

**From:** Scott Burger <scottburger@mac.com>  
**Sent:** Friday, July 15, 2022 1:31 PM  
**To:** Ebinger, Matthew J. - PDR; Rodney@thewiltonco.com; sam@astyra.com; jack@tredegarconstruction.com; Gordon, Reginald E. - Human Services; Addison, Andreas D. - City Council; egreenfield@hbar.org; max.hepp.buchanan@gmail.com; bpinnock@baskervill.com; murthyvg@gmail.com  
**Cc:** Oregon Hill Neighborhood Association; Lynch, Stephanie A. - City Council Office  
**Subject:** adopt the amendment to the Richmond 300 master plan (Res. 2022-R033)

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Dear members of the Planning Commission,

I am urging you to listen to City Council and listen to my neighbors, many who have lived in the City for decades, through thick and thin. We are asking you to adopt the amendment to the Richmond 300 master plan (Res. 2022-R033). This would wisely amend the master plan to indicate that the area of Oregon Hill already under the Residential R-7 zoning would be designated with the appropriate Residential future land use.

Our neighborhood, through groups like the Oregon Hill Home Improvement Council, has done a lot of successful work for affordable housing and historic preservation. It would be awful to see that wiped away by this Commission.

If you don't know the background, you may want to read previous posts [here](#) and [here](#).

Remember that City Council passed the 'Richmond300' plan over a year ago, during the holidays when most people were pre-occupied with family matters, in a pandemic emergency, during which [the Virginia Attorney General called on municipalities to suspend all non-life-threatening business, and specifically land-use issues](#).

Also remember that City Council voted for this despite opposition from many different parts of the City, but especially from this neighborhood, which has taken part in the process from the

beginning, put up with bad online ‘presentations’, and has [consistently asked for changes in the plan.](#)

Most importantly, remember [City Council passed it with the promise to amend it.](#)

Some neighbor’s statements:

<http://richmondfreepress.com/news/2020/nov/05/oregon-hill-neighborhood-open-speculation-destruct/>

<https://www.styleweekly.com/richmond/opinion-let-us-succeed/Content?oid=16786088>

The Richmond 300 committee ignored the request of the Oregon Hill Neighborhood Association and our City Councilor Stephanie Lynch that Oregon Hill be designated with a RESIDENTIAL future land use designation.

RESIDENTIAL future land use conforms to Oregon Hill’s current R-7 zoning that we fought hard to achieve. The Mixed-Use designation would undermine our R-7 zoning because an aim of the master plan aims to change zoning to match the future land use designation.

RESIDENTIAL future land use designation matches the function of 99% of the homes within our R-7 zoning and is consistent with the function of the dense historic neighborhood.

RESIDENTIAL future land use designation has a 1-3 story height limit that conforms to the R-7 zoning with a 35’ height limit, while the Mixed-Use designation has a much higher height limit of 2-4 stories and even higher on major streets like Idlewood and Laurel.

RESIDENTIAL future land use designation would encourage Special Use Permit applications to conform the existing R-7 zoning. RESIDENTIAL future land use designation was approved for our sister neighborhood in Randolph, with which Oregon Hill has much

in common.

RESIDENTIAL future land use designation promotes a cohesive neighborhood of families living in Oregon Hill, while the taller Mixed-Use designation would encourage developers to demolish Oregon Hill homes for dormitories for students at the adjacent Virginia Commonwealth University.

RESIDENTIAL future land use designation does not discourage the adaptive re-use of corner storefronts which have always been encouraged in Oregon Hill.

It's also worth noting that there is no question that renovating and retrofitting a building has significantly lower upfront carbon emissions than demolishing and replacing a building. Oregon Hill residents who have worked hard for historic preservation over decades are fully supported by environmental reasoning.

Sincerely,

Scott Burger  
Laurel Street, Richmond.