

4/24/2020

Re: Pulse Corridor Rezoning Support

As a Carver homeowner and avid Pulse bus rider, I fully support the effort to rezone portions south of West Marshall Street between Goshen and Lombardy from M1 to B4. The city's plan to foster dense development around rapid transit stations on Broad Street will help the population and tax base grow by giving current and future residents a work commute option that better protects the environment than everyone needing to drive everywhere. Sure, there will be new residents in the Pulse corridor who still need to use their car everyday for work because their employer is not located off the Broad Street Pulse line, but think about the wealth of talent in and around VCU that can now have an environmentally friendly commute on the bus to and from their residence to downtown and the rest of the city. Broader access to mass transportation helps equalize opportunities for everyone. Dense urban development along rapid transit is smart, forward thinking, and will help the city realize its full potential of population growth without overwhelming our highways and surface streets. Let's not allow Richmond to turn into a traffic-clogged Austin or Nashville by making these transportation centric zoning decisions too late.

In addition, I support the B4 zoning ordinance's rules that govern outdoor patios for bars and restaurants, specifically the section that explicitly bans restaurant music that is audible off premise. This clear terminology gives residents protection against destructive restaurant noise pollution that disrupts sleep and harms mental health. Residents should never have to lose sleep over loud outdoor music that comes from a bar or restaurant. Nor should residents constantly have to battle business owners to turn down their music so they can get a night's sleep. The current M1 ordinance does not sufficiently protect residents against restaurant noise pollution and considering a majority of the primary use of buildings in the current south of West Marshall area is residential, the regulations in B4 are reassuring and give peace of mind that restaurant owners can't take advantage of current M1 zoning and just do whatever they want without regard to resident's health.

I am excited about the potential for development along the Pulse Corridor and look forward to seeing Richmond grow in a way that protects the environment and health of residents.

Regards,

Michael Casey
Homeowner of 312 Goshen Street in Carver