II. Vision & Goals
- III. Planning Policies and Priorities
- IV. Demographics and the Marketplace
- V. Future Land Use Plan
- VI. Priority Planning Areas
- VII. Transportation
- VIII. Community Health and Character
- IX. Environment and Chesapeake Bay Preservation Areas
- X. Housing
- XI. Historic Resources
- XII. Implementation



## II. VISION AND GOALS

- Nine (9) Goals essential to fulfill the vision for Hopewell
- Each goal has success-directed dynamic pathways in order to reach the objective
- Key Goals written around Economic Development, Housing & Neighborhoods, Land Use Environment and Transportation to name a few



### III. PLANNING POLICIES AND PRIORITIES

Key strategy areas to focus on to achieve our vision:

- Zoning and Subdivision ordinances must be linked to the Plan and this will require upgrading immediately
- Develop a Capital Improvement Plan (CIP) based on priorities set forth in the Comprehensive Plan and have the Planning Commission initiate CIP compatibility reviews
- Coordination of all economic development entities - Development Dept., Planning Commission, Economic Development Authority and Hopewell Downtown Partnership



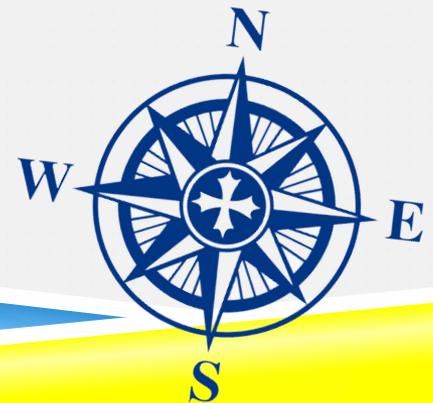
## IV. DEMOGRAPHICS AND THE MARKETPLACE

- Economic conditions for Hopewell are challenging
- 40% of Hopewell households have an income of \$35k or less versus 27% of Virginia households
- Median Household Income for Hopewell is \$43k versus \$65k for Virginia
- Population growth is nonexistent while neighboring Prince George, Chesterfield and even Richmond are growing
- Gap Analysis and Population Growth Scenarios examined for evaluating future land use and city infrastructure requirements



## V. FUTURE LAND USE

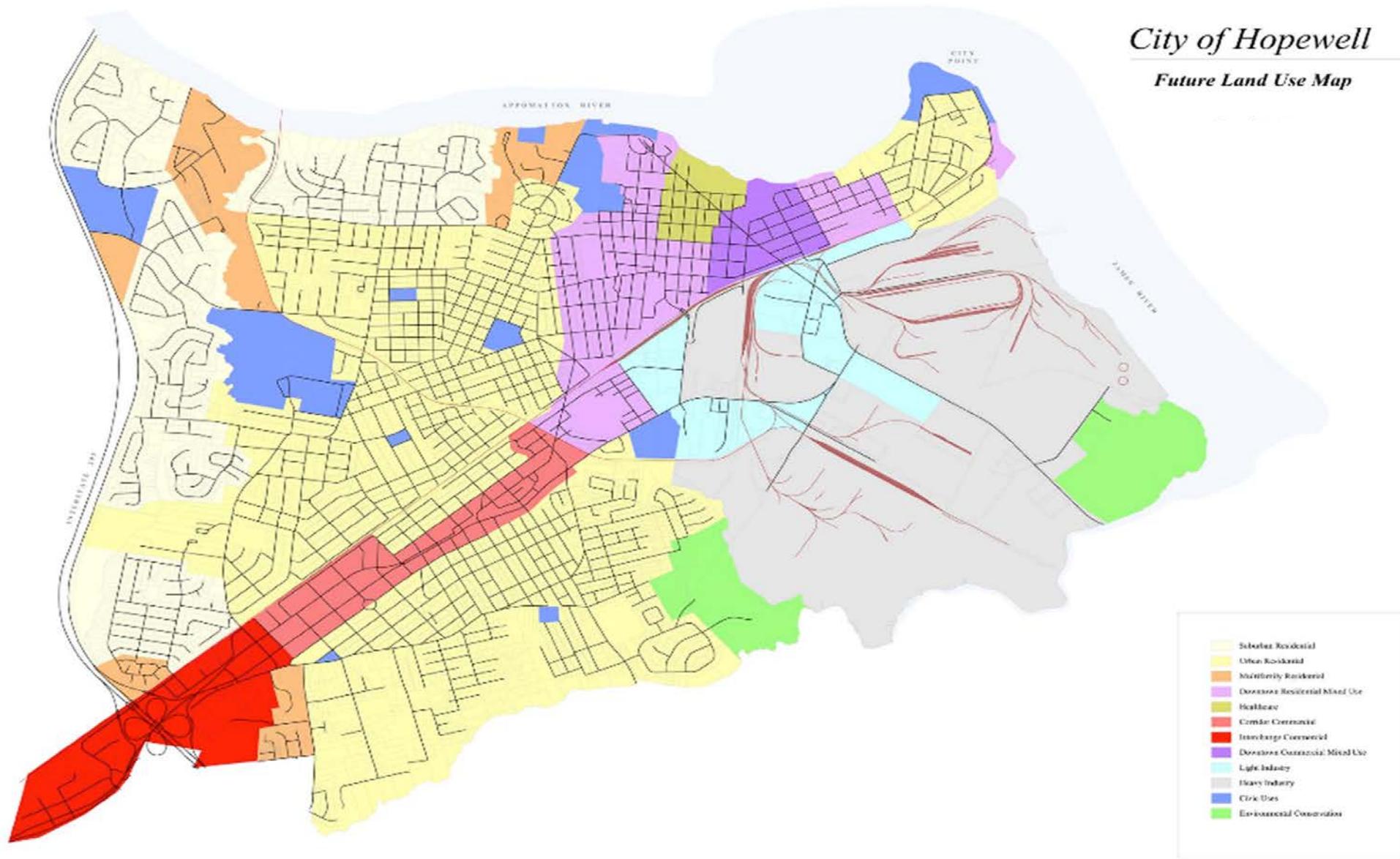
- The Future Land Use Plan (FLUP) lays out the land use classifications upon which subsequent investment, infrastructure, zoning, site plan and subdivisions will be based.
- Serves as the guiding instrument for City leaders when revising Zoning and Subdivision ordinances.
- Current FLUP only has 5 land use categories. 2018 Plan updated to include 12 categories to better show where and what type of Development might take place.





# Future Land Use Map

## *City of Hopewell* **Future Land Use Map**



	Suburban Residential
	Urban Residential
	Multifamily Residential
	Downtown Residential Mixed Use
	Healthcare
	Central Commercial
	Interstate Commercial
	Downtown Commercial Mixed Use
	Light Industry
	Heavy Industry
	Civic Uses
	Environmental Conservation



## VI. PRIORITY PLANNING AREAS

- Citizen, stakeholder and consultant input drove the selection of six Priority Planning Areas.
- These areas add specificity and definition to the Future Land Use Plan.
- Coordinated public and private development efforts within four of these planning areas will result in a destination for tourism, recreation, shopping, entertainment and waterfront living.
- Small Area Plans required for each of these areas to better decide how development should take place.



# Priority Planning Areas



Priority Planning Area 4  
River Gateway District

Priority Planning Area 3  
Health Care District

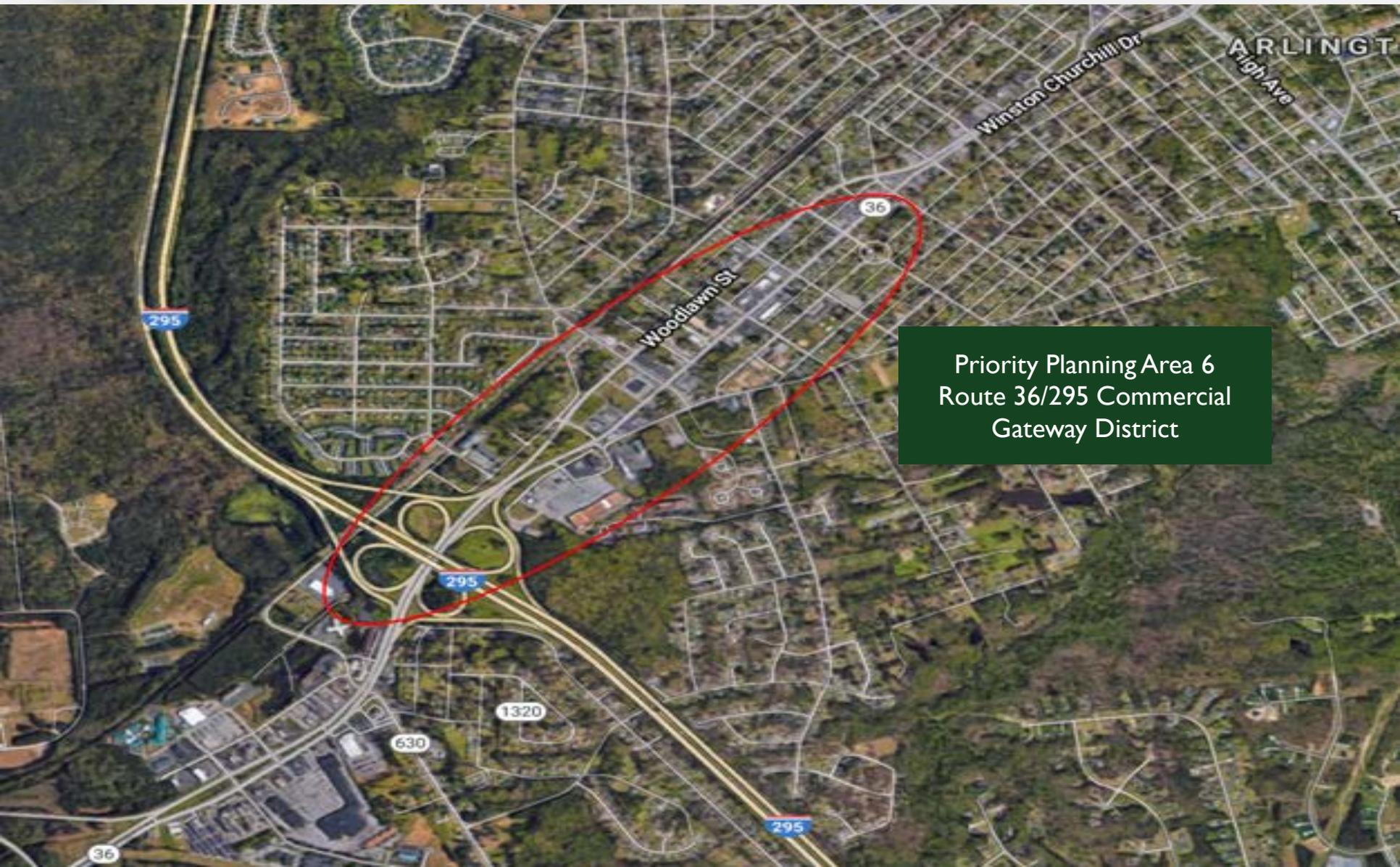
Priority Planning Area 1  
Downtown Hopewell District

Priority Planning Area 5  
Cavalier Square District

Priority Planning Area 2  
City Point District



# Priority Planning Areas



Priority Planning Area 6  
Route 36/295 Commercial  
Gateway District



## VI. PRIORITY PLANNING AREAS

### Area 6 – Rt. 36 / 295 Commercial Gateway District

- Primary advantage is access to interstate interchange
- North side of Rt. 36 disadvantages include railroad location and sporadic placement of residences while the South side offers developable land
- Three sub-areas for development identified on South side of Rt. 36
  - A. existing Shopping Center could yield ~140,000 sq. ft. of retail space
  - B. undeveloped properties (~24 acres) could yield ~300-400 multi family units or retail space if area A were to be reconfigured when developing
  - C. partially developed area (~8 acres) could yield 30,000-50,000 sq. ft. of retail space

*A small area planning study needed to evaluate comprehensive redevelopment of entire 3 areas*





## VI. PRIORITY PLANNING AREAS

### Area 5 – Cavalier Square District

- Revitalization viewed as a long-term effort
- Size of project will require public and private investment
- Residential area surrounding shopping center should be viewed as part of the revitalization when planning begins.
- Area would adequately accommodate a traditional neighborhood revitalization effort. Possibly including the addition medium to high density residences.





## VI. PRIORITY PLANNING AREAS

### Area 4 – River Gateway

- Encompasses the Bluffs to the Boathouse restaurant
- Along with Copeland tract, these areas offer the most opportunity for waterfront development
- City Council engagement of the Urban Land Institute (ULI) to perform a Small Area Plan determined:
  - Maintaining public river access throughout
  - Comprehensive development strategy, not one by individual property
  - Maximize recreation on the river
  - All properties stronger if connected to the River Walk Trail





## VI. PRIORITY PLANNING AREAS

### Area 3 – Health Care District

- Ensure continued vitality of Hospital, the #1 employer in Hopewell
- Expansion of medical offices and support facilities in close proximity to Hospital
- Redevelopment in this area could provide updated housing for those in the Medical profession (e.g. doctors, nurses, technicians, etc.) and offer proximity to work, shopping and entertainment
- Rt. 10 modification to improve aesthetics, add biking/walking paths and relocate truck traffic to Sixth Avenue
- Improvements enhance River Gateway and Downtown districts
- River Walk integral part of revitalization of Health Care District

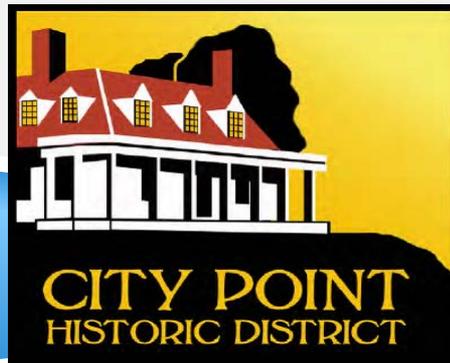




## VI. PRIORITY PLANNING AREAS

### Area 2 – City Point District

- Follow Council endorsed 2015 City Point Historic District Plan for Development prepared by VCU
- In addition, enhance development regulations guiding mixed-use, tourism-focused commercial development complementing existing architecture
- In addition, City to obtain approvals for events and festivals on National Park Service property
- River Walk integral part of revitalization of City Point District





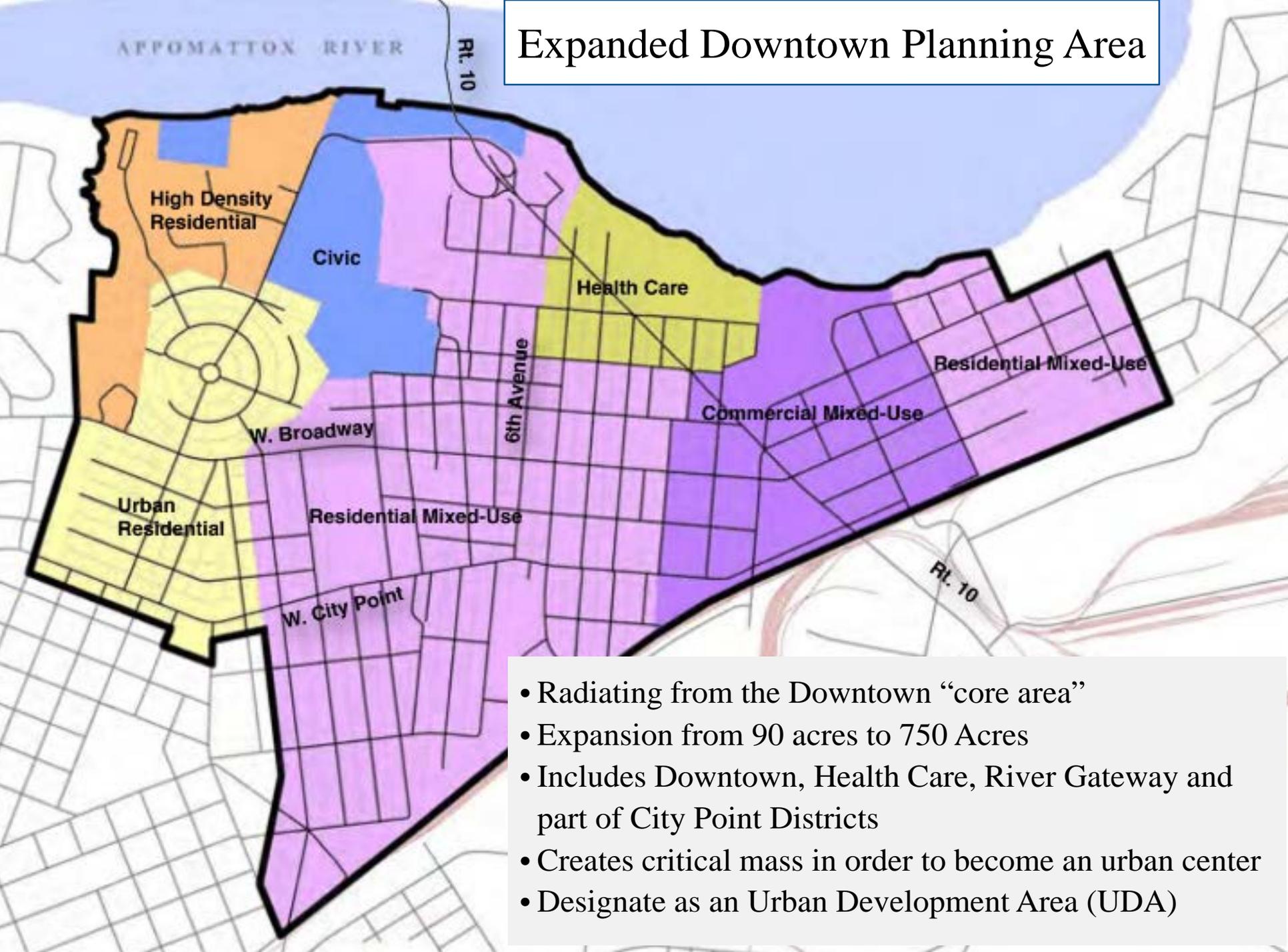
## VI. PRIORITY PLANNING AREAS

### Area 1 - Downtown Hopewell District “core area”

- #1 Priority - New development and redevelopment must focus on and radiate from the Downtown District and the River
- Continued City investment. Both infrastructure improvements (e.g. parking, alleyways, lighting) and commercial/residential recruitment efforts
- View Copeland site as key to downtown district revitalization
- Twelve Action Plan priorities set out to improve the marketability of the Downtown District to residents, visitors, and in-commuters
- Well thought out Capital Improvement Plan (CIP) required
- River Walk integral part of revitalization of Downtown District



# Expanded Downtown Planning Area



- Radiating from the Downtown “core area”
- Expansion from 90 acres to 750 Acres
- Includes Downtown, Health Care, River Gateway and part of City Point Districts
- Creates critical mass in order to become an urban center
- Designate as an Urban Development Area (UDA)



## VII. TRANSPORTATION

- Future planning for road system infrastructure
- Truck route modifications for improving safety and appeal of stretch through Downtown and Health Districts
- “Complete Streets” refers to designing roads that benefit motorists, pedestrians and bicyclists. Guidelines promote safety and inclusion in all areas of the City
- Parking improvements for downtown required and priority must be given via the Capital Improvement Plan





## VIII. COMMUNITY HEALTH & CHARACTER

- Integrating planning and public health are new to Hopewell's Comprehensive Plan
- A person's health is influenced by physical environment, health care, health behaviors and socio-economic factors
- The health of our citizenry can be improved by making wise planning decisions when designing neighborhoods, adding parks, funding municipal farmer's markets, etc.
- Initiatives, along with action steps are laid out in this chapter





## IX. ENVIRONMENT & THE CHESAPEAKE BAY PRESERVATION AREAS

- Will emphasize sound environmental practices throughout the City
- Goals and pathways to be good environmental stewards for existing, new and redeveloped properties
- New requirements from the Department of Environmental Quality (DEQ) reflected in this chapter. Chapter required DEQ approval
- Identifies Intensely Developed Areas and suggests all areas not in a Resource Protection Area (RPA) be designated as a Resource Management Areas (RMA)





## X. HOUSING

- Too much rental housing (50%), with many not well maintained
- Vacant housing rate is 14%, twice the state and national level
- Rental Inspection program must be expanded and will require additional funding to be adequately staffed
- Developed 10 strategies to improve housing market to be used as a guide when making future land use decisions
- Seek development for more higher density dwellings
- Hopewell Redevelopment and Housing Authority (HRHA) goals covered in the Plan





## XI. HISTORIC RESOURCES

- The cornerstone for future tourism to be cultivated
- Identification and mapping of all historic resources, both on the National and State Register and those we would like added
- Designations as a Certified Local Government (CLG) and Preserve America Community key to making us eligible for funding assistance





## XII. IMPLEMENTATION

- Implementation **MUST** begin **NOW!**
- Capital Improvement Plan is key to fund many efforts required in the Plan
- Implementation steps are prioritized and estimated costs are provided where available
- Planning Commission involvement in both coordinating initiatives and monitoring progress is recommended once Plan is approved



## We have the Plan...

Many initiatives contained in this Plan have already begun, some even completed. We are confident that Hopewell is capable of achieving success.

Support for this Comprehensive Plan, and the subsequent funding of the initiatives detailed is requested by your Planning Commission:

Elliot Eliades

Todd Butterworth

Johnny Jones

Chris Neal

Cassandra Vanderkeift



...Let's get out there and win!

**QUESTIONS  
AND  
ANSWERS**

**ADJOURN**