

Comment Number	Goal	Obj.	Strat.	Comment	Commentor
1	14	8	a	This strategy should also specify that tax relief strategies are intended for senior homeowners living in transitioning neighborhoods who are being priced out their neighborhoods but desire to remain in their homes.	Christine Elwell
2	14	9	b	This strategy should be worded more strongly. The city should create a tax fund to help low income residents remain in their homes as assessments increase.	Christine Elwell
3	14	9	e	In addition to emergency rental assistance programs, strengthen emergency utility assistance programs.	Christine Elwell
4	14	1		Add an additional strategy to monitor expiring affordable covenants.	Jarrold Elwell
5	14	1		Create a tenants opportunity to purchase program for properties with expiring affordability covenants	Jarrold Elwell
6	14	1		Create a city opportunity to purchase program for properties with expiring affordability covenants	Jarrold Elwell
7	14	1	i	Add houses or worship and create a faith based development initiative	Jarrold Elwell
8	14	3		Add a graduated program that caps annual property tax increases for elderly and tenants with significant tenure in their homes.	Jarrold Elwell
9	14	4	a	Change the percentage to 30% or more of units at 80% AMI or 20% or more of units at 60% AMI.	Jarrold Elwell
10	14	4		Lobby Virginia Department of Housing and Community Development to update New Market Tax Credit Program to incentivize more mixed-use developments that incorporate homeownership opportunities for families in the 60% - 120% of AMI	Jarrold Elwell
11	14	10	b	Clarify whether the City's Affordable Housing Trust Fund will prioritize households at very low-income levels (less than 50% AMI) or extremely low-income levels (less than 30% AMI). It should prioritize projects serving extremely low-income levels.	Jarrold Elwell
12	14	1	a	The Affordable Housing Trust Fund has proved itself to be an ineffective tool. I would recommend "Create tax abatement or grant back programs that prioritize funding projects within a 1/2 of transit or activity centers that provide housing to very low income individuals and families including supportive housing.	Jack Thompson
13	14	1	b	HOME and CDBG funds do a lot of good, but a more careful look should be made about the amount of funding allocated per project...especially on single family projects.	Jack Thompson
14	14	1	c	The Maggie Walker Community Land Trust is terrific for preserving affordability in homeownership to families and individuals between 70-115% of AMI, but does nothing for incomes below 70%. This strategy should remain, but some thing more needs to be done for lower income levels	Jack Thompson
15	14	1	e	Work together with the Multi-family council of the Home Builders Association of Richmond for determining further ways to include income diversity in new development. Forcing it thru inclusionary zoning could have a negative impact.	Jack Thompson
16	14	1	h	If possible keep RRHA out of any reestablishment of the Neighborhoods in Bloom. I understand there's lot of federal red tape, but just minimize any role they play.	Jack Thompson

Comment Number	Goal	Obj.	Strat.	Comment	Commentor
17	14	1	new	Move the housing voucher program so it's solely managed by VHDA rather than RRHA.	Jack Thompson
18	14	2	all	These strategies sound good but I don't understand how these things can be accomplished when the mobile home parks are privately held and controlled properties. What is the downside to rezoning them with a special zoning class that will promote high density mixed use development? This could give the owners an incentive to sell and spark the necessary change. Residents would be displaced but they probably would be anyway in order to make any real change in these communities.	Jack Thompson
19	14	3	b,c,d,f,g	All of these have a similar theme of spending dollars to allow low income older folks stay in their home. It's a noble effort and I used to do a LOT of this work. Many of these folks are actually trapped in their homes and if shown another opportunity to stay in their community near their friends and family, but move to a more suitable home, they will take it. Take the same money (\$millions) and develop an incentive for senior house development in every neighborhood. Also develop a group that helps this older generation transition to their new home.	Jack Thompson
20	14	3	e	The same group mentioned above could also assist with educating older homeowners about reverse mortgages.	Jack Thompson
21	14	4	a	Change percentage to 10% of below 80% and another 10% below 50%. More must be done to mix-in income levels that are below 50%.	Jack Thompson
22	14	4	d	Change percentage to 10% of below 80% and another 10% below 50%. More must be done to mix-in income levels that are below 50%.	Jack Thompson
23	14	4	e	The Affordable Housing Trust Fund has proved itself to be an ineffective tool. I would recommend "Create tax abatement or grant back programs that prioritize funding projects within a 1/2 of transit or activity centers that provide housing to very low income individuals and families including supportive housing.	Jack Thompson
24	14	4	f	LIHTCs only seem to enrich the developer. However, could VHDA be the right partner for enforcing a grant back program?	Jack Thompson
25	14	5	b	Yes, consider a tax abatement or grant back program.	Jack Thompson
26	14	5	d	Expand this to allow an easy process for creating a duplex or triplex from a large single family area. Neighborhoods in North Side could be a prime example of this need. Maybe the Board of Zoning Appeals could determine cases like this for a small fee.	Jack Thompson
27	14	5	f	Discuss with the Maggie Walker Community Land Trust how they could incorporate rental housing into their model. If the MWCLT holds the land, a developer could build small/middle multi-family buildings (4-16 units) and rent them for roughly 20% less than market rate.	Jack Thompson

Comment Number	Goal	Obj.	Strat.	Comment	Commentor
28	14	7	all	There must be more communication and strategy implementation between the Planning/Development department and the School system. Housing and Education go hand-in-hand. Newly elected officials and high level City employees must understand this. You can't improve one without the other.	Jack Thompson
29	14	8	all	Similar response in Objective 3	Jack Thompson
30	11	2		Ensure that the city is producing housing that matches the jobs coming in	Jovan Burton
31	14	3		Create a center for homeownership that is a clearinghouse for information on city programs, grants, loans, education; partnering with state agencies such as VHDA and DHCD.	Jovan Burton
32	14	8	a	Expand as well as promote the tax relief program, perhaps to include long-term residents who are not yet seniors but have seen assessments greatly increase	Jovan Burton
33	14	7		Increase awareness and improve relationships with landlords on the voucher program, particularly in areas of greater opportunity and access.	Jovan Burton
34	1	3		Coordinate with bordering localities for shared corridor development and corridor projects that are mutually beneficial.	Jovan Burton
35	14	7		Partner with health organizations, academic institutions, and large employers to work create cross-cutting strategies that address the intersection of housing with all facets of life.	Jovan Burton
36	14	10		Consider siting criteria laid out for emergency shelters by other public funders (including the number of beds, the proximity to transit and to the areas with the highest rates of entries into homelessness, the provision of on-site management, the availability of housing-focused services, and arrangements for the security of shelter residents and community members.)	Kelly King Horne
37	14	10		There is an urgent and unmet need for facilities to meet the needs of people experiencing homelessness who are not well-suited for independent living or whose needs are beyond the services available in the homeless services system. Skilled nursing facilities and assisted living facilities that serve households with extremely limited incomes will be needed to address the growing number of older adults experiencing homelessness and the needs of individuals and households with disabilities.	Kelly King Horne
38	1	1	b	Expand or change the definition of Emergency Shelter in the City's zoning ordinances to align with best practices (housing-focused crisis housing) and with current practices of homeless services providers.	Kelly King Horne

Comment Number	Goal	Obj.	Strat.	Comment	Commentor
39	1	1	b	Change or revise the definition of Emergency Shelter. Here is the definition used by Alexandria: A building or group of buildings specifically configured in whole or in part for short-term residential use without charge by persons who have no fixed place of abode operated under the supervision and control of a bona fide charitable or government organization. Facilities provided are limited to living, sleeping, bathing, dining and food preparation, all serving residents and staff of the shelter only.	Kelly King Horne
40	1	1	b	Consider siting criteria laid out for emergency shelters by other public funders (including the number of beds, the proximity to transit and to the areas with the highest rates of entries into homelessness, the provision of on-site management, the availability of housing-focused services, and arrangements for the security of shelter residents and community members.)	Kelly King Horne
41	1	1	b	There is an urgent and unmet need for facilities to meet the needs of people experiencing homelessness who are not well-suited for independent living or whose needs are beyond the services available in the homeless services system. Skilled nursing facilities and assisted living facilities that serve households with extremely limited incomes will be needed to address the growing number of older adults experiencing homelessness and the needs of individuals and households with disabilities.	Kelly King Horne
42	1	1	e	I am supportive of this strategy.	Kelly King Horne
43	4	4	c	I would like the definition of public art to go beyond one-off commissioned pieces to also include architectural embellishment of buildings (decorative features that would otherwise not be done due to budget constraints). Think friezes, cornices, cartouches, moldings, murals, etc. on interior and exterior surfaces, like was routinely done on public buildings in the pre-WWII era. It was public art then, and we should consider it public art now.	Matthew Bolster
44	4	3	d	Change to "provide maximum adaptability for environmental change, change of use, and efficiency." We should be designing buildings such that they can be adapted for other uses over their lifetime rather than demolishing and starting over. It's inherently wasteful and negates any advantages gained through "green building."	Matthew Bolster
45	3	1	h	Clarify that this includes public schools, which are city-owned even if they are under the purview of the school board. RPS has a history of trying to ram through replacement school construction without due consideration for the adaptability of its historic school buildings and respect for their place in the community. A check is needed on the RPS tendency to rush into building new.	Matthew Bolster

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46	11	2	Develop an Economic Development Strategic Plan that establishes equitable economic development strategies.	Concerned that we are not committing to support living wage jobs as part of an equitable economic development strategy. It does not help the City (or state) to recruit and subsidize economic development where those working in these jobs (ie breweries, tourism) are not able to earn enough income working full time to afford rent or housing.	Mariia Zimmerman
47	14	1	Actively	Why don't we say anything about working to increase HCV acceptance in high opportunity areas and activity centers?	Mariia Zimmerman
48	14	1	Fund th	Would like to see this say "Commitment annual increased funding to the Affordable Housing Trust Fund." For a city of our size, a \$2-5 million/year Housing Trust Fund is insufficient. Also, do you want to say high-quality transit or any transit? The former is likely to more closely align with higher opportunity areas and activity centers, or gentrifying neighborhoods	Mariia Zimmerman
49		4	GRTC re	Would love to see GRTC also report on customer satisfaction not just system efficiency. We always seem to forget that riders = transit.	Mariia Zimmerman
50	10	2		This is an important goal. Support all the strategies but strongly suggest that the commitment to equity be moved up as a priority vs. lost within long list in strategy 2. Could even be its own objective!	Mariia Zimmerman
51	Core Concept - Medium Density Residential			Encouraged to see Accessory Dwelling Units in these zones. The draft is vague on whether these would be by right or by SUP. We would like to see ADU allowed by right in all residential zones.	Richmond Association of REALTORS®
52	Core Concept - Medium Density Residential			Personal vehicle dependency/lack of any mention of public transportation outlined in these core concept areas is concerning.	Richmond Association of REALTORS®

Comment Number	Goal	Obj.	Strat.	Comment	Commentor
53	Core Concept - Low			Residential density of 1-3 units per acre is to low, especially when the amount of land in the future land use map dedicated low density neighborhoods is taken into account. Richmond is not annexing any more land, and if the number of available housing units is to keep up with population projections, our future land use map must include more density in all areas of the City. One of the goals of the Inclusive Housing section is preventing the displacement of existing residents. Maintaining this lack of density in huge swaths of the City ensures that future housing costs will escalate and drive out existing residents. While it is clear that the majority of the area marked as low density in the future land use map is existing single family in areas that were annexed from Chesterfield, these areas cannot continue to be low density if the City is to add a sufficient number of housing units to keep up with demand. In no way are we suggesting the demolition of existing neighborhoods, but allowing for the creation of new low density single family in these areas, while prohibiting denser development will stymie growth and have the end effect of inflating the costs of housing throughout Richmond.	Richmond Association of REALTORS®
54	3	2	a	This strategy mentions creating incentives to encourage adaptive reuse and deter demolition. The Historic Tax Credits available to developers already support this goal in a remarkably successful way.	Richmond Association of REALTORS®
55	3	2	e	We oppose the implementation of a blight tax. While this strategy might be effective in other jurisdictions, in the City of Richmond, it is likely to be yet another unenforced ordinance. Instead, we would like to see the City's Code Enforcement Division fully staffed and operational. Additionally, blight taxes are meant for city's with very hot real estate markets, like Washington DC, New York, or Boston. Hartford, Connecticut considered implementing a blight tax, but found that it would be more likely to encourage demolition of blighted buildings that subsequently resulted in proliferation of surface parking lots because the city's real estate market didn't command the high quality development the City Council was hoping to see.	Richmond Association of REALTORS®
56	4	3	a	This strategy suggests the adoption of design guidelines for review of demolitions. We have concerns around the abridging of a person's property rights should they be unable to demolish the improvement on their personal property. We are also concerned about adding an additional review process for a property owner to endure before they are able to develop their property as they see fit. Any additional costs incurred during this review process will be passed onto the end user, ultimately driving up the cost of housing should the property become residential	Richmond Association of REALTORS®

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57	13	2	b	We support exploring the creation of a PILOT for institutions as it will help relieve the financial burden born by homeowners and renters in the City.	Richmond Association of REALTORS®
58	14	4	d	We support waiving development fees for mixed income projects within 1/4 mile of the Pulse corridor - not just the stations themselves.	Richmond Association of REALTORS®
59	14	5		We support allowing more housing types throughout the city, but would like to see Richmond 300 also encourage increased density throughout the city - not just along enhanced transit corridors and at Activity Centers.	Richmond Association of REALTORS®
60	14	5	d	We support allowing for two-family dwellings in all residential zones.	Richmond Association of REALTORS®
61	14			Overall, the Inclusive Housing section outlines a number of programs aimed at reducing displacement and eviction. These are extremely important goals. To that end, the absence of explicit language aimed at increasing the overall number of housing units available is disconcerting. In order to prevent the inflation of housing costs due to high demand and low supply, Richmond must support, welcome, and encourage the construction of additional units at all price points. We would like to see language added to support this goal.	Richmond Association of REALTORS®
62	GOAL 14 AND GOAL 15	2  3	a-d  a-j	All of this requires urgent and significant expansion of the City's Office of Sustainability beyond its 1-2 excellent but under-supported personnel. Consider adding at least 1 full-time staff position per year for the next 5 years. Along with this, please update the website ASAP!	Sandra Leibowitz
63	GOAL 14 AND GOAL 15	2  3	a-d  a-j	Make the Green City Commission MUCH more active and public-facing, or replace it with some other body. Its functions should include, among other things, serving as a 'watchdog' for green building / environmental issues within the City. Look to the City of Alexandria's Environmental Policy Commission as a great example. (I was an original appointee to the Green City Commission, yet as the years go by I see less and less evidence of its activity, its membership or even its existence, which I have found frustrating, both as a Richmond resident and as a green building business owner in Richmond).	Sandra Leibowitz

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64	15	2	b	Actively enforce the current City Council Resolution 2008-R152-2009-14 for green, high-performance building standards on City construction projects by educating City procurement and capital project management staff about the provisions of this Resolution and their importance to meeting the City's 2050 objectives; Consider converting the resolution into an ordinance, which I understand has more enforceability.	Sandra Leibowitz
65	15	3	a	Include expedited permitting as a no-cost, high-value incentive for green building in the private sector.	Sandra Leibowitz
66	15	3	a	Engage local professional expertise to develop incentives and/or other components of a robust Green Building program, following the examples of Arlington County, City of Alexandria, City of Charlottesville, etc.	Sandra Leibowitz
67	15	3	a	Fund some aspects of the Green Building Program with a 'green building fund', following the model provided by Arlington County.	Sandra Leibowitz
68	15	3	i	Consider developing a guide to greening historic properties (for which I myself had organized, then disbanded, a volunteer task force and would be happy to pass along our materials). Along with this, offer tours of already-greened historic properties (my own 1903 house in the Fan could be one example).	Sandra Leibowitz
69	15	3	j	In addition to this strategy, which I support 100%, make use of the General Assembly legislation allowing green development zones', for example, at the Navy Hill redevelopment.	Sandra Leibowitz
70	15	5	a, c	In addition to implementing commercial recycling and composting, develop a comprehensive 'green business' program, similar to that of Montgomery County Maryland or the Loudoun County Green Business Challenge. Sustainable Design Consulting, LLC, based in Richmond, would be pleased to be a pilot participant thereof!	Sandra Leibowitz
71	17	2	b	For (Old and) Historic Districts, ensure that new street lights are approved cutoff fixtures, and replace the ones mistakenly installed on the 1600 and 1800 blocks of West Grace with the correct ones that were piloted in 2005-6.	Sandra Leibowitz



Comment #	Comment	Commentor
1	Maple Avenue between Patterson and Grove has no continuous sidewalks. Residents and school children are forced into the streets. Crosswalks are dismal and stop signs are ignored. With the new stoplight at Grove and Maple and the new offices being built in the Westhampton School Site, sidewalks and safe movement of pedestrians is a priority.	HS Agee
2	There was a comment by a planner that Boston did this and Minneapolis did that. Richmond does not necessarily want to become either of these cities (with all respect)	
3	I appreciate your efforts to increase density across the city! Please try to ensure an equitable distribution of new units across neighborhoods of all income levels - it's not fair that low income communities often end up subsidizing single family housing for more affluent people. Rather than requiring developers to build parking on site, perhaps consider eliminating parking requirements in their entirety	Felix Shapiro
4	I believe the law of unintended consequences applies to the Plan. It plays into the hands of greedy developers who will buy single family properties in medium density areas and convert them to duplexes, triplexes and ADUs - if you also liberalize zoning - it will be a field day for developers in the West End	
5	Does medium density residential mean that my house can be replaced with a duplex?	Carter Peasley
6	Not regulating contractors enough	
7	City should fast track permitting for buildigns who are local to Richmond	
8	Need to require that developers are forced to comply with the items they promised to do per their permit	
9	There should be clear loading zones at the curb - maybe during morning hours only?	
10	Re-zoning details need to be included in the Master Plan	
11	Need to help small busiensses get through permitting and other city processes	Kenny Burnett
12	Need to relocate the building permit and inspections dept. to an area with more parking/aces	Kenny Burnett
13	Need to rezone north ave and overbrook to remove parking requirements	Kenny Burnett
14	Should focus on growing businesses, not just adding more housing units	Bill Lafoon
15	Need to focuse more on creating jobs	Bill Lafoon
16	Need to require developers to provide affordable housing when they get rezoned	Bill Lafoon
17	Use CBP resource management areas to highlight stream and riverfront projection aspirations	
18	Identify the "buried" streams passing through Richmond - make them as a park/open space land use to raise their visibility and improve their chances for water quality improvement	Steven Carter-Lovejoy
19	Create a program to require developers to fund a park fund	
20	Change abatements to be location-based	
21	Implement strategies or amend the land use to encourage commercial along the river	

Comment #	Comment	Commentor
22	It appears Main St and 25th Street are corridor mixed-use allowign up to 10 stories. I feel strongly that 10 stories would be unacctable given the surrounding neighborhoods. There hould be more nuiance, respecting the current structures and forms. The same is true of the neighborhood mixed use in church hill and other historic neighborhoods. That category allows up to 8 stories. What would constrain developers from immediately going for maximum heights. Perhaps special overalys or small area plans should be developed for areas that need to be protected.	Genni Sasnett
23	One more meeting is always a challenge! Today - tonight was very worth the investment of time. The presentation was clear and very comprehensive. Thank you for the huge effort that the planning department is making to bring the public along. The whole process is feeling very inclusive. Specific comments have been made online. Thank you	Eugenia Anderson-Ellis
24	Bridge across the river - ok except needs to be north of Port, or tall enough	Laura Smith
25	Employers need better and more frequent bus service down Commerce to connect workers to port-related businesses (e.g. now working with a potential tenant of Hourigan site who is concerned about not having a bus stop in front of building)	Laura Smith
26	Port/VPA is focusing on Bells Rd interchange, not the Bellemeade (?) interchange	Laura Smith
27	So glad someone is paying attention to the roads, these potholes are HUGE!	Logan C.
28	More GRTC bus stops around the city. I'm a freshman (at VCU) and not allowed to bring my car and have to walk great distances to class.	Jenna
29	The prior RVA Master Plan recommended the implementation of form-based code instead of Euclidean zoning. Is there a plan to explore this? If not, why disregard the previous recommendation?	Dustin Dunbar
30	Goal 17 objective f: general question - when stating "encourage" in what ways are we encouraging? Does this allow developers to makea money-saving decisions and ignore the natural benefits. H. Think about including language that protects folk that wish to grow native plants (tall grasses) from HOAs. Goal 17 objective 3: encourage local non-profits to provide coding class to educate generations of folks that have lived in food deserts. Goal 17 objective 5: ensure that we talk about historical city disinvestment and Heat Vulnerability Index. Some neighborhoods that measure high in HVI will not be able to solve their healing while others like Scott's Addition score high in HVI but developers could've made responsible for the problem.	Melissa Guevara
31	Goal 16 Objective 3e: adjusting pricing is great but would be a disaster for households don't know how to conserve water. We need education and water saver give always like sink arators.	Melissa Guevara
32	What process do churches go through to get zoning?	
33	Are there recommendations related to decreasing energy consumption and decreasing GHGs?	
34	What protections are we offering communities between Jeff/Commerce to improve quality of life near industrial sites?; need more sidewalks; is RVAGreen2050 a binding agreement?	Gabriela
35	How about strategies to support small businesses	Lawrence Williams
36	Low density residential has the highest carbon footprint, why not increase density there?; need transit to Stony Point; what's the process for decreasing parking requirements?	Daniel Klein

Comment #	Comment	Commentor
37	The city should dispose of surplus property without onerous restrictions. Let the market decide its use.	Keith Vaninwozon
38	Better roads and better sidewalks!	Laila Elgiar
39	Sports team in Richmond with Jeff Bezos	
40	Goal 15: 100% by 2035; Parking on Williamsburg impacted by proposed bike facility; build in green space into the bike lane --> add to strategies	Katie Neal
41	Are we recommending inclusionary zoning?; alternative modes such as light rail - do we have land for this?	

**From:** [Allen Townsend](#)  
**To:** [Pechin, Maritza - PDR](#)  
**Subject:** Oregon Hill  
**Date:** Friday, November 15, 2019 4:02:01 PM

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Richmond 300 Committee

I am emailing about the height limits in Oregon Hill. I may be too late but here are my thoughts.

I own several properties in Oregon Hill and lived in the neighborhood for 36 years. I renovated several of the houses we lived in there and was also the Executive Director of the Oregon Hill Home Improvement Council for about 9 years restoring houses in the neighborhood.

Most of the old residential structures are less than 30 ft. Many probably less than 25 ft tall. There are a few structures like the Churches and Open High that are taller. I think a medium density residential designation with a height limit of 35 ft. would be the most appropriate one for Oregon Hill. If the next designation goes up to 85 ft I think anything that approached that height would be an oddity in the neighborhood. It would look like the Washington Monument or Eiffel Tower sitting next to the old 1800 homes. When I was with the neighborhood council we tried to save and renovate the old homes to preserve the historic character of Oregon Hill. I would like to see the neighborhood retain it's character and remain predominantly single family residences.

Thank you,

Allen Townsend  
437-1991

## Pechin, Maritza - PDR

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**From:** Barbara Cotter [cotterbarbara@hotmail.com]  
**Sent:** Monday, November 11, 2019 12:03 AM  
**To:** Richmond300  
**Subject:** Draft Plan -- general Comment

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please evaluate rezoning (up zoning) to the plan level of density and height and consider how Alexandria and Arlington get community benefits in exchange for rezonings. Examples of benefits are affordable housing units, public plaza spaces, bike share stations, design improvements. This option is not available if the city has already rezoned to the max density and height (which becomes the by-right level of development).

## Pechin, Maritza - PDR

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**From:** caroline [carolion1@yahoo.com]  
**Sent:** Sunday, November 10, 2019 3:11 PM  
**To:** Pechin, Maritza - PDR  
**Subject:** please forward to Richmond 300 Planners for Nov. 10

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Ms. Pechin and Members of the Steering Committee for the Richmond 300 Master Plan:

First-Thank you Ms. Pechin for forwarding my letter to the Richmond 300 Planners.

I'm finding the survey a bit challenging to fill out- especially since my neighborhood- Oregon Hill- is not mentioned by name on the map for the survey.

It appears Oregon Hill has been subsumed by another neighborhood.

I do hope that this categorization is just an oversight.

But if 8 story buildings are permitted, our primarily 2 floor 1890s wooden houses will be dwarfed. We will face yet more demolitions because of land use.

Just for the record- that troubles me since Oregon Hill is on the National Historic Registry.

Surely 8 floor buildings would be devastating to the historic fabric of our neighborhood!

I strongly urge the committee to revise the draft Richmond 300 master plan to designate the Future Land Use of the Oregon Hill neighborhood as "Medium Density Residential" with a 35 foot height limit.

This height limit corresponds with the current R-7 residential zoning of Oregon Hill.

The Oregon Hill Neighborhood Association has notified you that we endorse the Medium Density residential future land use designation.

Why would the Richmond 300 steering committee ignore our neighborhood organization, our neighborhood's historical architecture, our R-7 zoning - and even our very existence?

Please listen to those of us who have invested our lives and tax payer dollars in our historic homes- and you will find your decision reaps the continued tourism rewards of a neighborhood that shares characteristics with New Orleans and Charleston.

Big box 8 floor buildings simply won't provide the diversity of design that our stalwart historic riverside row houses do.

Sincerely,

Caroline Cox  
430 S. Laurel St.  
Richmond VA 23220

## Pechin, Maritza - PDR

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**From:** charles woodson [candylandmusic@earthlink.net]  
**Sent:** Tuesday, October 15, 2019 9:47 AM  
**To:** Newbille, Cynthia I. - City Council; Addison, Andreas D. - City Council; Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Agelasto, Parker C. - City Council; Robertson, Ellen F. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; Robins, Amy E. - City Council Office; Scott Burger; Bryan Clark Green; stephenie Harrington; Olinger, Mark A. - PDR; Rodney@thewiltonco.com; max@sportsbackers.org; burt.pinnock@Baskervill.com; jonathan.bibs@richmondprep.org; Cyane Crump; lgray@richmond.edu; ashley@studiotwothree.org; elyana.Javaheri@timmons.com; Preston Lloyd; louise@sportsbackers.com; mmlozano@vcu.edu; jmccoy@schutt-sports.com; jmullen@rothjackson.com; info@groundworkva.org; GRAY.O'DWYER@DHR.VIRGINIA.gov; dpitt@vcu.edu; Meredith Weiss; tukrop@gmail.com; Pechin, Maritza - PDR; johnsieg@msn.com; Tim Feehan; Sarah Driggs; The Weisensales; Paige Mudd -- T-D Editor; Michael P. Williams; mrobinson@timesdispatch.com; mauryand19th lazarus; Kerri O'Brien; harryk@richmondmag.com; brent.baldwin@styleweekly.com; jerome legions; Latasha Wyche; Charles Pool; jennifer Hancock; president@fandistrict.org; zoning@fandistrict.org  
**Subject:** Fwd: Richmond 300

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Richmond City Council and Richmond 300 committee members,

In good faith, the Oregon Hill Neighborhood Association participated in the planning process for the Richmond 300 Master Plan. We are therefore troubled to see that our input in the process has been ignored and that the future land use designation proposed for the Oregon Hill Historic District is the inappropriate "Mixed-Use" designation with an 8 story height limit.

This "Mixed-Use" designation is not acceptable for Oregon Hill. **We insist that this inappropriate designation be replaced with the "Medium-Density Residential" future land use designation with a height limit of 35 feet.** We note that over 90% of the Oregon Hill Historic District now has the R-7 residential zoning with a 35 foot height limit that corresponds with the "Medium-Density Residential" future land use. We fought hard for this appropriate R-7 residential zoning, and we do not want it to be undercut by an inappropriate "Mixed-Use" future land use designation in the Richmond 300 master plan. Any non compliant development can be judged on its merit with the Medium Density Residential designation.

We note that representatives of the Oregon Hill neighborhood were not allowed to serve on the Richmond 300 committee. As a result, a "Mixed-Used" future land use designation, which conforms neither to current conditions or to the aspirations of the historic neighborhood, was selected.



**Please let us know as soon as possible that the future land use designation for the Oregon Hill Historic District will be corrected in the Richmond 300 plan to “Medium density residential” with a 35 foot height limit.**

Thank you for your prompt consideration of these important concerns.

Sincerely,

Charles T Woodson, president, Oregon Hill Neighborhood Association.

## Pechin, Maritza - PDR

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**From:** David White [DWhite@swa-co.com]  
**Sent:** Monday, October 07, 2019 4:06 PM  
**To:** Olinger, Mark A. - PDR; Pechin, Maritza - PDR  
**Cc:** Ebert, Sharon L. - DED  
**Subject:** Richmond 300  
**Attachments:** Richmond 300 Plan.pdf

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Mark and Maritza

I understand that you will be making a presentation of the Richmond 300 Plan at a Shockoe Partnership meeting in the near future. I appreciate your doing that for us. I am preparing to go out of town for an extended period of time and will undoubtedly miss your presentation. But I would like to communicate a few thoughts I have about the plan before I leave town.

Many years ago Shockoe Slip was generally agreed to be bound by 14<sup>th</sup> Street on the east and Shockoe Bottom was generally thought to be bound by the Downtown Expressway on the west. The area in between was “no-man’s” land. But over time the “Slip” began to grow across 14<sup>th</sup> toward the Bottom and the Bottom began to grow toward the Slip with new restaurants and businesses such as Monument Companies along Cary Street east of 14<sup>th</sup> and businesses such as Shockoe Denim and Canal Crossing (CarMax) and Smoke House Lofts along 15<sup>th</sup> Street west of the “Bottom”. As a result, about 20 years ago the two areas formally merged under the umbrella of the Shockoe Partnership, and organization of property and business owners and major commercial tenants of the entire area.

The graphics I have seen published for the Richmond 300 Plan once again seem to divide the area of Shockoe into three different areas – one under the major area entitled “Downtown” and the balance as a small “Neighborhood Center” located around 18<sup>th</sup> Street and an even smaller “Micro Center” designating Tobacco Row (which actually stretches some 9 blocks from 19<sup>th</sup> Street to Pear Street). The area designations for the entire plan seem to be driven by the decision to use the geometric form of a circle to differentiate between areas. But circles don’t properly articulate how actual neighborhoods grow or how they see themselves.

Shockoe is not the only place where this problem has been encountered by the plan. Carytown has exactly the same problem. The circle doesn’t adequately describe Carytown. So Carytown is illustrated as an ellipse. And that representation is what I would like to suggest for Shockoe.

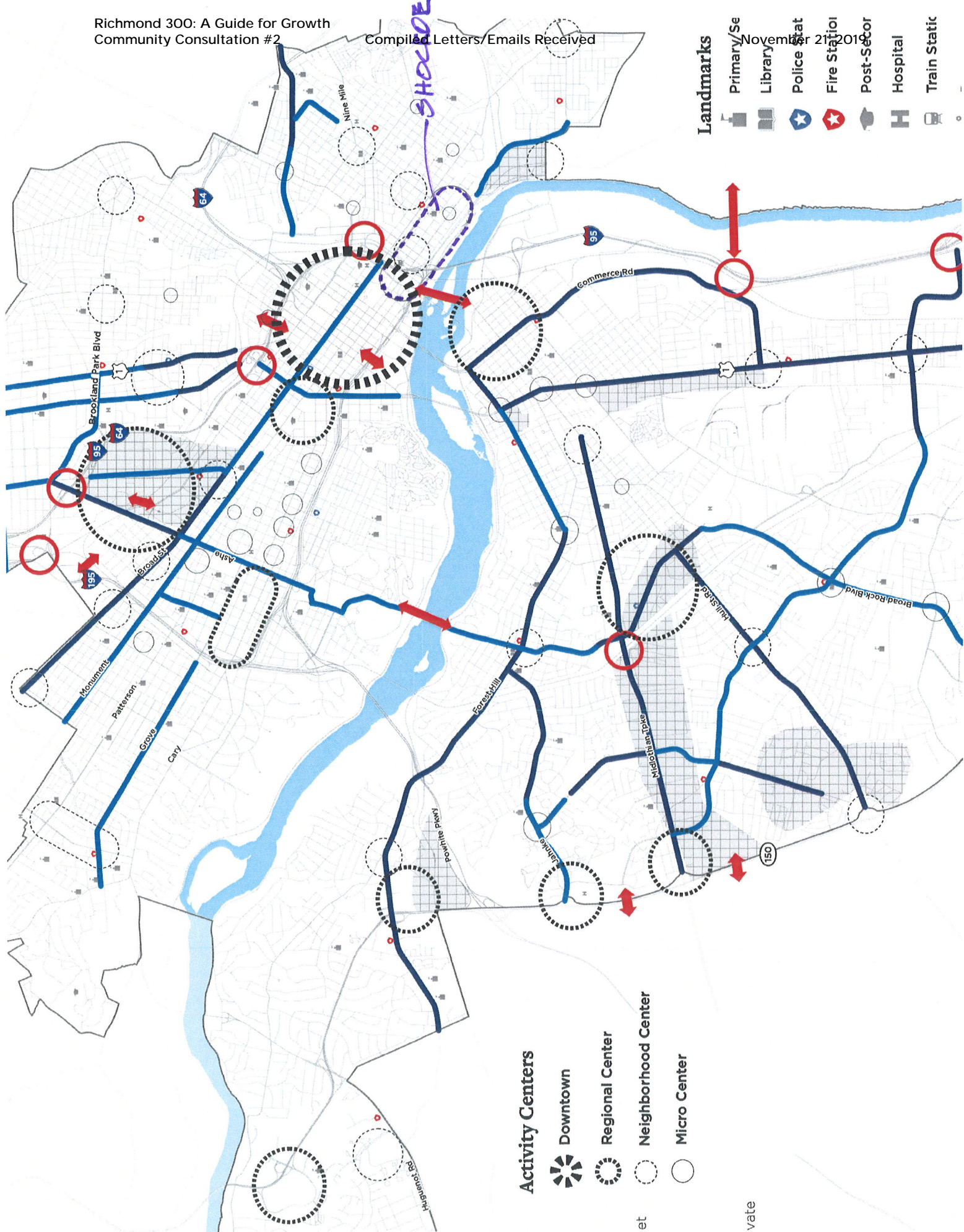
I also have concerns for the diminutive way that the plan seems to treat Shockoe. Shockoe has been the fastest growing area in the city for the past 20 years. And it has lots of potential for future growth. The graphical representations equate Shockoe in importance with such areas as Nine Mile Road and less important that areas like Manchester, just across the river.

I hope that you can reconsider this designation and graphic representation for Shockoe in future plan updates. I have attached a sketch for my suggestion for the future depiction of Shockoe for your consideration. Thanks for your hard work on this planning effort.

David White  
Historic Housing, LLC  
(804) 237-8240

# Landmarks

- Primary/Secondary School
- Library
- Police Station
- Fire Station
- Post-Office
- Hospital
- Train Station



## Pechin, Maritza - PDR

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**From:** don gehring [dcgehring@yahoo.com]  
**Sent:** Friday, November 08, 2019 5:47 PM  
**To:** Richmond300  
**Subject:** Re: Get your comments in!

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I live near Libbie and Grove in an area designated as medium density. This is a neighborhood dominated by single family residences. That's why people choose to live here. It is not an area appropriate for duplexes, triplexes, Airbnb and, most especially, buildings 2 to 10 stories high. There are areas in the city where these types of housing are a perfect fit and desired. That's good.

Increasing density throughout the city may be someone's idea of a desirable generic social outcome, but that is misguided in an area that has thrived for years as a single family residential neighborhood. It should remain that way. I believe any survey of residents in the area would resoundingly confirm that. And retaining that character in its own way adds to the overall variety of choices residents and potential residents of Richmond have now and in the future.

[Sent from Yahoo Mail for iPhone](#)

On Friday, November 8, 2019, 4:40 PM, Richmond 300 Master Plan <richmond300@richmondgov.com> wrote:



Richmond Community Members,

Since September 23, we have spoken with over 1,500 Richmonders during 64 meetings/events and collected over 800 [surveys](#) and many comments on the [interactive maps](#). If you haven't had a chance to provide your thoughts on the preliminary Master Plan content, [please provide your comments online by November 10.](#)

**What's next?** From mid-November to February, we will review, reconcile,



and respond to all the comments and surveys we received as we create the draft Richmond 300 Master Plan document which will include maps, diagrams, photographs, charts, and other supporting imagery. In February 2020 we will release the draft Master Plan for public comment and review. After we close this second comment period we will again review, reconcile, and respond to the new round of comments as we create the final Master Plan document for introduction to City Council and Planning Commission for adoption.

Thank you,  
Richmond 300 Team


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## Share Your Thoughts Online

If you have a moment, please take some time to review the draft content for the new master plan - there's three ways to engage with the materials: 1) take the survey, 2) review the draft maps, 3) review the draft strategies and/or do all three! Please provide your thoughts by November 10.


### Take the Survey

Tell us your ideas for the future of the Activity Center(s) near your home/job by taking this [survey](#)



### Review the Draft Maps

Take a look at the interactive [draft Future Land Use Map](#) and the [draft Future Transportation Map](#). You can make comments on maps directly and see other people's comments. It's pretty neat!





## Review the Draft Strategies

If you're really into the policy recommendations, read the [Draft Strategies](#) and share your thoughts on those.

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## Engagement Statistics (as of 11/8/19)

# of Forums held: 7.5 **(219 people)**

# of Sharing Sessions held: **20 (145 people)**

# of 5-min pitches at other people's meetings: **35 (1,137 people)**

# of [Activity Center surveys](#) completed: **806**

Activity Center with the most completed surveys: [Downtown](#) (83 surveys completed)

# of surveys completed by Activity Center:

### South Side

[Chippenham Hospital](#): 6 survey completed

[Forest Hill](#): 73 surveys completed

[Hull/Chippenham](#): 2 survey completed

[Hull/Warwick](#): 7 surveys completed

[Manchester](#): 36 surveys completed

[Midlothian/Chippenham](#): 8 surveys completed

[Rt. 1/Bellemeade](#): 5 surveys completed

[Rt. 1/Warwick](#): 1 survey completed

[Shops at Stratford Hills](#): 27 surveys completed

[Southside Plaza](#): 31 surveys completed

[Stony Point Fashion Park](#): 13 surveys completed

[Stony Point Shopping Center](#): 26 surveys completed

[Stratford Hills](#): 23 surveys completed

[Swanboro](#): 6 surveys completed

## North Side

[Azalea](#): 12 surveys completed

[Brookland Park Boulevard](#): 27 surveys completed

[MacArthur](#): 16 surveys completed

[Six Points](#): 9 surveys completed

[VUU/Chamberlayne](#): 34 surveys completed

## Central

[Broad/Hermitage](#): 14 surveys completed

[Carytown](#): 62 surveys completed

[Downtown](#): 83 surveys completed

[Greater Scott's Addition](#): 44 surveys completed

[Scott's Addition](#): 22 surveys completed

[VCU](#): 34 surveys completed

## West End

[Broad/Staples Mill](#): 13 surveys completed

[Broad/Malvern](#): 9 surveys completed

[The Village](#): 9 surveys completed

[Westhampton](#): 41 surveys completed

## East End

[25th/Jefferson](#): 37 surveys completed

[25th/Nine Mile](#): 21 surveys completed

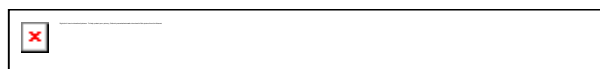
[Fulton](#): 9 surveys completed

[Rockett's Landing](#): 10 surveys completed

[Shockoe Bottom](#): 28 surveys completed

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*If you ever have any questions about the Richmond 300 process, call us at [804-646-6348](tel:804-646-6348) or email [richmond300@richmondgov.com](mailto:richmond300@richmondgov.com).*



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You are receiving this email because you signed up to receive Richmond 300 updates, you serve on a City commission or board, and/or you are the representative for a stakeholder group or a civic association.

**Our mailing address is:**

Richmond 300  
900 E. Broad Street, Room 511  
Richmond, Va 23219

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You can [update your preferences](#) or [unsubscribe from this list](#).





November 1, 2019

Mark Olinger  
Director of Planning  
City of Richmond  
900 E. Broad Street  
Richmond, VA 23219

**Re: Richmond 300 Master Plan Comments**

Dear Mr. Olinger:

Thank you for meeting with the Fan District Association's (FDA) Board of Directors and several committee members on October 7, 2019 to discuss the city-wide master plan, *Richmond 300: A Guide for Growth*. We are following up to provide our preliminary comments on the master plan.

The FDA is dedicated to the preservation, restoration and betterment of our urban community. Its purpose is to beautify the Fan District and to preserve and protect its architectural and historic character; and to promote the health, welfare, happiness and civic, cultural, educational and recreational betterment of the Fan District in particular, and Richmond in general.

We thank you for the effort that has gone into meeting with Richmond residents and seeking input on the vision and goals for the city in 2037, as well as the draft land uses, transportation connections, and strategies needed to help reach these vision and goals. We respectfully request that you consider the following:

- **Neighborhood Mixed-Use, as currently described, is not an appropriate designation for the Fan District.** Commercial uses are not found on major roads in the Fan District. Major roads in the Fan District typically run east/west (such as Floyd, Grove, Hanover, Stuart, Park, Monument and West Grace) and are almost exclusively residential. With a few limited exceptions, building heights in the Fan District range between 2 and 3 stories, substantially less than 8 stories. While land use designation is not the same as zoning, Special Use Permit applications are reviewed for compliance with the City's Master Plan. We are concerned that designation of this land use category for the Fan District will result in SUPs being granted that are inconsistent with how the FDA envisions that the Fan should look and feel, and make it easier for buildings to change uses (i.e. converted from residential to commercial and vice versa).
- **Create a new land use designation that is more representative of Richmond's historic urban neighborhoods.** We understand that a goal of the master planning process is to reduce the number of future land use categories but believe that an additional category would be beneficial for many of Richmond's historic urban neighborhoods as defined in the Urban Design Typology

Analysis by CURA. Richmond's historic neighborhoods are generally 2 to 3 stories and already densely built out; the Fan neighborhood is currently the largest by population in the City. We are concerned that allowing excessive height in these neighborhoods will encourage demolition and change the character of these neighborhoods that make Richmond unique and a place that people want to live, work, play, and shop.

- **Robinson Street should share the same land use designation as the majority of the Fan District.** The density and height of buildings along Robinson Street are consistent (2 to 3 stories) with the rest of the Fan District, and provide secondary uses for a predominantly residential neighborhood, as described in the secondary uses of Neighborhood Mixed-Use.
- **Any changes to land use or zoning should only be done in tandem with an overlay district that protects the historic character of the neighborhood.** In 2018 the FDA drafted a Fan Overlay District Guidelines that would apply only to the demolition of historic structures and the construction of new structures in the Fan. This has not yet been adopted into City Code.

We enjoy living in a historic, urban, walkable neighborhood – that is why many of us chose to live in the Fan District. We are excited to think about what Richmond can and should look like in the next twenty years. We look forward to continuing to participate in the Richmond 300 process and will update our comments as new material is available and the master plan evolves.

Thank you for engaging the FDA in the process and for your consideration of our comments.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerry Beverage".

Jerry Beverage  
President

Fan District Association  
208 Strawberry Street  
Richmond, VA 23220

## Pechin, Maritza - PDR

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**From:** Jimmy Blackford [prairiegates@hotmail.com]  
**Sent:** Wednesday, November 06, 2019 9:53 PM  
**To:** Pechin, Maritza - PDR  
**Subject:** Please Designate Oregon Hill Medium Density Residential (35' height limit)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Greetings Maritza Pechin:

My name is James Blackford. I have been living in the Oregon Hill neighborhood of Richmond since 1989, where I own a home. I have organized a number of clean-ups, not only in this neighborhood, but in other areas of Richmond, north & south of the river.

I continue to be astounded by the beauty of Richmond; indeed, my visiting friends are smitten with the organic livability of our community.

I have heard the Oregon Hill might be designated Mixed Use Residential with a much higher height restriction. Allowing buildings of that height would greatly degrade the spaciousness, the ambiance, the easy, leafy and inviting texture of this place that we want all Richmonders to visit & enjoy. For example, the Overlook, Hollywood Cemetery, Pleasants Park, the popular & inviting restaurants here and many more highlights.

Don't you think there's risk that this could all get spoiled? Look what's happened to other parts of Richmond. Not to mention other less-beautiful cities that people are moving from to live in Richmond. I hope that you will want to discuss this with me some more. Please contact me if you like.

Yours,  
James Blackford  
310 S Cherry St  
Richmond, VA 23220  
(804) 335-5808

## Pechin, Maritza - PDR

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**From:** Earl Lane [laneek@mymail.vcu.edu]  
**Sent:** Saturday, November 02, 2019 1:41 PM  
**To:** Pechin, Maritza - PDR  
**Cc:** Charles Pool  
**Subject:** Opposition to Proposed master plan designation for Oregon Hill

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello Maritza Pechin. My name is Kelley Lane, a homeowner in Oregon Hill since, 1975, and head of the Oregon Hill Home Improvement Council for many years as well as the neighborhood Civic groups from 1977 - 1997.

I'm very alarmed that proposed City Master Plan, changes Oregon Hill's designation from medium density Residential(35') to mixed use neighborhood Residential (8 story limit).

These is totally inappropriate for our almost completely 2 story neighborhood. Exceptions are 2 churches and 1 school.

Who made these proposal?

I and my neighbors are virtually all opposed to it!

Where do you stand on this?

Please forward my comments to all members of the Richmond 300 committee, and inform me of all pertinent meetings.

Thanks,  
Kelley Lane,  
129 S Cherry St,  
Richmond, Va 23220

## Pechin, Maritza - PDR

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**From:** Lucy Meade [lmeade@venturerichmond.com]  
**Sent:** Monday, September 30, 2019 12:13 PM  
**To:** Olinger, Mark A. - PDR; Pechin, Maritza - PDR  
**Cc:** Lisa Sims; Ebert, Sharon L. - DED; Max Hepp-Buchanan  
**Subject:** Richmond 300 map and Downtown

**Importance:** High

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

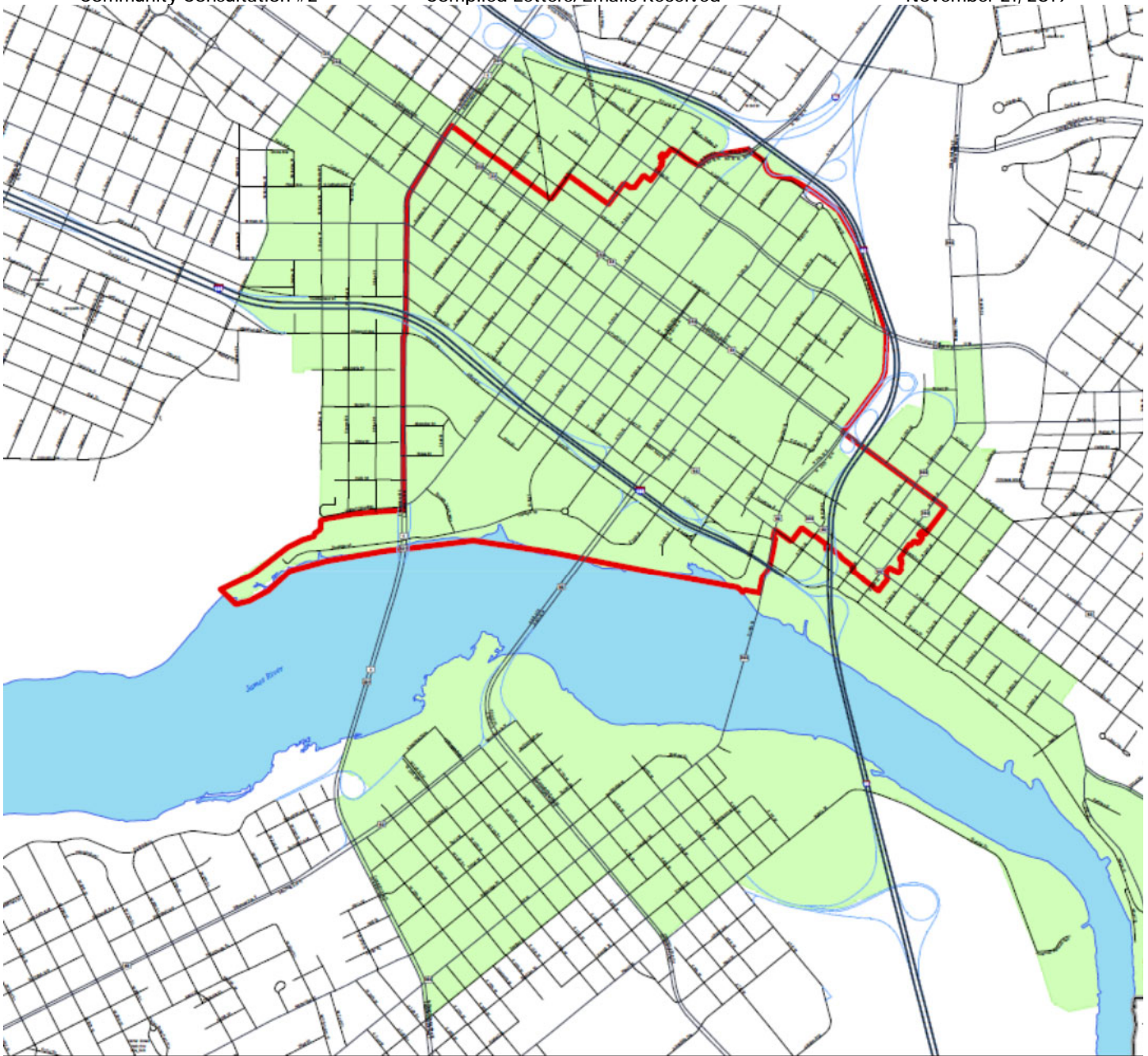
Mark and Maritza,

We were very disappointed to see the draft map that was circulated last week. The “Activity Centers” labeled Downtown does not include the Downtown Master Plan area. According to the Downtown Master Plan map, Manchester should be in the area, as well as Shockoe Bottom to Rocketts Landing and VCU academic campus and Oregon Hill—see the map below. I raised this issue at every master plan meeting I attended and was told that this would be corrected. We realize the shape of Downtown isn’t a circle and suggest that you use the actual outline of DMP as the Downtown and show “Activity Centers” within Downtown, including Navy Hill area.

The Richmond 300 map greatly reduces the size of Downtown for the next 10-20 years and changes the entire Downtown narrative as a series of neighborhoods. It looks like Shockoe Slip is in Downtown but not Shockoe Bottom, on so many levels it sends the wrong message about Downtown, Richmond’s economic engine.

Thanks for considering our request,

Lucy and Lisa



## General Special Assessment District and the Downtown Master Plan (with Stone Brewery)

Special Assessment Districts Downtown Master Plan  
General District Original  
Stone Brewery

**LUCY MEADE** | *Director of Economic Development and Community Relations*

[Venture Richmond](#)

200 S 3<sup>rd</sup> Street, Richmond, VA 23219

804.788.6458 (direct) | 804.248.8372 (mobile)

804.788.6466 (main office)

## Pechin, Maritza - PDR

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**From:** Lynn [Millynnium@comcast.net]  
**Sent:** Friday, November 01, 2019 2:13 PM  
**To:** Pechin, Maritza - PDR  
**Cc:** 'Marshall Bailey'; 'Jack Howe'; 'Steve Middleton'  
**Subject:** Long range plan for Oregon Hill

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Ms. Pechin –

I am a resident of Oregon Hill and am past president of the Overlook Unit Owners Association.

I recently learned that a proposed Long Range Plan for Oregon Hill designated it “Mixed Use Neighborhood” with an 8 story building height. **That is a bad idea and I strongly oppose it.**

The appropriate designation should be Medium Density Residential with a 35 foot building height. This historic residential community has a distinct character that would be lost if new buildings were constructed inconsistent with that.

Thank you for forwarding this to the appropriate parties.

Lynn Ivey  
729 South Pine St.



## Pechin, Maritza - PDR

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**From:** Darby, Anne W. - PDR  
**Sent:** Monday, November 04, 2019 9:05 AM  
**To:** Pechin, Maritza - PDR  
**Subject:** FW: Carver and Richmond 300

Two small things – one, can you make this meeting Thursday at 4pm?

And, Mark Baker called Friday with a small concern that hotels were not mentioned in any future land use category in the R300 draft land use. I told him no big deal, it doesn't mean they're not envisioned bc they're not specifically mentioned, but that the comment period is still open and I would pass along his concern.

Thanks!

awd

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**From:** Douglas Kleffner [<mailto:dougleffner@gmail.com>]  
**Sent:** Thursday, October 31, 2019 11:34 AM  
**To:** Darby, Anne W. - PDR  
**Cc:** Jerome Legions; Pechin, Maritza - PDR  
**Subject:** Re: Carver and Richmond 300

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Anne  
We would like to meet on Thursday the 7th at 4pm

Thanks  
Doug

On Tue, Oct 29, 2019 at 4:35 PM Darby, Anne W. - PDR <[Anne.Darby@richmondgov.com](mailto:Anne.Darby@richmondgov.com)> wrote:

Good afternoon Doug,

Thank you for reaching out. We would love to sit down and have a conversation with you two about your ideas.

The City is beginning the next phase of rezoning for the Pulse Corridor Plan, which includes Carver. However, I have some concerns about rezoning so close on the heels of the Richmond 300 process, which I will explain.



## Pechin, Maritza - PDR

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**From:** matt qpublic [mattqpublic@hotmail.com]  
**Sent:** Wednesday, October 30, 2019 7:53 PM  
**To:** Richmond300  
**Subject:** Oregon Hill's Future

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom It May Concern,

Change Oregon Hill's future land use designation to Medium Density Residential with a 35' height limit.

We do not want 8-story buildings in our neighborhood, nor do we want to be subject to the Planning Commission's whims about what is 'appropriate'!

Please enter this into 'the official comments'.

Sincerely,

Matt Siegel

**From:** [Patrick Warren](#)  
**To:** [Pechin, Maritza - PDR](#)  
**Cc:** [Richmond300](#); [Pitts, Marianne G. - PDR](#); [Palmquist, William D. - PDR](#)  
**Subject:** Re: Question  
**Date:** Tuesday, October 29, 2019 3:52:53 PM

---

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I see on the advisory council the attorney, Mr. Lloyd, for the developer trying to build apartments in the alley behind my house out of a carriage house. Thanks for updating that on the website, so the Fan owners paying taxes see who is trying to influence the process.

My best,

Patrick Warren

On Oct 29, 2019, at 3:39 PM, Pechin, Maritza - PDR  
<[Maritza.Pechin@richmondgov.com](mailto:Maritza.Pechin@richmondgov.com)> wrote:

Dear Patrick,

Thank you for providing more context.

I updated the [Team](#) page on the website.

This comment period is running through November 3. Then we will review, reconcile, and respond to all the comments we receive (including yours) and write the draft Master Plan document, which we will release in February 2020 for public review and comment during Community Consultation #3 (We are currently in Community Consultation #2. Community Consultation #1 was hosted in fall 2018 – see the [Community Consultation](#) page on our website). There are many opportunities for public comment and input. After Community Consultation #3, we will review, reconcile and respond to the comments and develop a final Master Plan document, which will be presented to the City Planning Commission and City Council for review and adoption (see the [Process](#) page on our website).

Best,  
Maritza

---

**From:** Patrick Warren [<mailto:pwarren81@gmail.com>]  
**Sent:** Monday, October 28, 2019 10:28 AM  
**To:** Pechin, Maritza - PDR

**Cc:** Richmond300; Pitts, Marianne G. - PDR; Palmquist, William D. - PDR  
**Subject:** Re: Question

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Our view concerning Fan garages and carriage houses converting into separate rental units / apartments is that this is not safe for pedestrians and/or drivers as cars start driving in alleys and exiting on to streets that are not designed to handle traffic at blind intersections.

We also believe that the overall quality of life and property value of homes in the Fan (like ours) would decrease as garage or carriage houses are converted into rental units. The current master plan included the carriage houses and alleys as a way to access the Fan homes from front and back. To chop them up into two living unit areas would be not only be unsafe, but also a serious misstep from the current master plan (and unfair to current owners), not good for property enjoyment, or long term values / buyer demand. I know many owners in the Fan and often hear them say they will plan a move to Henrico if the carriage unit behind their house becomes a rental for college parties or whatever else one could imagine happening with the property use.

Another question - why are public comments ending / being limited before many sections of your website are complete? Transparency to me is making sure the leadership section is available and clearly explains who is working and what they are doing, so citizens can make informed decision about who is "running the show.". That site functionality doesn't seem to work now, but maybe I'm missing something. I worry the realtors and developers are leading this process.

Thanks,

Patrick

On Oct 28, 2019, at 10:11 AM, Pechin, Maritza - PDR  
<[Maritza.Pechin@richmondgov.com](mailto:Maritza.Pechin@richmondgov.com)> wrote:

Dear Patrick and Maggie,

Thank you for your email.

I want to make sure we properly understand the nature of your concern. I don't want to make assumptions about what you have written so I have a couple clarification question regarding your email: What do you mean when you say "we are worried about the safety of cars"? What do you

mean by "not safe for traffic?" Are you worried about car security or pedestrian safety?

If it's easier to express your concerns by calling me, you can reach me at 804-646-6348

Best,  
Maritza

**Maritza Pechin, AICP, LEED AP**

Richmond 300 Project Manager

(AECOM Contractor)

900 E. Broad Street, Room 511, Richmond, VA 23219

[maritza.pechin@richmondgov.com](mailto:maritza.pechin@richmondgov.com)

direct 804.646.6348

<image001.jpg>

[www.richmond300.com](http://www.richmond300.com)

-----Original Message-----

From: Patrick Warren [<mailto:pwarren81@gmail.com>]

Sent: Monday, October 28, 2019 4:54 AM

To: Richmond300

Subject: Question

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I want to make it clear - we don't want Fan garages and carriage houses converting into multi family apartments when it's not safe for traffic. We are worried about safety of cars exiting alleys onto busy streets in my neighborhood, can someone help make sure our views get included in the report? Thank you

Patrick and Maggie Warren  
2521 Hanover Ave

## Pechin, Maritza - PDR

---

**From:** racvmi@aol.com  
**Sent:** Wednesday, October 30, 2019 6:46 PM  
**To:** info@historichrichmond.com; Richmond300; Mercer, Brian P. - PDR; Palmquist, William D. - PDR  
**Subject:** Re: Call to Action- Richmond 300!

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I, by far, prefer a gradual and natural evolution for Richmond from the bottom-up constantly being redefined by citizens as opposed to a top-down imposed trajectory imposed by government planners employing money taken from citizens through confiscatory taxation. I am certain you disagree and that my perspective expressed here will be discounted accordingly.

I do not have the hubris to presume I know what is best for other people, especially people in yet unborn generations. My perspective is...the best way you can achieve "a thriving sustainable city with strong neighborhoods...unique, beautiful and authentic" is to immediately begin reducing and eliminating taxes, regulations, licensees, subsidies, etc., all of them barriers to the progress and benefit of the city and its citizens.

Sincerely,

RAC

-----Original Message-----

From: Historic Richmond <info@historichrichmond.com>

To: racvmi <racvmi@aol.com>

Sent: Wed, Oct 30, 2019 3:29 pm

Subject: Call to Action- Richmond 300!

Richmond 300 Forum TONIGHT!

[View this email in your browser](#)



## Please weigh in and have your voice heard!



**Wednesday, October 30, 2019**  
**Martin Luther King Middle School Auditorium**  
**1000 Mosby Street**  
**6:00 - 7:30 p.m.**

[More Information!](#)

The final Richmond 300 forum for this phase of community engagement on the  
Richmond 300 Master Plan is **TONIGHT!**

The Richmond 300 will serve as a guiding document, bringing Richmond into its  
300th year as a City. The final product of this planning process will guide where and  
how we develop. **Now is the time** for you to review what is being proposed as draft  
future land use maps, transportation maps, and policy recommendations.

We all want a thriving sustainable city with strong neighborhoods. We all want to  
keep Richmond unique, beautiful and authentic.

Historic Richmond urges all community members to attend these meetings and then  
provide Richmond 300 staff with comments, suggestions, and questions by

**November 3rd.**

[Comment Now!](#)



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This email was sent to [racvmi@aol.com](mailto:racvmi@aol.com)  
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)  
Historic Richmond · 4 E. Main Street, Suite 1C · Richmond, Va 23219 · USA

# Robert Gambill & Roberta Keller

204 N 32<sup>nd</sup> St. Richmond, VA 23223  
(804) 662-0180  
hlocnw@hotmail.com

10/28/2019

Dear Richmond 300 Planning Committee,

As two native Richmonders who have lived in other historic cities such as Annapolis, Philadelphia, London, and Hamburg, we are acutely aware of the need to incorporate new development that does not overwhelm the unique character of its surroundings.

It is for that express reason that we write to request that strict building height regulations be imposed on both the 25th Street Neighborhood Mixed-Use Zone and the Main Street Mixed-Use Corridor Zone in Church Hill and Shockoe Bottom. We ask that they be limited to 6 stories for 25th Street and 7 stories for Main Street.

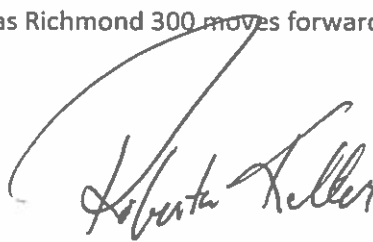
We are grateful to the developers who see the potential for investment in our neighborhood, and we are keen to remind them that the property value and, hence, return on investment is tied directly to the historic character of the late nineteenth and early twentieth century buildings that provide the foundation of this district.

Thank you for considering our input as Richmond 300 moves forward.

Very truly Yours,



Robert Gambill & Roberta Keller





## Pechin, Maritza - PDR

---

**From:** Ruth Twiggs [rtwiggs329@gmail.com]  
**Sent:** Monday, November 11, 2019 5:55 PM  
**To:** Pechin, Maritza - PDR  
**Subject:** Oregon Hill 300 plan

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am a homeowner of 30+ years.

I am asking that we NOT be swallowed up anymore by having high density projects put upon us.

TALK TO US. COME SEE WHERE WE LIVE. We've been sliced by Expressway, overrun by VCU & harmed by the apartment bldg on W Cary/Laurel. Ethyl attempted to build an apartment bldg/350.

HOW MUCH MORE? We have attended meetings, filled out surveys, been told "we were heard".

YET, we see this is NOT TRUE

Ruth Twiggs

329 1/2 S Pine St

23220

**From:** [Scott Burger](#)  
**To:** [Richmond300](#)  
**Cc:** [Agelasto, Parker C. - City Council](#); [Todd Woodson](#); [Charles Pool](#)  
**Subject:** Richmond300 designation for Oregon Hill  
**Date:** Wednesday, October 30, 2019 9:49:20 AM

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To whom it may concern,

Change Oregon Hill's future land use designation to Medium Density Residential with a 35' height limit.

Listen to our neighborhood association!

We do not want 8-story buildings in our neighborhood, nor do we want to be subject to the Planning Commission's whims about what is 'appropriate'!

Please enter this into 'the official comments'.

Sincerely,

Scott Burger  
612 S. Laurel Street  
Richmond, VA 23220

804 714 5444

October 7, 2019

Mr. Mark Olinger, Director  
Department of Planning and Development Review  
City of Richmond  
900 E. Broad St, Room 511  
Richmond, VA. 23219

Dear Mark:

I am writing in my capacity as President of the Shockoe Partnership regarding the “Richmond 300” planning effort underway in our city. The Shockoe Partnership is comprised of business owners, property owners, and major stakeholders in the Shockoe neighborhood.

Our organization has identified a couple of concerns regarding the “Activity Centers” shown on the draft planning maps, and it is our hope that the project management team for Richmond 300 can revise the assumptions included on these initial maps.

1. Definition of “Downtown”: The draft maps provided on the Richmond 300 website define boundaries of various neighborhoods, shown as “Activity Centers” in a series of circles. These circles vary in size, although it is unclear if the size of a circle suggests, in part, a characterization of a particular neighborhood’s value/economic potential or if the size of the circle is simply a reflection of the City’s understanding of the approximate boundaries of a particular neighborhood. In either case, we are confused by designations assigned to Shockoe on these maps. For nearly two decades, the City has produced documents, maps, plans, etc. including far more than the central business district and state offices as “Downtown”. In numerous City publications, including the 2004 “Downtown Plan”, the 2007 Master Plan Update”, the 2009 “Downtown Master Plan”, and others, “Downtown” was defined very differently. In each instance, “downtown” extended west to VCU’s Monroe Park Campus, east to Rocketts Landing/Henrico line, and south to include Manchester. The use of circles to define neighborhoods that emerged into the areas they have become seems to be an arbitrary and misleading way to differentiate neighborhoods. While our organization represents all of “Shockoe”, the draft Richmond 300 maps divide Shockoe into multiple separate neighborhoods, with areas west of 15<sup>th</sup> Street shown as part of “Downtown” and some of Shockoe included in the small “Shockoe Bottom” circle. The section of Shockoe that has become known as Tobacco Row, is shown as an entirely separate neighborhood for Richmond 300. A large section of Shockoe is omitted entirely from the three “Activity Centers” encompassing all or parts of Shockoe. The City is currently working on a “Small Area Plan” for Shockoe that also defines this neighborhood differently from the Richmond 300 maps. The Shockoe “Small Area Plan” study area extends far further east and north than the Richmond 300 map. By subdividing what Richmonders have known as “Downtown” for years into a series of distinct neighborhoods, we risk losing perspective on what is possible. Over the past 20 years, Shockoe has grown faster than any other part of Richmond, and our organization believes that this community is an important part of downtown – and should be reflected as such.
2. Activity Centers: The circles shown on the Richmond 300 maps are defined as “Activity Centers”, with varying levels of regional significance, indicated by the pattern of the circled boundary. Downtown stands alone as the major hub, with a handful of “Regional Centers” as the second most significant node, followed by

October 7, 2019 - continued

**The Shockoe Partnership, Inc.**  
1553 East Main Street  
Richmond, Virginia 23219

“Neighborhood Centers” third, and “Micro Centers” as the least significant. By choosing to break Shockoe into multiple pieces as the maps have shown, it diminishes this neighborhood’s inherent unity and place in this planning effort. While the western areas of Shockoe, traditionally known as “Shockoe Slip”, is included in the “Downtown” Activity Center, the very small circle defining Shockoe Bottom is shown as a far less significant “Neighborhood Center”, and the even smaller circle defining Tobacco Row is assigned “Micro Center”. While Shockoe has been driving much of the City’s residential growth over the past 20 years, these draft maps divide it into multiple pieces, with “Shockoe Bottom” being assigned the same regional importance as areas defined in other circles that have demonstrated far less potential for the City. “Shockoe Bottom shares the “Neighborhood Center” designation with places like the intersection of 25<sup>th</sup> & Jefferson, the intersection of Semmes & Cowardin, Swansboro, and Six Points. Manchester, an improving neighborhood but one that has never demonstrated the economic potential of Shockoe, is shown inside a much larger, “Regional Center” circle. Simply put, our neighborhoods are poorly defined when we force them within a circle.

Our City has enjoyed tremendous growth over the past 20 years, and Shockoe has played an outsized role in that success. It was the City’s acknowledgement of Shockoe’s momentum that led to Shockoe having been included as part of “Downtown” in multiple City studies over that period of time. Given the City’s focus on developing a Shockoe cultural tourism destination, this neighborhood’s enormous progress, and the precedent of City’s own existing planning documents, The Shockoe Partnership believes that all of Shockoe should be included in the “Downtown” Activity Center.

The Shockoe Partnership looks forward to the scheduled presentation from the Richmond 300 team at our October 21 meeting, and we hope the City’s planners will be able to adequately address our concerns at that time.

Sincerely,

Brian White  
President, The Shockoe Partnership Inc.

CC: The Honorable Cynthia Newbille, City Council 7<sup>th</sup> District  
The Honorable Ellen Robertson, City Council 6<sup>th</sup> District  
William Palmquist, Planning & Development Review  
Brian Mercer, Planning and Development Review  
Jonathan Brown, Planning & Development Review  
Joshua Son, Planning & Development Review  
Anne Darby, Planning & Development Review  
Maritza Pechin, AECOM Consultant

## Pechin, Maritza - PDR

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**From:** Bill Hamill [bill.hamill@gmail.com]  
**Sent:** Saturday, November 09, 2019 3:06 PM  
**To:** Richmond300  
**Cc:** Olinger, Mark A. - PDR; Pechin, Maritza - PDR; Pitts, Marianne G. - PDR; Palmquist, William D. - PDR; Philip Hart; Andy Anderson; Joe Andrews; Windsor Betts; Rob Brumley; George Calvert; Stuart Carter; Mr. Barrett Earl Clark; Mr. Jim Couch; Cyane Crump; Meredith Green; Marty Parrish; Carolyn Paulette; Betty Wright; Ms. Jeannie A. Welliver; Judith Carpenter  
**Subject:** Survey Results & Comments from the Westhampton Citizens Association  
**Attachments:** Westhampton Citizens Assoc. - Results of 2019 Survey on Richmond 300.pdf; Westhampton Citizens Assoc. - Comments on Richmond 300 - October 2019.pdf

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To: Richmond 300

The Westhampton Citizens Association is submitting the results of a survey of its members to provide input to Richmond 300.

We are doing so in our capacity as the largest civic association in the west end of Richmond. WCA members reside in the area extending from the downtown expressway on the east, the Richmond city limits on the west, the James River on the south and Patterson Avenue on the north.

Our survey was carefully conducted using Survey Monkey and responses were submitted from October 16th through October 30th.

We received 230 responses and the charts attached to this email show the results. As part of the survey, respondents were able to submit comments and attached to this email is the entire text of each and all of the comments.

For your convenience, the following is a summary of the survey results:

### **Mix of Housing**

Respondents overwhelmingly prefer that we retain our predominantly single-family neighborhoods. This is reflected in over 78% stating that single-family houses should comprise all of the housing in their neighborhoods. Similarly, over 80% said duplexes should not be allowed in their neighborhoods and over 90% said triplexes should not be allowed.

These preferences were backed up by comments on problems that would arise from increasing the housing density across our area. The most frequently cited concerns were: (a) the resulting burden on infrastructure that's already straining with inadequate parking spaces, traffic congestion and pedestrian safety concerns; (b) less commitment to the area by renters compared to long-term home owners; and (c) decreases in property values due to overcrowding and diminished quality of life.

Also notable was the fact that most of those respondents who are open to multi-family housing said that only a few should be in the housing mix, and no one favored having more than just some duplexes and triplexes.

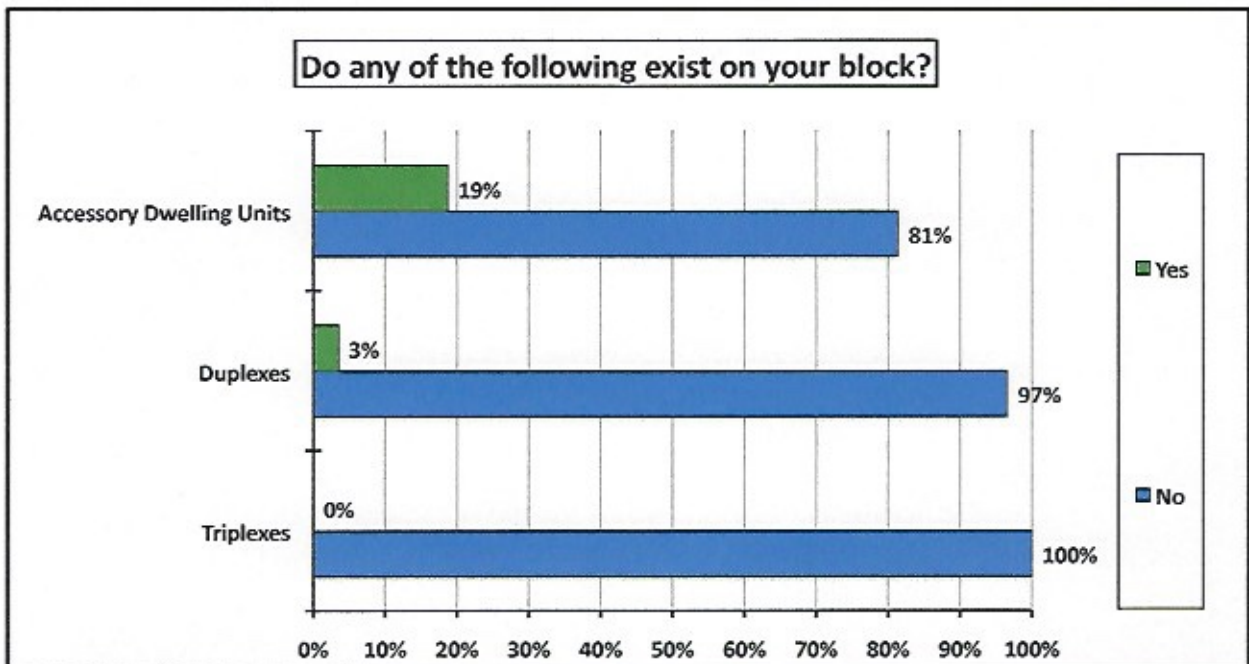
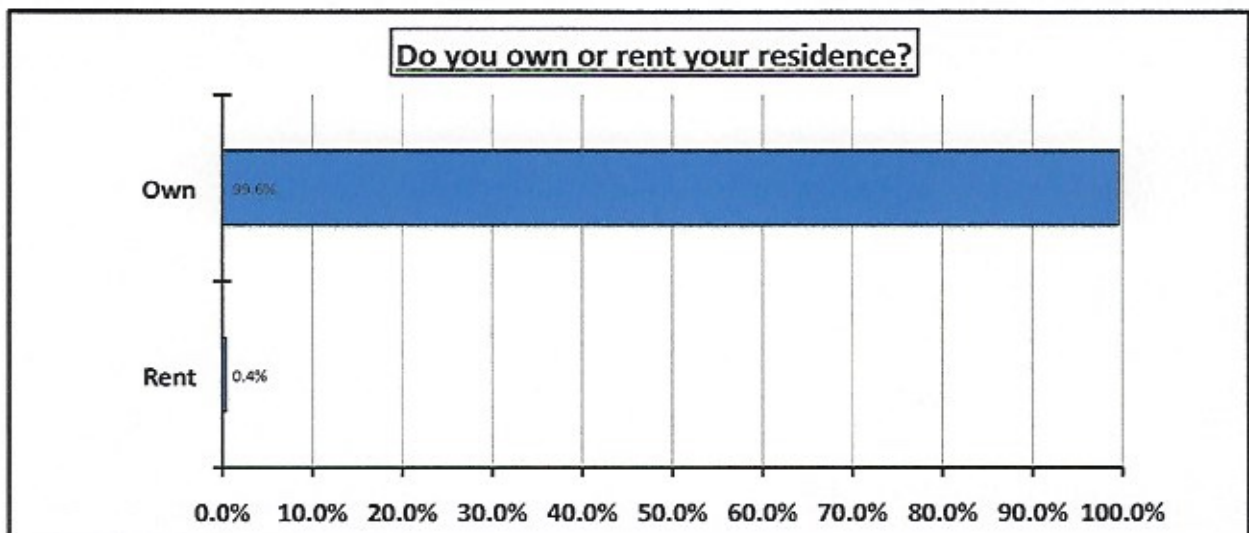
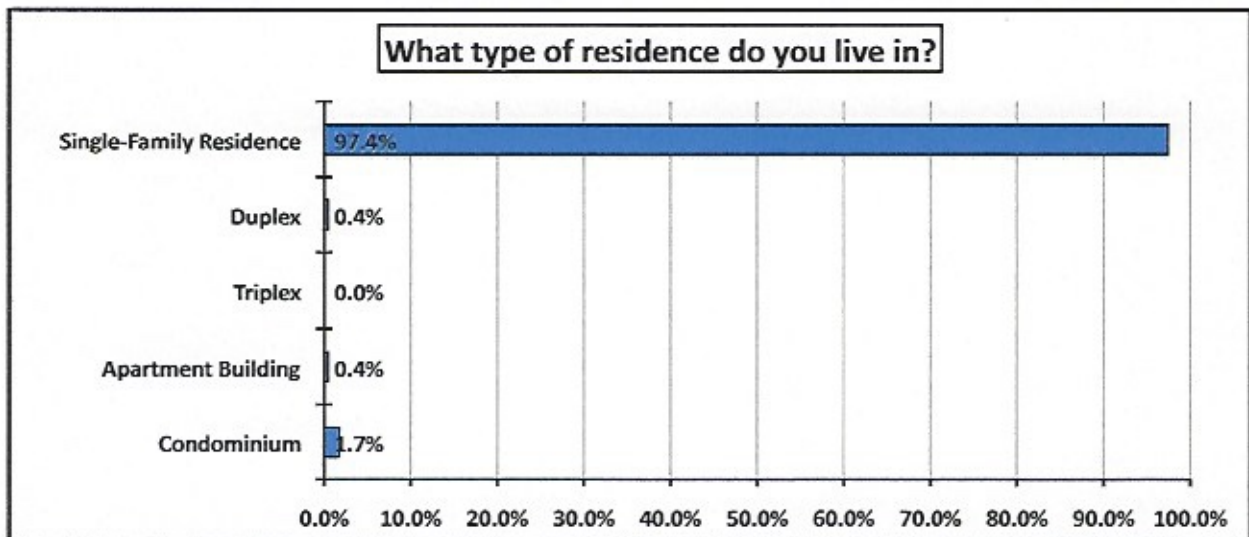
Preferences were expressed for allowing condominiums versus rental units. In addition, there were several comments on the importance of having some form of application and approval process (such as Special Use Permits) to ensure an appropriate scale and compatibility with the nearby area. Likewise, the City's allowing unconstrained building of multi-family housing is viewed as unwise and inappropriate.

### **Accessory Dwelling Units**

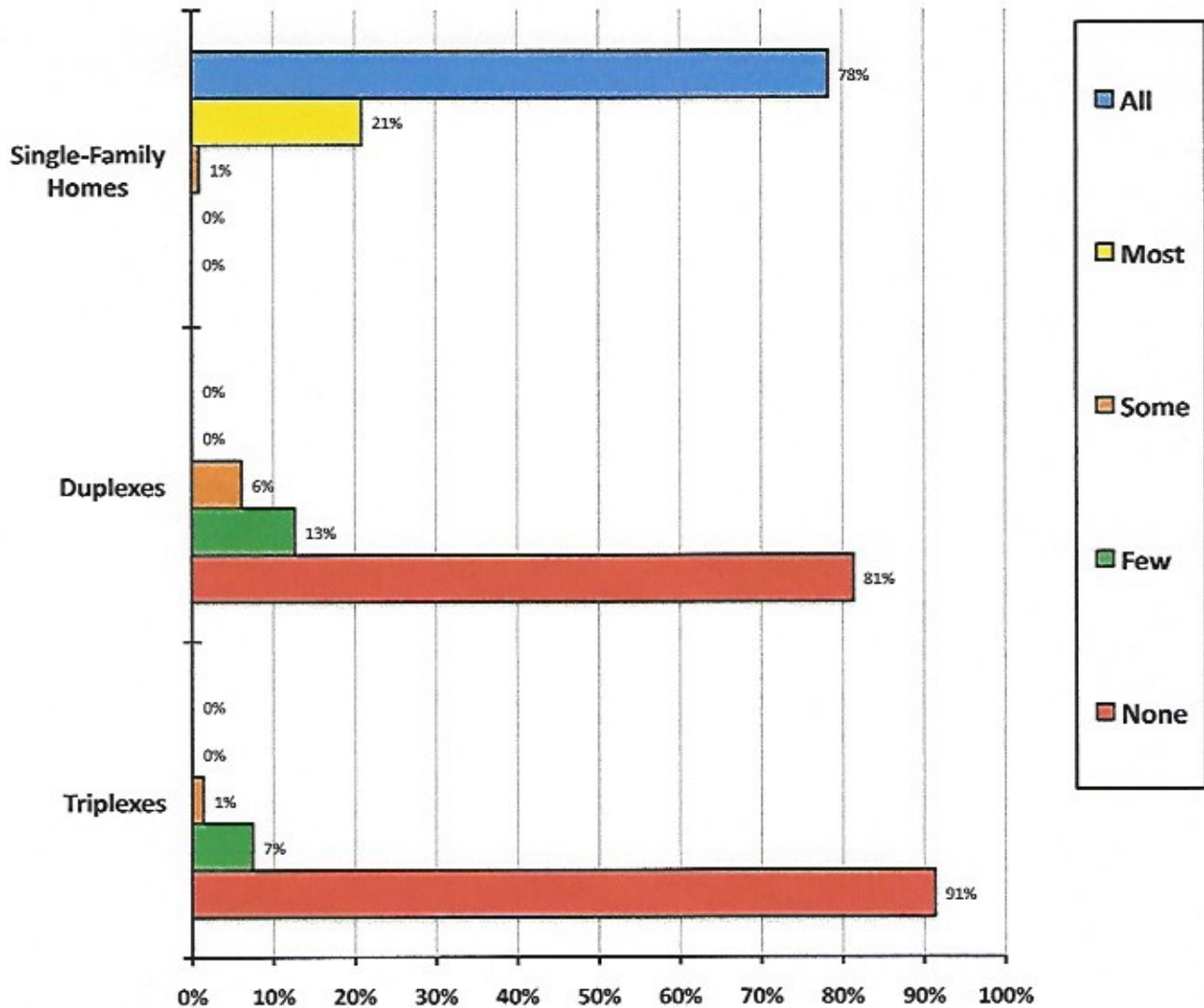
As to ADUs, 65% said they shouldn't be allowed in all residential neighborhoods, while 35% said they should be allowed. Some respondents in favor of allowing ADUs had conditions outlined in their comments. For instance, importance was placed on having restrictions on the building of such units, including an application and approval process. Comments also frequently emphasized restricting the use of such units. For example, restricting ADUs to use only by family members was mentioned in several comments. Similarly, comments expressed concern about ADUs being used as rental units and, in particular, there was strong opposition expressed to short-term Airbnb type rentals.

If there are any questions on our survey results or the comments we are submitting, please don't hesitate to contact us.

WCA Board of Directors

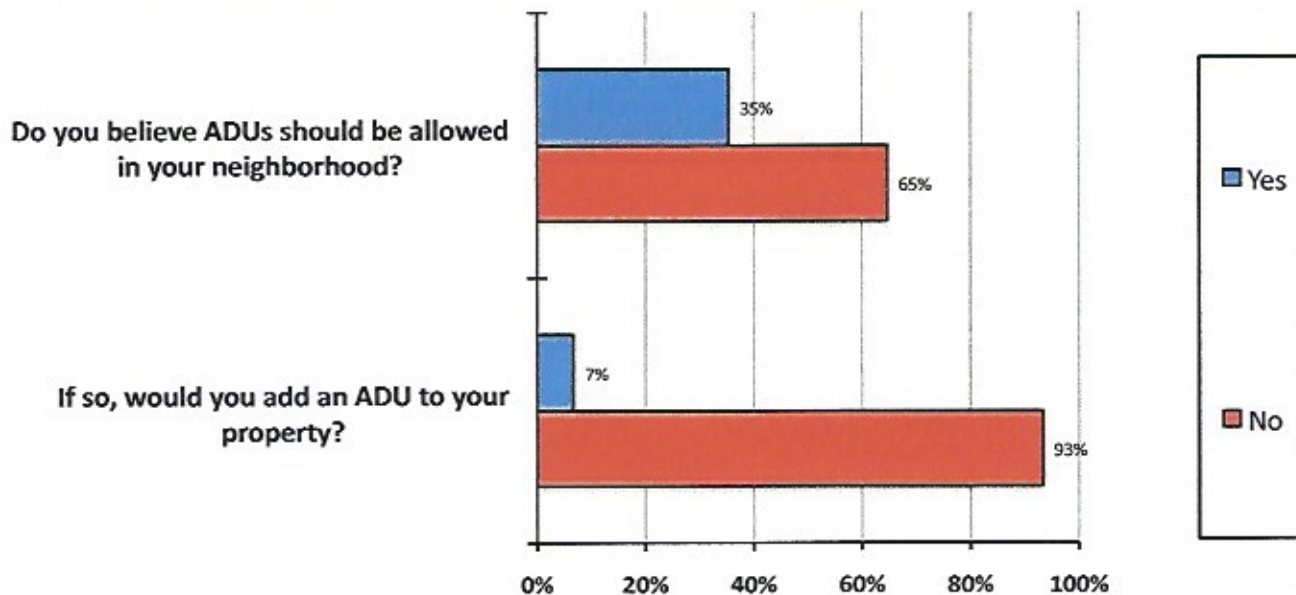


### What should be the mix of housing in your neighborhood?

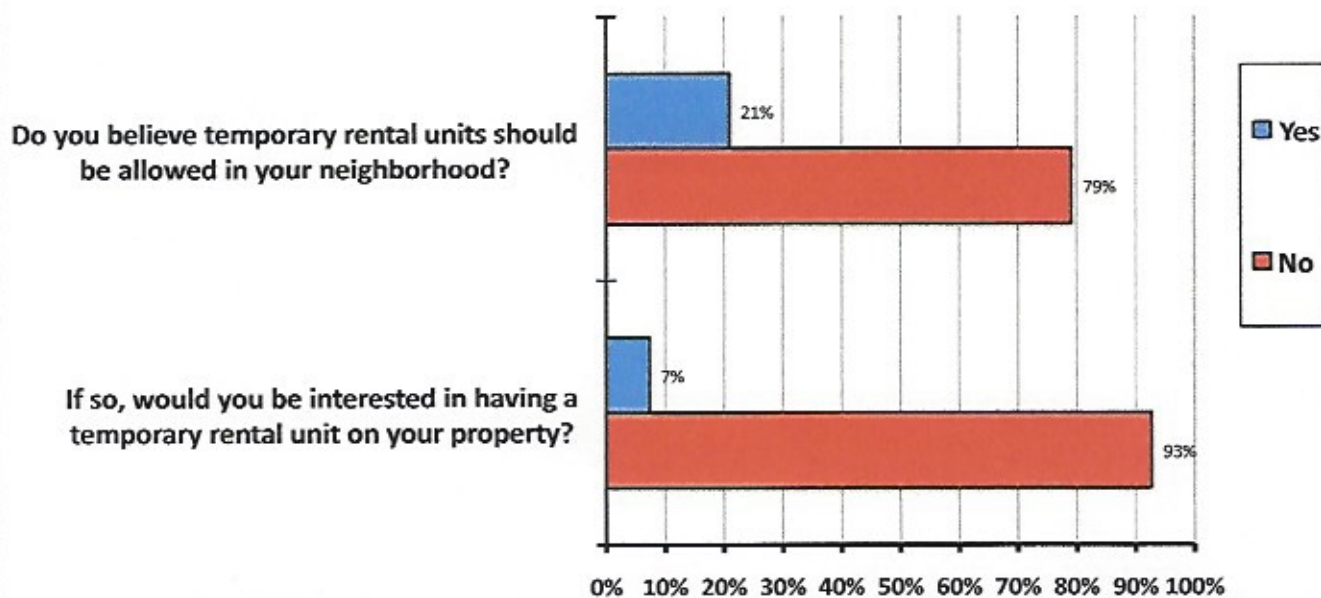




**The current draft of the master plan allows accessory dwelling units (such as garage apartments) in all residential neighborhoods.**



**The City has proposed rules that would permit and regulate temporary rental units (such as Airbnb rental units) in the City.**



**Westhampton Citizens Association – Comments on Richmond 300**  
**October 2019**

<b><u>Number</u></b>	<b><u>Comment</u></b>
A-1	"Temporary rental" should be only for rent/backers or interim terms in selling a home. NO AIRBNBs or RENTAL UNITS!!!!
A-2	All should be single family.
A-3	If people want to move to Richmond there is a reason. If they want a denser metropolitan community, there are plenty of larger cities to chose from. If they want Richmond, consider the factors that are drawing them. Not everyone can live near the city center and we shouldn't feel compelled to ruin our neighborhoods trying to supply housing. Henrico, Hanover, and Chesterfield offer nice alternatives. Renters don't pay taxes, home owners do.
A-4	Leave it alone
A-5	Over crowding will destroy the reason Richmond is a popular destination town. It has beautiful architecture, charm and a dining vibrancy. Ruining the first two will result in decline, flight and ultimately a lowered tax base. Those who do not remember the past are doomed to repeat it.
A-6	R-1 should stay R-1. Neighborhoods that are currently single family should not increase density with multi family units
A-22	Single-family residences are consisent with the neighborhood. The residents are long-term home owners who have a commitment to the immediate neighborhood and broader community. Nearby apartment complexes offer alternative housing options. Therefore a mix of housing options already exists in this area.
A-23	Single-family neighborhoods should definitely continue to be one of the housing choices in Richmond, and they should be retained in Richmond 300 and in future zoning laws. Don't undermine single-family neighborhoods by allowing duplexes and triplexes in broad areas currently composed of single-family neighborhoods with few, if any, duplexes and triplexes in the housing mix of these neighborhoods.
A-30	I prefer this neighborhood remain as is, with single-family homes.
A-31	Keep it single family!!!
A-32	Multi-family condominiums should be allowed.
A-33	My street should be zoned for single family residential. The apartment building on Tempsford Lane should be removed and the zoning changed

A-34	Possibly allow relatives, mother-in-law, adult children, or care givers, etc to live in accessory dwellings on single family lots.
A-35	single family only
A-36	The current single family structure should be retained. Otherwise the value of these Hines would significantly diminish and correspondingly so should the tax assessment. Something that the city should consider.
A-51	As is. . . .
A-52	I only want single house dwellings. I am totally against any other type.
A-53	Keep it single family..we especially dislike the Air BNB concept. It is an absolutely sure fire way to ruin a neighborhood and bring down property values.
A-54	only single family homes
A-55	Only single family homes. Leave it like it is.
A-56	The government should not regulate Airbnb
B-1	Current duplex properties should be grandfathered w/ NO new ones allowed.
B-2	Do not like that the city is tricking us.
B-3	Ideally, owner occupied single family homes would be the norm in Glenburnie
B-4	Multi-housing units should not be allowed "as a matter of right," without some evaluation whether the proposed use is compatible with the neighborhood. The zoning ordinance should retain some sort of "application and approval" requirement, to ensure compatibility, even in our "medium density" neighborhoods, before a multi-unit residence may be established.
B-5	Owners only or short term rental (infrequent)
B-6	Single housing only. — we are already overrun with traffic, schools except to
B-7	We should try to preserve the character of our neighborhoods by limiting more development. Don't NOVA my RVA.
B-19	Family friendly neighborhood and would like it to remain that way!
B-20	I believe ADU's should be allowed via special permit. They shouldn't just be allowed willy-nilly with zero regulation or regard for permitting, adequate property space, etc. I cannot more strongly state how opposed we are to temporary rental units in our neighborhood. Homeowners may buy a property for the sole purpose of renting it out; how will they add to the community and character

	and tradition of our neighborhood by doing so? How do we continue to ensure the safety of our families with short-term renters who will have no obligations to the neighborhood (such as dues, neighborhood relationships, home/lawn maintenance, etc.)? We chose this neighborhood because of its reputation, because of its walkability, because of its safety, because the homes are built well. We believe all of that is at stake with multi-dwelling units and short-term rental units.
B-21	The City's apparent goal of increasing density is inappropriate in Tuckahoe Terrace. It fits and is welcome in places like Scott's Addition. The thought that proposed allowable housing in this area would include duplexes, triplexes, Airbnb, and buildings 2 to 10 stories high is chilling and completely out of character for our neighborhood. Developers already stand ready to plaster apartments and/or condos in any open space in the vicinity of Libbie and Grove and along Libbie between Grove and Patterson. This type of development would negatively impact property values and the quality of life in the area.
B-24	Our neighborhood has a record of attractive, complementary, well maintained, and safe single-family homes. They have significantly increased in value over time. With recent development, there is virtually no more space for further development. The city enjoys a large tax base that will continue to grow if we do not change the type structures allowed in our neighborhood.
B-25	Want neighborhoods to remain neighborhood. Some duplexes in business area might be okay along with condos for village feel.
B-34	Do not like the trend of razing houses and replacing with multiple houses/garages on what used to be single-home lots. The increased density puts too much stress on infrastructure
B-35	None
B-36	Single family only in this neighborhood to protect the green spaces on most lots and maintain low density. Higher density is appropriate in other neighborhoods, but not on this stretch of Libbie Ave
B-43	As to Accessory Dwelling units, they should be limited in number to each neighborhood and should have adequate parking, public utilities, etc. to support the unit. CUPs or zoning ordinance language to control.
B-44	No multi apt buildings. The area is very dense currently
B-45	Parking is already at a premium on our street because we are close to businesses. We don't need multiple housing units squeezed on our single family lots and that's why we bought a single house to begin with.
B-48	Following recent approved developments on Grove Ave., Libbie Ave., and newly undertaken development at the Westhampton School, traffic is horrendous in our residential neighborhood. Parking is becoming a problem. We cannot accommodate, nor do property owners desire, more density which leads to traffic and parking problems.

B-49	None that increases traffic
B-50	The infrastructure can not support further increase in cars and traffic. The infrastructure is already insufficient for the present demands
B-51	There needs to be some affordable housing in all parts of the city, including District 1.
B-57	Emphasis on single family, strictly regulated duplex and/or triplex.
B-58	No combo commercial down, housing up units.
B-59	Traffic is a serious problem in our neighborhood. Pushing increased density by allowing duplexes, triplexes, and accessory dwelling units will worsen the traffic problem in our neighborhood. This area is not designed to accommodate a higher level of density. It would be a bad fit for our neighborhood in terms of traffic and parking. Also the resulting loss of green space and tree canopy would be very detrimental to the neighborhood.
C-1	Allow grandfathered separate rental units only
C-2	Duplexes and higher density are not bad if done right. Having one shared driveway and one shared garage is a whole lot different than doubling or tripling the cuts in the roads and sidewalks.
C-3	Guest house
C-4	Housing units should allow for adequate off street parking
C-5	I do not mind a garage apartment if it is only for a Family member.
C-6	I think it depends entirely on how we define neighborhood. While I may not want a triplex on the same street with \$2M houses, I don't have a problem with a limited number on other streets with smaller houses. The same problem occurs when we talk about temporary rental units. I'm not sure how I feel about that. I'm inclined to think that I'm not interested in that. But I'll remain open on the idea for now.
C-7	I think it should mostly be single family houses with a low percentage of accessory units. In other words, I think doubling the number of residences, if every house had one, would have a negative impact on already difficult parking in our neighborhood.
C-8	It's a great neighborhood. Leave it as it is.
C-9	NA
C-10	The entire Libbie Grove- Westhampton area is becoming over saturated with new and enlarged homes, apartments and retail, creating traffic and crowding issues. The area is quickly losing the very charm that has made it so desirable.

C-11	We are a quiet residential neighborhood and would like to remain a quiet residential neighborhood.
C-29	We bought our house for R1 space, privacy and there was no traffic to speak of and we were told by Planning and Community development that there was no plan to change anything- that in the last annexation of Henrico, there was an agreement to use Horsepen Rd. To connect Hilluard with the Huguenot Bridge. It should have been done at that time as Henrico developed College Hills and reneged on the agreement when the Robins Center went in at U of R and Council allocated the funding to connect the fifty feet between for improved access of Emergency vehicles in case of a major disaster. The county said that there is a 10' dead zone between jurisdictions and we could build it but they would put up bollards if we did. The Civic Assn. hired a traffic engineer and found a plausible connection but the U of R objected. It went all the way to the Governor's office and the decision was that it was " a multi jurisdictional dispute of a very sensitive issue and that nothing should be done" Ergo: today's problems for the Three Chopt neighborhood from Patterson to Cary Street Rd.
C-37	I am awareness there are plans to build units on Libbie. Currently the traffic and parking are terrible in that area. I do think it is wise to build additional multi family units in the Libbie Grove area
C-38	I have no problem with garage apartments IF handled responsibly and few in number (Can my neighborhood even accommodate such?). Generally speaking, renters - including Airbnb's - are not as conscientious about basic home maintenance and safety as owners. Watch out for school children going to and fro. Also, the obvious: a given space can only handle but so many. Watch out for senseless cramming, traffic headaches, loss of green space, diminished safety.
C-39	I think a place a relative or guest could live could be allowed, not one for rental.
C-40	Most families in the St Chris area want to support the school and more high density would be more traffic and be a risk to student pedestrian activities. It is a miracle that no one has been hit or killed on our street which is already high traffic
C-41	Single family dwellings. Parking is bad enough right now.
C-42	Single family homes
C-43	St. Christopher's Road runs between Three Chopt and Patterson and is home for St. Christopher's School for Boys. Traffic is heavy especially in the a.m. when the three schools elementary, middle, and high start and in the p.m. when said schools end. Then, you have sporting events, after-school study time, special events, and sponsored events serving other state schools, etc., etc. generating additional traffic and on-road parking congestion. Normal use of this road yields high traffic and don't forget its use as a cut-through, too. A few years ago, the church at the corner of St. Christopher's and Three Chopt was sold to St. Catherine's School for academic endeavors. Given the brevity and complexity of St. Christopher's Road, its design predicated the continuation of a single-family housing area, with only one house on the current site.

C-44	The fabric of a neighborhood is paramount. We in the West End have been fortunate over the years to enjoy a rather peaceful environment with similar thinking neighbors and with right mix of small businesses to meet many of our needs. This fabric has been altered recently with the infusion of large complexes and with much more traffic, both human and vehicular. The area does not need, or I feel want, any more disruption to one condition that is unique to this section of the city - single family dwellings.
C-45	The status quo, of case by case approval through the SUP process allows for special cases and requests and prevents wholesale or large scale change.
C-46	we do not need or want apartment buildings in the low density/medium density areas of the west end. If builder trying to build one, should go through the special permit process- so there is the option for objections on a case by case basis- and traffic and utility issues should also always be part of the process
D-1	honest feedback--I think questions 6 and 7 are misleading as yes/no answers. People don't have enough information. Too bad you didn't add yes under certain conditions. This seems like it is being set up to shoot down accessory dwellings and airbnb by only offering a yes/no answer. To be a competitive city, we have to find a way for 21st century businesses to lifestyle changes to work. Someone in my neighborhood has had their house on airbnb before and it worked out fine. One or two neighbors talked negatively about it, but most didn't even notice it or know about it. These changes can be polarizing and we need to get beyond that and find common ground and win win alternatives. This feels like one of those "leading the answer" political surveys. I hope we can find a more meaningful way to advance new ideas and have informed discussions about a variety of scenarios and options that would work for our areas. The city may need to develop a couple versions of these new rules to fit the different types of neighborhoods versus a one shoe fits all. FYI--the reason I said no to accessory building, isn't because I don't think they should be allowed, but do we have lot sized or yard space that is big enough to accommodate one? Many lots are maxed out. Many lots don't have driveways and off street parking. Do we have enough parking to accommodate more cars?? There is a resident about commercial on Grove and possibly a duplex or family suite in the neighborhood but I am not sure so I had to answer no, instead of maybe. Thanks for listening.
D-2	Only single family dwellings; do not want tear downs followed by duplexes etc not opposed to AirBNB if the majority on a block want to allow it
D-13	Only Single- Family homes
D-14	The existing infrastructure of roads and general amenities in our area does not support additional density, as is found in the Fan area. Allowing additional density would devalue property values in our neighborhood and have a materially adverse effect on the ability to consider the area a "neighborhood" where one can actually know all of the neighbors on the block.
D-15	There are single family houses nearby that are rental properties and I am fine with that. There are apartments and some condos within a few blocks on Grove. But applications for similar new

	construction needs to be carefully monitored.
D-16	This is a friendly neighborhood where young and old live. The neighborhood is congested enough. Neighbors walk, bike, walk dogs ,stroll their babies, teach their children to ride a bike, power walk. No extra traffic with extra people please!
D-25	A mix of housing types is fine, as long as they are attractive and safe. (I know we're not supposed to legislate On the basis of visual appeal, but I must admit that it makes places feel more comfortable. It doesn't have to be expensive or in one particular style, as long as it is neat and the design isn't offensive.).
D-26	Fix roads
D-27	No rental property
D-28	please keep this neighborhood residential, not transient. I think it is fine to have a relative/child to live in a garage apartment, but not a rental situation open to public. Our neighborhood was not made for in and out rentals. Please keep the character of the neighborhood. Completely disagree with the biples/triples/airb&b, rental option. Tired of everything changing in the area so the city can get more tax dollars. And our streets are deplorable, severe potholes. And there was a surplus that went to bonus's for city administrators. Doesn't make sense to all of us.