

November 29, 2021

To the City of Richmond,

I and my fellow board members represent Monument Avenue Park, a neighborhood of more than 300 homes in the city's northwest corner. We're excited to hear about the new attention being put on this gateway to Richmond and, in particular, the update to TOD1 zoning. We've heard two presentations from members of the city planning department and appreciate their communication.

We would like to advocate for two important and feasible features in the final plan:

1. We urge you to **keep both sides of Radford between Chantilly and Westmoreland zoned residential**. Some maps show the north side of Radford, between Westmoreland and Chantilly, with TOD1 zoning. This would be the only area where TOD1 zoning fronts up against single home residential zoning, which would depart from the sense of transition between commercial and residential very intentionally built into this plan.
2. Improvements to the infrastructure and safety in Monument Avenue Park are necessary to support increased density along Broad Street. There has also long been hope that, because this area serves as a transition between residential and commercial, the city will implement **traffic-calming measures like painted lines at stop signs**. Curb and gutter as well as sidewalk infrastructure, which had been promised well before the Pulse was completed, is incomplete in the neighborhoods adjacent to this TOD1 zoning, raising the question of how transit riders go the last mile or shoppers access new stores. Safe crossings of Broad Street closer to the Pulse stops are also dangerously missing now and should be implemented as the area is re-evaluated. We hope the city will prioritize improvements to the adjacent neighborhoods alongside the changes in zoning affecting the Broad Street and Staples Mill corridors.

Thank you for your work on behalf of the City of Richmond. We would be happy to further discuss any issues this letter raises and appreciate you taking the time to consider our input.

Sincerely,

Zac Walker
President, Monument Avenue Park Civic Association
map-rva.org