

## Saunders, Richard L. - PDR

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**From:** Jack Berry <jberry@visitrichmondva.com>  
**Sent:** Tuesday, January 25, 2022 3:36 PM  
**To:** PDR Land Use Admin; markbaker@bakerdevelopmentresources.com; will@bakerdevelopmentresources.com; david@cityandguildsbuilders.com  
**Cc:** CityWebManager; Michael Meyers  
**Subject:** RE: Ord. No. 2021-359 SUP for 200-214 East Leigh St. Phone:8045399004

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All,

Today Michael Meyers, general manager of the Greater Richmond Convention Center and I met with Mark Baker and David Gammino. While we have a general concern regarding the availability of parking around the convention center, we understand that this project exceeds the required number of parking spaces, therefore we are in support of this development which we believe will help improve the downtown area. We also do not oppose the height of the building being proposed for the property.

Parking continues to be a concern for us in this area of the city and we hope that parking restrictions in other projects will not be relaxed down the road.

You can call me to discuss this, but just to repeat, we are in support of this project.

Jack

John F. Berry, Jr. (Jack)  
President & CEO  
Richmond Region Tourism  
401 N. 3<sup>rd</sup> Street  
Richmond, VA 23219  
804-783-7400  
[Jberry@visitrichmondva.com](mailto:Jberry@visitrichmondva.com)

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**From:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Sent:** Tuesday, January 18, 2022 3:21 PM  
**To:** markbaker@bakerdevelopmentresources.com; PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Jack Berry <jberry@visitrichmondva.com>; will@bakerdevelopmentresources.com; david@cityandguildsbuilders.com  
**Cc:** CityWebManager <CityWebManager@Richmondgov.com>  
**Subject:** RE: Ord. No. 2021-359 SUP for 200-214 East Leigh St. Phone:8045399004

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I concur with Mark. The proposal DOES meet the underlying parking requirement of the B-2 District, which does not require 1 unit per acre when dwellings are located in the same building as non-dwelling use. The SUP is necessary to waive the height limit.

Richard L. Saunders III  
Planner, Land Use Administration Division  
Secretary to the City Planning Commission  
Dept. of Planning & Development Review  
City of Richmond, VA  
Phone: 804-646-5648  
Email: [Richard.Saunders@rva.gov](mailto:Richard.Saunders@rva.gov)

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**From:** [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com) [<mailto:markbaker@bakerdevelopmentresources.com>]

**Sent:** Tuesday, January 18, 2022 2:52 PM

**To:** PDR Land Use Admin <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>; 'Jack Berry' <[jberry@visitrichmondva.com](mailto:jberry@visitrichmondva.com)>; [will@bakerdevelopmentresources.com](mailto:will@bakerdevelopmentresources.com); [david@cityandguildsbuilders.com](mailto:david@cityandguildsbuilders.com)

**Cc:** CityWebManager <[CityWebManager@Richmondgov.com](mailto:CityWebManager@Richmondgov.com)>

**Subject:** RE: Ord. No. 2021-359 SUP for 200-214 East Leigh St. Phone:8045399004

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Jack,

I'm not sure you got the answer you needed from staff in your exchange – there still may be some confusion there.

To the extent that there is any parking relief contemplated here it is for the limited commercial use of the property. And I do think this is consistent with the notion of walkability in the area and the overall urban context. A future commercial use could, for instance, serve convention center attendees that have otherwise secured parking and are looking for a nearby walkable destination. The existing B-2 standards are decidedly suburban where commercial use is concerned – it is bad zoning here. Most mixed-use zoning classifications that might better serve the Richmond 300 recommendation would not have such a burdensome commercial parking requirement.

On the other side, the multi-family residential component would actually exceed the parking requirements of the underlying B-2 zoning classification. A minimum of 50 parking spaces are to be provided, whereas B-2 would require only 27 spaces for the dwellings. That likely exceeds the parking provided by much of the by right new development that is occurring nearby on similarly situated properties. And it likely also exceeds that which would be required in the future when the property is eventually rezoned to match the recommendations of the Richmond 300 plan. So there is parking stipulated in the ordinance and, where dwellings are concerned, it exceeds that required by the underlying B-2 district.

I would be willing to discuss this in further detail should you wish. As I mentioned, there is a parking stipulation in the ordinance. However, I would want to speak to you and explain it in more detail so I could better understand where that stacks up in terms of your concern.

If you are willing, I can make myself available to discuss at your convenience. I have copied my client as well. If you still take issue I won't fault you for that but I would like you to be able to take that position with a full understanding of the parking that is proposed.

Thanks,

Mark Baker



Mark Baker  
Baker Development Resources  
804-874-6275

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**From:** PDR Land Use Admin <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>  
**Sent:** Tuesday, January 18, 2022 12:37 PM  
**To:** Jack Berry <[jberry@visitrichmondva.com](mailto:jberry@visitrichmondva.com)>  
**Cc:** CityWebManager <[CityWebManager@Richmondgov.com](mailto:CityWebManager@Richmondgov.com)>; [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com)  
**Subject:** RE: Ord. No. 2021-359 SUP for 200-214 East Leigh St. Phone:8045399004

OK thank you for clarifying.

The item is being continued to the February 7<sup>th</sup> CPC meeting so that the JWA Board may vote on it. I've also copied the applicant.

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**From:** Jack Berry [<mailto:jberry@visitrichmondva.com>]  
**Sent:** Tuesday, January 18, 2022 11:34 AM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>  
**Cc:** CityWebManager <[CityWebManager@Richmondgov.com](mailto:CityWebManager@Richmondgov.com)>  
**Subject:** RE: Ord. No. 2021-359 SUP for 200-214 East Leigh St. Phone:8045399004

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Thank you for your response.

We are in support of this project, as long as there is a parking stipulation associated with the project.

We are opposed to this project because we disagree with your statement dismissing the need for parking. We are at the convention center seven days a week, and we are quite familiar with the needs for parking from the neighborhood.

Jack Berry

John F. Berry, Jr. (Jack)  
President & CEO  
Richmond Region Tourism  
401 N. 3<sup>rd</sup> Street  
Richmond, VA 23219  
804-783-7400  
[Jberry@visitrichmondva.com](mailto:Jberry@visitrichmondva.com)

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**From:** PDR Land Use Admin <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>  
**Sent:** Thursday, January 13, 2022 1:56 PM  
**To:** Jack Berry <[jberry@visitrichmondva.com](mailto:jberry@visitrichmondva.com)>

Cc: CityWebManager <[CityWebManager@Richmondgov.com](mailto:CityWebManager@Richmondgov.com)>

Subject: RE: Ord. No. 2021-359 SUP for 200-214 East Leigh St. Phone:8045399004

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Thank you Mr. Berry. Would you consider this a "letter of support" or a "letter of opposition?"

And so that you know staff's perspective, we feel that the area is highly walkable and within close proximity of public transportation. Someone could easily live there without having a personal vehicle.

Thank you,  
Rich

Richard L. Saunders III  
Planner, Land Use Administration Division  
Secretary to the City Planning Commission  
Dept. of Planning & Development Review  
City of Richmond, VA  
Phone: 804-646-5648  
Email: [Richard.Saunders@rva.gov](mailto:Richard.Saunders@rva.gov)

**From:** Jack Berry [<mailto:jberry@visitrichmondva.com>]  
**Sent:** Wednesday, January 12, 2022 12:54 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>  
**Cc:** CityWebManager <[CityWebManager@Richmondgov.com](mailto:CityWebManager@Richmondgov.com)>  
**Subject:** Ord. No. 2021-359 SUP for 200-214 East Leigh St. Phone:8045399004

From: Jack Berry

Email Address: [jberry@visitrichmondva.com](mailto:jberry@visitrichmondva.com)

Mail Address: 401 N. Third Street  
23219

Message:

To Whom It May Concern: I am in receipt of your letter from the Richmond City Planning Commission regarding their January 18th meeting to discuss Ordinance No.2021-359-Special Use Permit for 200-214 East Leigh Street. We are very excited about the investment and activity that will be associated with this project. However, we want to bring to your attention to ever growing demand for parking in our neighborhood. We are in full support of this project as long as there are accommodations which will ensure that there is enough parking within this footprint, and that there is no need for additional parking outside its boundaries. I would be happy to discuss this with you. Sincerely, Jack Berry John F. Berry, Jr. (Jack) President & CEO Richmond Region Tourism 401 N. 3rd Street Richmond, VA 23219 804-783-7400 [Jberry@visitrichmondva.com](mailto:Jberry@visitrichmondva.com)

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