

The **Shockoe** Partnership, Inc.
1553 East Main Street
Richmond, Virginia 23219

March 24, 2022

City of Richmond Planning Commission
c/o Richard Saunders, Secretary
900 E Broad St, Rm 511
Richmond, VA 23219

RE: 807 Oliver Hill Way Rezoning Request (RZON-108457-2022)

Esteemed Commissioners,

The Shockoe Partnership is pleased to support the proposal to rezone the property at 807 Oliver Hill Way to the TOD-1 zoning district.

This property, like much of the properties along Oliver Hill Way, have been significantly underutilized under the current M-1 and M-2 industrial zoning over several years. Specifically, to address this issue in Shockoe, the recently adopted Richmond 300 Master Plan classifies these properties for Destination Mixed Use with higher-density, transit-oriented development encouraged on vacant or underutilized sites. In addition, these properties are part of the Plan's Shockoe Priority Growth Node. The Richmond 300 Plan calls for rezoning properties in this Node to create developments that will make Shockoe a neighborhood, regional, and national destination.

The Shockoe Partnership believes that this rezoning request is consistent with the goals for the area as detailed in the Richmond 300 Plan. We also believe that, under TOD-1 zoning, a development will occur of appropriate scale and character fitting for this key gateway to the City. Finally, we believe that development of these properties under TOD-1 will help spur similar development of nearby underutilized properties and further the continued revitalization Shockoe to the benefit of businesses, residents, and property owners.

Thank you for including our support as part of your consideration for the rezoning request of this property in Shockoe.

Sincerely,



Brian White
President, Shockoe Partnership