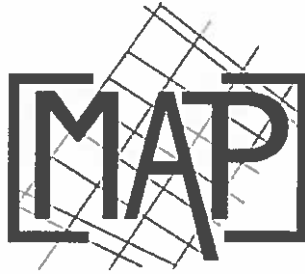


-provided at 5/15 CPC meeting



May 15, 2017

Monument Ave. Park Civic Association

Richmond City Planning Commission
Department of Planning & Development Review
900 East Broad St, Room 510
Richmond, Virginia 23219

Commissioners,

The Monument Avenue Park Civic Association expresses its support for the proposed Staples Mill Station Area recommendations as outlined in the Pulse Corridor Plan. We are excited about the Vision laid out on page 42 of the Plan and encourage adoption.

Specifically, we would like to applaud the Plan for its recommendation to install sidewalks on Chantilly and Blacker Streets (SA.4). These two corridors have been neglected by the City of Richmond for decades. Whereas we understand that the Commission cannot influence the City's decision to allocate funds for this specific project, we hope that you will adopt this Plan so that the City recognizes the need to promote a more connected community.

As you know, connectivity and strategic zoning are crucial to the success of the Pulse. We believe that this Plan promotes walkability and stresses a higher use of land/properties along W. Broad Street around Staples Mill.

We look forward to the completion of the Pulse and the opportunities it brings to our City and the community at large.

Regards,

The Monument Avenue Park Civic Association Board

Palmquist, William D. - PDR

From: lgh1025 [lgh1025@aol.com]
Sent: Sunday, May 14, 2017 9:33 PM
To: Palmquist, William D. - PDR
Subject: RE: Pulse Corridor Plan - Draft Adoption at 5/15 CPC

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for the opportunity to offer comments on the Pulse Corridor Plan. My neighborhood, Jefferson Terrace, seems to be excluded from the plan because we are in the "Malvern Gap." I have been angered by our exclusion from all BRT plans ever since your department and the Planning Commission ordered that the proposed BRT station at Hamilton Street be moved to Cleveland Street. Now, I am disappointed that your department did not inform us that you would cut out the Malvern Gap neighborhoods from this plan.

I see that the plan includes cursory discussion about the Gap beginning on page 40. Considering the planned development on the north side of Broad Street between Westwood and Hamilton, this plan should be immediately in effect for the Gap as well. Also, excluding the Gap assures that Richmond will miss a great opportunity for cooperative planning with Henrico County in the area west of Westwood Avenue. Walkable connections (with a nearby BRT station) between Broad Street and Dabney Road are needed to provide our citizens with access to more jobs, and this plan could have addressed this need.

My fear is that development near Malvern Avenue will lag far behind the remainder of the corridor because of the Gap's exclusion from the plan. Why are you skipping over a half mile along Broad Street that has a high potential to offer jobs and homes for Richmonders? I believe that the first priority in this plan should be a commitment to close the Gap by adding another BRT station near Malvern/Westwood. Without this commitment, your planning is dreadfully incomplete.

I see two notable errors in the plan document. You have misplaced the UMFS and Estes sections on page 45. These sections belong in the Malvern Gap. Similarly, the area at the "significant node" shown on page 51 at Hamilton Street should be associated with the Malvern Gap rather than the Cleveland station. (These areas should not be removed from Jefferson Terrace, my neighborhood.)

The corridor plan seems to provide a fine vision for both short- and long-term planning, and I favor it's adoption. But I wish you had included the Malvern Gap as a full part of the plan rather than a passing "footnote."

Larry Hedgepeth
4024 Cutshaw Avenue
Richmond, VA 23230
804-358-1879

Palmquist, William D. - PDR

From: Lynn McAteer [lmcateer@betterhousingcoalition.org]
Sent: Friday, May 12, 2017 2:19 PM
To: Palmquist, William D. - PDR
Subject: RE: Pulse Corridor Plan - Draft Adoption at 5/15 CPC

Follow Up Flag: Follow up
Flag Status: Flagged

William,

Unfortunately I will not be able to attend the Planning Commission meeting on Monday May 15. I do want to express my support for the Pulse Corridor (BRT) Plan that is coming before the Commission.

Dear Planning Commissioners:

I am writing in support of the proposed Pulse Plan coming before you on May 15. The Pulse Corridor Plan has been underway since 2010. Community meetings began in earnest in 2013 and have continued on a regular basis. If Richmond is to take advantage of the BRT and the development opportunities it presents, it is important to move this plan forward. Without an approved Plan, the rezoning that will be required to facilitate development will only be delayed.

The recommendations in the Plan are respectful of the surrounding historic neighborhoods and commercial areas that support the corridor. Expanding development opportunities is critical to the overall success of the BRT and the expansion of Richmond's economy. The Plan recommends strategies that will encourage and support the inclusion of affordable housing. Allowing increased density, reducing parking requirements, proving incentives will encourage the production of affordable housing will allow low to moderate income residents to live closer to job centers and to take advantage of many of our city's amenities.

Continued delay on the adoption of this plan will stymie future development and will represent lost opportunity and in the end the whole community suffers.

Thank you.

Lynn McAteer
618 w. 33rd St.
Richmond, VA

Lynn McAteer

Vice President, Planning & Evaluation
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