

From: PDR Land Use Admin
Sent: Wednesday, July 20, 2022 8:20 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Public Comment on PDR PRES2022.039 from Jack-Henry Bush

From: Jack-Henry Bush [<mailto:bushjack93@gmail.com>]
Sent: Monday, July 18, 2022 11:15 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Public Comment on PDR PRES2022.039 from Jack-Henry Bush

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I am writing to *oppose* PDR PRES2022.039.

Oregon Hill's designation as **Neighborhood Mixed Use** is an appropriate designation. The current classification reflects the build environment of the neighborhood *and* would anticipate the future development of the city. As it is currently built, Oregon Hill has much more in common with The Fan, also designated as **Neighborhood Mixed Use**, than it does with neighborhoods designated as **Residential**. The location of Oregon Hill, adjacent to VCU, walking distance to downtown, and its walking distance to several different bus lines all make this the perfect location to allow for more intensive residential housing stock (apartment units) to meet existing demand.

Reclassifying Oregon Hill as **Residential** would be a step backward for Richmond. This would encourage zoning classifications that would require special use permits for projects that have every right to be built. Reclassifying Oregon Hill would discourage development that is badly needed for current Richmond residents. Rental rates alone have experienced a 22% increase since 2020 per data from commercial real estate company CoStar. Setting up barriers to increase housing would be poor foresight by the city. According to Richmond's own moderate forecasts found in the Richmond 300 Plan, an additional 40,000 residents are anticipated to move to Richmond by 2037. It is in the city's, current residents', and future residents' best interest to keep Oregon Hill classified as a **Neighborhood Mixed Use** zone.

From,

Jack-Henry Bush

5205 Argus Lane

Richmond, VA

From: PDR Land Use Admin
Sent: Wednesday, July 20, 2022 8:15 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: RES 2022-R033

From: Becky Meyer [mailto:bmeyer23@gmail.com]
Sent: Monday, July 18, 2022 8:13 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: RES 2022-R033

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Dear Planning Commission members,

I am writing to express my support of the Richmond 300 Plan as it has been developed, with Oregon Hill designated as Neighborhood Mixed Use. I do not support the proposed changes (RES 2022-R033) that divide the neighborhood into R-7 and mixed use zoning in specific locations.

I recognize the hard work and evaluation that went into the development of the Richmond 300 Plan. I agree that the Neighborhood Mixed Use designation is EXACTLY what describes this neighborhood, much like others that include The Fan, Jackson Ward, Carver and Church Hill. Residential R-7 zoning (like Randolph) is not what we need more of in an urban setting and does not at all describe the existing use in Oregon Hill. R-7 single family detached housing is not an accurate descriptor of this area and it makes development of multi-family housing and small neighborhood businesses more difficult due to the SUP review process. Allowing for the development of more and better mixed use, more housing, and walkable communities in the heart of the city is the best path forward for a growing Richmond.

I greatly appreciate your time and consideration in this matter, and hope that the Richmond 300 plan can move forward, bringing Oregon Hill along with it.

Sincerely,
Becky Meyer