



# 7 Next Steps

Master Plan Implementation

Master Plan Review

Contribution to City of Richmond  
Revitalization Efforts

Civic Coordination and Cooperation



Fig. 7-1 Existing Capitol Square complex



Fig. 7-2 Perspective showing the proposed new buildings



VIRGINIA STATE CAPITOL MASTER PLAN



Following the adoption of this master plan, the implementation phase will begin.

The Governor, through coordination of the Director of the Department of General Services, the House Appropriations Committee, Senate Finance Committee, and the Capitol Outlay Sub-Committee, will be responsible for implementation of the master plan. It also should be noted, many of the early action recommendations provided in the master plan document already have been approved.

Successful implementation of the master plan also depends on coordination and cooperation with the City of Richmond and various institutions surrounding the Capitol Square complex. Some of the common issues involved in implementing the master plan with the City of Richmond and other downtown agencies are identified in this chapter.

### Master Plan Implementation

The program for agency growth, the allocation of space, and the urban design framework for development of the Capitol Square complex for the next 5- and 10-year periods are interrelated parts of the master plan.

The program identifies agencies with a high priority for relocation to Capitol Square based on agency interviews and survey responses. Space allocation is based on the identification of existing and new buildings for agency relocation, development of space standards per full-time equivalent staff, and relocation consistent with identified space-planning goals. The urban design framework offers a cohesive structure for future development of the Capitol Square complex.

The master plan document is intended to act as a guide for the development of new buildings, renovation of existing buildings, site improvements, and relocation of various agencies. In the next 10 years, it is possible that program and space allocation may change in response to the evolving needs and functions of the agencies. However, it is essential that future development adhere to the identified master plan urban design framework described in this document, while taking into account possible variations in timeframe and cost.

### Master Plan Review

In order to keep the master plan up-to-date, it is necessary for DGS to conduct an annual review of the master plan document, in addition to the process already in place for site plan review of individual projects. The annual review process would ensure the ongoing application of master plan goals and recommendations and provide a vehicle for accommodating changes in program and space allocation consistent with the goals and vision of this master plan.

### Contribution to the City of Richmond Revitalization Efforts

The master plan recommendations address the goal of maximizing space utilization within the Capitol Square complex in order to bring efficiency and economic benefit to the Commonwealth of Virginia. The master plan also provides the Commonwealth with the opportunity to create a unique and identifiable Capitol Square complex within the downtown area. The master plan proposals enhance the historic character of the Capitol Square complex and recognize its unique urban context, helping to showcase the rich history of Richmond and the Commonwealth.

The proposed federal courthouse, various development projects on the Virginia Commonwealth University's (VCU) campus, and the redevelopment of the Broad Street Convention Center area are among the many projects in downtown Richmond currently in the planning or construction stage. Realization of these "Richmond Renaissance" projects in the near future has generated a new momentum to revitalize the downtown. The master plan recognizes the potential of the Capitol Square complex to contribute to these wider efforts.



The master plan urban design framework provides ways to reintegrate the northeast quadrant of the Capitol Square complex with both the historic Capitol Square and the surrounding downtown fabric. The new Capitol Square Parkway provides a connection between Broad and Bank streets. The existing Governor Street becomes a pedestrian artery connecting a number of state buildings within the Capitol Square complex. Other master plan proposals that will augment the revitalization of downtown Richmond include the creation of Capitol Square Plaza as a public open space for downtown employees and residents, pedestrian friendly ground-floor uses in new state-owned buildings, and convenient visitor parking.

Capitol Square is a major tourist attraction bringing thousands of visitors to downtown. Realizing the tourism potential of Capitol Square is one of the goals of this master plan and will provide direct benefits to downtown businesses.

### Civic Coordination and Cooperation

A number of major institutions such as the Virginia Commonwealth University Medical Campus, VCU Bio-medical Research Park, and various city government agencies are located adjacent to the Capitol Square complex. These institutions along with various public and civic associations as well as the Department of General Services and many other state agencies within the Capitol Square complex, such as the Department of Transportation, have a common interest in enhancing and revitalizing downtown Richmond.

Parking and transportation constitute an area where coordination and cooperation is necessary. There is a scarcity of parking in the Capitol Square area. Development and growth of the major surrounding institutions would likely add to this scarcity in the future. The planning for Richmond's light rail transit is one positive step to relieve traffic congestion and parking pressure. Sharing of garages, providing incentives to use mass transit, and offering shuttle service for employees and visitors are a few of the many mutually beneficial opportunities possible through coordinated parking and traffic management.

The master plan proposes modification of vehicular traffic directions on Grace and Bank streets due to tourism-related traffic and the proposed visitor center entrance on Bank Street. These modifications clearly should be part of a larger discussion with the City of Richmond. Capitol Square signage and street landscaping also need coordination with multiple city agencies.

Security is a major concern shared by the Commonwealth and the City of Richmond. Increased levels of security are needed for many state-owned buildings. Maintaining and providing security will necessitate greater interaction and cooperation among concerned city and state agencies.

The celebration of the Commonwealth's 400-year history in 2007 provides an opportunity for the concerned agencies to coordinate attractions, programs, and access to the Capitol Square complex. The master plan recommends a focused coordination group including all agencies involved in planning for the year 2007 celebration as well as long-range tourism management.

Commercial development, providing housing downtown, and infrastructure adequacy are some additional areas of common concern for many downtown institutions.



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Library of Congress Archives  
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The National Register of Historic Places  
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The Secretary of the Interior's Standards for Historic Preservation  
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Recladding City Hall Project  
<http://www.richmondgov.com/cityhall>

Richmond Metropolitan Convention & Visitors Bureau  
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## Credit for Illustrations

### Chapter 3

- Fig. 3-2 Advantis Company
- Fig. 3-5 Department of General Services
- Fig. 3-13 City of Richmond
- Fig. 3-14 Robert A.M. Stern, Architects
- Fig. 3-15 *Richmond City Watch*
- Fig. 3-16 *Richmond Then and Now*
- Fig. 3-17 Ibid
- Fig. 3-19 *Richmond City Watch*
- Fig. 3-20 Rhodeside and Harwell, Inc., Landscape Architects
- Fig. 3-21 Ibid
- Fig. 3-25 *Richmond City Watch*
- Fig. 3-27 Vanasse Hangen Brustlin, Inc.
- Fig. 3-28 Ibid
- Fig. 3-32 Cloud Gehshan Associates
- Fig. 3-33 Ibid
- Fig. 3-34 Ibid
- Fig. 3-35 Ibid
- Fig. 3-36 Ibid
- Fig. 3-37 Ibid

### Chapter 4

- Fig. 4-10 Department of General Services
- Fig. 4-12 Ibid
- Fig. 4-26 Historic American Buildings Survey
- Fig. 4-29 Ballou Justice Upton, Architects

### Chapter 5

- Fig. 5-1 Richmond Metropolitan Convention & Visitors Bureau
- Fig. 5-7 Department of General Services
- Fig. 5-8 Vanasse Hangen Brustlin, Inc.
- Fig. 5-10 Department of General Services
- Fig. 5-12 Economics Research Associates

### Chapter 6

- Fig. 6-8 *At the Falls: Richmond, Virginia, and Its People*
- Fig. 6-9 *Master Plan and Study Report: Capitol Square Complex and Broad Street Station Site*, Volume II, 1993
- Fig. 6-10 Ibid
- Fig. 6-11 Ibid
- Fig. 6-12 Ibid
- Fig. 6-13 Ibid
- Fig. 6-14 Ibid
- Fig. 6-15 Ibid
- Fig. 6-16 Ibid
- Fig. 6-103 Cloud Gehshan Associates
- Fig. 6-104 Ibid
- Fig. 6-105 Ibid

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