

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Broad Street Rezoning Issues
Date: Wednesday, September 23, 2020 8:49:16 AM
Attachments: [ATT00001.png](#)

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From: Chris Grandpre [mailto:CGrandpre@OutdoorLivingBrands.com]

Sent: Tuesday, September 22, 2020 5:31 PM

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Subject: Broad Street Rezoning Issues

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Richmond City Officials,

As a new resident of Richmond, having moved from Short Pump to 2004 W. Grace Street after renovating an historic home, we support the continued development of Broad Street. My wife and I see the potential the long-term benefit to the area of projects such as the Whole Foods project (and the associated retail around it) and the commercial development of the Sauer properties.

However, we are extremely disappointed with the Planning Commission's change to the Pulse corridor zoning. In 2017, City Council approved the Pulse Corridor Plan, which calls for new zoning height limits of up to 12 stories on the North side of Broad Street. The Planning Commission change proposes rezoning regulation with no height limitations and 20+ story buildings would be allowed. We urge City Council to enforce its own decisions and reject the non-complying proposal.

As we understand it, neighborhoods adjacent to the Broad Street corridor unanimously support

properly scaled and distributed density and commercial development. We agree with the view that the City will be best served by mid-rise construction that welcomes new residents and new business across Richmond. There is no common sense case for the concentration of downtown high rise zoning districts amidst and directly adjacent three-story tall, historic residential neighborhoods.

Also, while development projects will help to drive increased tax revenue over time, do our neighborhoods, outside of the City's central business district, have the infrastructure, such as sewer, water, parking, transit, etc., to support tall office buildings? Are emergency services prepared for this new kind of development? At a time that budgets are tight and police are struggling to handle periodic unrest and increased crime in the City, will more police be hired for higher density? Firefighters alone will need new training and equipment for buildings of that height. We are not aware if these issues were explored or answered at any level by the Planning Commission.

We appreciate your consideration of these views as you consider these important zoning issues.

Best Regards,

Chris Grandpre
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