

VIA: [PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)  
[Richard.Saunders@rva.gov](mailto:Richard.Saunders@rva.gov)

February 7, 2022

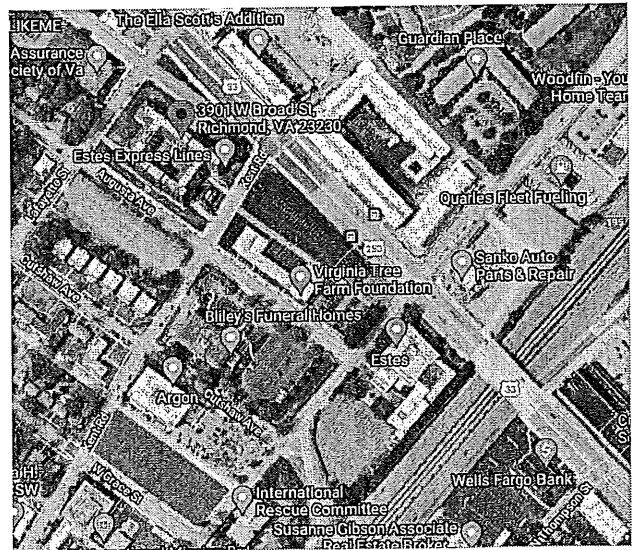
City of Richmond  
Rich Saunders,  
Secretary to the Planning Commission  
City Hall, Suite 200  
900 East Broad Street,  
Richmond, VA 23219

**RE: Notice of Public Hearing, Monday February 7, Rezone certain properties along West Broad Street from I-195 to the City/County Line**

Dear Planning Commission,

We have received notice and signs have been posted indicating the properties owned by Estes Express Lines may be rezoned to accommodate the Richmond 300 plan. We have attempted to reach your office, left messages and now, by this letter are asking for further information regarding your plans as they may specifically pertain to the addresses below:

3901 West Broad Street (Fitzhugh)  
3817 West Broad Street  
3901 Augusta Avenue  
3801 Augusta Avenue  
3820 Augusta Avenue  
3812(3810) Augusta Avenue  
3800 Augusta Avenue  
1504 N. Hamilton Street  
1501A N. Hamilton Street



While office building use is still part of the rezoning, restrictions to street access and limits to on and off street parking set forth by the Richmond 300 plan seem to bring into question the reality and practicality of such use.

**ESTES**

Ninety years ago, the Estes Family established its transportation business, Estes Express Lines in the State of Virginia, and we are happy to be one the City of Richmond's largest employers. While Estes has been headquartered in the City of Richmond for 50 plus years, our current corporate headquarters was established in the Scott's Addition area of the city 23 years ago. We are very thankful that we continue to grow alongside the City of Richmond.

**Our corporate headquarters campus is located in the proposed rezoning area stated above and we request to go on record with our objections to any plan which may, in any way, limit the access to and/or use of any of our properties.**

The Richmond 300 plan talks specifically about redevelopment of "vacant and under-utilized land" for mixed use and Pulse Corridor improvements. This includes requiring new parking lot screening, limiting ingress and egress on particular streets, and limiting on-street and lot parking surrounding the buildings on "Priority Streets" and "Street Oriented Commercial Streets". Estes Express Lines objects to any limitations with regard to our corporate campus and we can assure you that our buildings and the necessary parking lots and streets that surround them are neither vacant nor under-utilized, and are in fact required to accommodate our staff and our visitors on a daily basis.

If our campus is further limited by restricted access to its buildings and reduced street or lot parking, and we were faced with leaving the City of Richmond as a result, we would be taking all the benefits of having a large well established and stable employer with us, including the salaries, the in-city spending, and the tax dollars that helps Richmond thrive. **We ask that you vote against any proposals which may further restrict the access to and the use of our buildings, the streets surrounding them and all of our necessary parking lots supporting our parking needs for our buildings.**

Please follow up with via phone with us or in writing to help us better understand any proposed impacts to our significant real estate and employment investments in the City of Richmond. We cannot understand why no one has reached out to discuss the plans with a large stake holder in the proposed change. Perhaps we will not be impacted, but are unfamiliar with all the issues in question.

We thank you for your consideration.

Respectfully,



Angela Maidment  
VP- Corporate Real Estate