

## **Ebinger, Matthew J. - PDR**

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**From:** Ralph Miller [rmiller@authxconsulting.com]  
**Sent:** Monday, April 18, 2016 6:41 AM  
**To:** Ebinger, Matthew J. - PDR; matthew.ebinger@richmongoc.org  
**Subject:** Support for Thalhimer Manchester Project

Hello Mr. Ebinger,

Regarding the Thalhimer application in front of the committee today, we are a small business owner in Manchester, and support approval of the request because of the attributes cited in the application.

This is exactly the type of project and developer Manchester needs to continue the vibrant revitalization that is occurring.

Thank You,

Ralph Miller  
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**CITY OF RICHMOND**

DEPARTMENT OF PLANNING  
& DEVELOPMENT REVIEW

LAND USE ADMINISTRATION

January 22, 2016

Drew Wiltshire  
Thalhimer Realty Partners  
11100 West Broad Street  
Glen Allen, VA 23060

Dear Mr. Wiltshire,

As indicated in our meeting on January 6, 2016, it is CBD Development LLC's intention to apply to rezone several properties generally bounded by 7<sup>th</sup> Street, 4<sup>th</sup> Street, Bainbridge Street and Hull Street from the existing B-7 Mixed-Use Business District to the B-5 Central Business District, in part to reduce the parking requirements associated with the future uses of the properties.

The Richmond Downtown Plan provides the following recommendations for these properties and the Manchester Industrial Area in general:

- The properties are designated this as part of the Urban Center Area, which is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. (p.3.25)
- Infill buildings that create a continuous street frontage and respect the character of the neighborhood with similar massing and architectural elements are recommended. (page 4.31)
- When and if industrial uses are abandoned, alternate uses should be considered for these properties. (page 4.32)
- As Industrial Manchester evolves...the traditional urban block is recaptured over time, the four-block industrial building that currently fronts the river should be redeveloped as four distinct blocks. McDonough, Perry and Porter Streets, as well 5th Street, should be reopened to allow access to the riverfront. Existing buildings should be re-used and preserved where possible, and new construction should respect the scale and character of the historic warehouses in the district. (page 4.40)

The proposal to rezone the properties to the B-5 Central Business District is consistent with the recommendations in the City's Downtown Plan, the surrounding zoning and the changing character of the neighborhood. Should CDB Development LLC apply to rezone the properties, staff would be in a position to recommend approval of the proposed rezoning given the recommendations of the Downtown Plan. Please do not hesitate to contact me at (804) 646-6309 with any questions you have regarding the rezoning process.

Sincerely,

A handwritten signature in black ink, appearing to read "Lory Markham", is written over a light gray rectangular background.

Lory Markham  
Principal Planner