

From: Rizzi, Stephanie <srizzi@rvaschools.net>
Sent: Friday, August 12, 2022 4:19 PM
To: PDR Land Use Admin

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Dear City of Richmond Planning Commission,

I am writing to express support for the amendment to the master plan that designates Oregon Hill as a **Residential** future land use neighborhood. The **Residential** future land use designation corresponds with the existing **Residential** R-7 zoning for Oregon Hill, and the Richmond City Council has unanimously approved the amendment (Res 2022-033). My constituents in Oregon Hill are excited about the fact that families with school aged children are returning to their neighborhood, and I know that this amendment will assist with ensuring that this continues. Considering the layout of the neighborhood and the close-knit community this encourages, the **Residential** future land use designation truly makes the most sense.

If you have any questions or should seek further clarification, please do not hesitate to contact me.

Best regards,

Stephanie Miller Rizzi
5th District School Board Representative

--

Stephanie Miller Rizzi
Richmond Public Schools
5th District School Board Representative
srizzi@rvaschools.net
(804) 929-6930

From: Eline Warren <elinew337@gmail.com>
Sent: Thursday, August 11, 2022 1:02 PM
To: Ebinger, Matthew J. - PDR
Cc: Lynch, Stephanie A. - City Council Office; ohnarva@gmail.com
Subject: CPR.2022.094

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Dear Planning Commission members:

I am writing to ask you to support the changes to the Richmond 300 plan as they pertain to Oregon Hill, as presented in CPR.2022.094, as unanimously approved by City Council as RES. 2022-R033 on 27 June 2022.

This resolution supports the residents of Oregon Hill's wish to retain the qualities that make our neighborhood a successful place to live and work. This resolution was negotiated by the neighborhood association with the City Attorney's Office, with the support of Councilmember Lynch, and reflects residents' desire to modify the Richmond 300 plan as it pertains to Oregon Hill. This resolution reflects amendments that the neighborhood has requested since the very beginning of the Richmond 300 process, most notably during the Planning Commission hearing at which the plan was accepted.

When the Richmond 300 Plan came before Planning Commission and City Council in 2020, none of the proposed amendments were included in the ordinance's passage. Instead, Council promised to pass the ordinance and then make amendments. It has been 16 months, yet we continue to request the same amendment with no success. Enactment of this resolution is consistent with the pledge Council made to Oregon Hill residents, a pledge that ensured timely passage of the larger Richmond 300 plan without necessitating a return to the Planning Commission. We ask that you uphold your part of this agreement.

I greatly appreciate you enacting CPR.2022.094

Best,
Eline Warren

From: Warthen, Martha <mwarthen@hunton.com>
Sent: Friday, August 12, 2022 5:23 PM
To: Ebinger, Matthew J. - PDR; PDR Land Use Admin
Cc: Lynch, Stephanie A. - City Council Office; ohnarva@gmail.com
Subject: CPR.2022.094

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Planning Commission members:

I write to ask you to support the changes to the Richmond 300 plan as they pertain to Oregon Hill, as presented in CPR.2022.094, as unanimously approved by City Council as RES. 2022-R033 on 27 June 2022.

While the resolution codifies changes to the Richmond 300 plan, these changes are supported by several of the goals of the plan itself. Specifically:

Goal 1 – Complete Neighborhoods. Oregon Hill is a thriving neighborhood that wants to retain its neighborhood feel – a goal that is much more achievable if developers do not have the incentive to tear down the current housing stock to rebuild larger.

Goal 3 – Historic Preservation. Richmond 300 supports “growth that preserves the historical urban fabric” and a new zoning ordinance that “include[s] measures to preserve the authentic character of Richmond’s older neighborhoods...” Oregon Hill is precisely the sort of neighborhood that Richmond 300 and the City’s zoning ordinance should encourage preserving rather than razing.

Goal 5 – Planning Engagement. The plan seeks to “Foster a planning engagement culture that effectively and equitably builds people’s capacity to organize to improve the city and their neighborhoods.” The people of Oregon Hill have come together and determined what they want for their neighborhood, and the Planning Commission should reward their organization by passing this resolution.

Please support the changes to the Richmond 300 plan as they pertain to Oregon Hill. Thank you for your consideration.

Martha A. Warthen

From: Ruth Twiggs <rtwiggs329@gmail.com>
Sent: Thursday, August 11, 2022 9:55 AM
To: Ebinger, Matthew J. - PDR
Subject: VOTE YES TO OH - Amendment Res. 2022-RO33

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I have lived in Oregon Hill for over 30 years and watched it's growth as a residential R-& zoned area.

I urge you to support AMENDMENT Oregon Hill's Master Plan Amendment (2022-RO33). This will designate the future land use as Residential R-7 zoned area as Residential.

As you know, Oregon Hill's Master Plan Amendment (2022-RO33) has already been approved by the unanimous vote of the Richmond City Council.

Within Oregon Hill's R-7 Zoning, 99% of the buildings are 2-story residences. I live in one of these. The 2-story Residential Future Land Use designation is appropriate for Oregon Hill.

I sincerely hope you will APPROVE Amendment Res. 2022-RO33!

Thank you

Ruth Twiggs

329 1/2 S. Pine St.

23220

From: Maura Meinhardt <maurameinhardt@gmail.com>
Sent: Wednesday, August 10, 2022 6:48 PM
To: Ebinger, Matthew J. - PDR
Cc: Maura Meinhardt
Subject: Enact Res. 2022-R033

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Forwarding letter of request to Planning Commissioners, for the record. (I misstated your email address.)
Thank you,
M

Begin forwarded message:

From: Maura Meinhardt
<maurameinhardt@gmail.com>
To: Rodney@thewiltonco.com, sam@astyra.com,
jack@tredegarconstruction.com,
reginald.gordon@rva.gov,
andreas.addison@richmondgov.com,
egreenfield@hbar.org,
max.hepp.buchanan@gmail.com,
bpinnock@baskervill.com,
matthew.ebinger@richmond.gov,
stephanie.lynch@richmondgov.com
Cc: ohnarva@gmail.com
Subject: Enact Res. 2022-R033

To the Planning Commission members:

Please enact RES. 2022-R033.

Please support the amendments to the Richmond 300 Plan as they pertain to Oregon Hill; the resolution was unanimously approved by City Council on 27 June 2022.

The Council support affirms the consistent—in fact, tireless—efforts of the invested community to guide

the vitality and built- environment of this unique district.

As a decades-long resident, property owner, activist and community volunteer, I've participated in those efforts.

Now twenty years on, the successful effort to secure R-7 zoning was a hard-won effort to establish the density and land use.

Even before then, our neighborhood-based community development corporation partnered with public and private funding to build housing stock on vacant and blighted property and set the benchmark for new infill construction.

We created opportunities for affordable housing ownership for low- to moderate- income households.

Our efforts provided a platform for the vitality of this community to continue and these efforts effectively reversed the damages of decades of blight, decline, and lack of investment.

Point is, we've known what's good for the vitality of Oregon Hill. We've set goals and have worked to achieve them.

Join us now in support of our continued effort and support this resolution.

Best regards,
Maura Meinhardt
312 S. Cherry Street
Oregon Hill

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 3:51 PM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Amendment to richmond 300

From: kerthy hearn [mailto:kerthyhearn@gmail.com]
Sent: Thursday, August 11, 2022 3:30 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Amendment to richmond 300

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Dear Members of the Richmond Planning Commission,

I am writing to support the amendment to the Richmond 300 master plan (agenda item CPR.2022.094). This master plan amendment would designate the Residential R-7 zoned area of Oregon Hill with a "Residential" future land use.

The administration promised that it would support amendments to the Richmond 300 master plan. Now that the Richmond City Council has unanimously approved the Oregon Hill master plan amendment (Res. 2022-R033), we urge the Planning Commission to approve the amendment.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. The "Residential" future land use designation is appropriate for Oregon Hill.

Kerthy Hearn
1608 A West Grace Street

From: PDR Land Use Admin
Sent: Friday, August 12, 2022 9:28 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: CPR.2022.094

From: Scott Burger [mailto:scottburger@mac.com]
Sent: Thursday, August 11, 2022 7:36 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Cc: Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>
Subject: CPR.2022.094

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Dear Members of the Richmond Planning Commission,
I urge you to support the amendment to the master plan (agenda item CPR.2022.094) that would designate the future land use of the Residential R-7 zoned area of Oregon Hill as "Residential." Oregon Hill's master plan amendment (2022-R033) has already been approved by the unanimous vote of the Richmond City Council.
Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. The two-story Residential future land use designation is appropriate for Oregon Hill.

Sincerely,
Scott Burger
Laurel Street
Richmond, VA

Previous email from 7/15:

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.

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 9:35 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Make Oregon Hill Residential

From: caroline [mailto:carolion1@yahoo.com]
Sent: Wednesday, August 10, 2022 7:54 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Make Oregon Hill Residential

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Dear Richmond Planning Commission Members,

Please vote in favor of the amendment to the master plan (agenda item CPR.2022.094) that designates Oregon Hill as Residential R7.

Oregon Hill's master plan amendment (2022-R033) has already been approved by the unanimous vote of the Richmond City Council.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. Higher buildings will destroy the esthetic character of our neighborhood- especially if our historic buildings are knocked down and replaced with tall cheap looking monstrosities.

Sincerely,

Caroline Cox

430 S. Laurel St.

Richmond VA 23220

From: PDR Land Use Admin
Sent: Wednesday, August 10, 2022 11:07 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill - Future land use designation.

From: Nicola Finn [mailto:littlemissfinn@gmail.com]
Sent: Tuesday, August 9, 2022 3:10 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill - Future land use designation.

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Dear Members of the Richmond Planning Commission,

I am a x5 resident of the Oregon Hill neighborhood, originally from England, I moved to Richmond to be with my now husband who is a Virginia native and purchased a house in this neighborhood back in 2015.

Oregon Hill is such a beautifully situated, historically important, community orientated and valuable asset to the city of Richmond that I urge you to please support the common sense amendment to the master plan that would designate the future land use of the Residential R-7 zoned area of Oregon Hill as Residential. Oregon Hill's Master plan amendment (2022-R033) has already been approved by Richmond's City Council in a decisively unanimous vote.

I have lived in x4 different countries in my lifetime and nothing compares to the sense of loyalty and pride I feel in being a part of this historical neighborhood's community, and playing what little role I can in preserving all that is unique and special about it.

Almost 100% of the buildings in Oregon Hill are two story residences, so the two-story Residential future land use designation is wholly appropriate within Oregon Hill's R-7 zoning. I sincerely hope you will agree.

Kind regards,
Oregon Hill residents Nicola Camp (& Brian Camp)

415 S Laurel Street
Richmond, VA 23220

From: PDR Land Use Admin
Sent: Wednesday, August 10, 2022 4:13 PM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill Amendment 2022-R033

From: Jane [mailto:jane.d.newell@gmail.com]
Sent: Wednesday, August 10, 2022 11:11 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill Amendment 2022-R033

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Dear members of the Richmond Planning Commission,

I urge you to support the common-sense amendment to the master plan that would designate the future land use of the Residential R-7 zoned area of Oregon Hill as Residential. Oregon Hill's master plan amendment (2022-R033) has already been unanimously approved by the Richmond City Council.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. The two-story Residential future land use designation is appropriate for Oregon Hill. When I purchased my residence 14 years ago, it never occurred to me that the city could or would severely change the neighborhood.

Sincerely,
Jane Newell

Jane D. Newell PMP Retired
804-305-4378 cell
509 S. Cherry Street
Richmond, Virginia 23220



Virus-free. www.avast.com

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 3:27 PM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill Amendment to the Master Plan

From: allensfirehouse@hotmail.com [mailto:allensfirehouse@hotmail.com]
Sent: Thursday, August 11, 2022 1:55 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill Amendment to the Master Plan

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I am in support of Oregon Hill remaining a single-family residential neighborhood. I own property in the neighborhood and was the Executive Director of the Oregon Hill Home Improvement Council for 9 years from 1995-2004. We tried to save the homes in the neighborhood that are all over 120 years old except of course the new houses build in the past 20 yrs. Our group was the first to start building new houses on the vacant lots and tried to keep them consistent with the style and scale of the original homes. The neighborhood is a historic one that preserves a working-class Victorian style area. I would encourage the City of Richmond to maintain a residential use for Oregon Hill. I think it would be a tragedy to loose this neighborhood to larger scale buildings or commercial development.

Allen Townsend
804-437-1991

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 9:36 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill Master Plan

From: Tom Elliott [mailto:elli.whats@gmail.com]
Sent: Wednesday, August 10, 2022 10:49 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill Master Plan

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Dear Planners,

An ex City of Richmond Community Development employee here. I was an electrical inspector from 1983-1996 and worked in the same dept as the Richmond city planners. I retired recently after being employed for 21 years as the Code Official for the City of Charlottesville. I worked in our Neighborhood Development Services Dept which is very similar to Community Development in Richmond at the time I was employed there.

I own 2 houses and a lot in Oregon Hill and lived in one of the houses while working for the City of Richmond. My wife and I lived in Oregon Hill from 1980-1996 and started our family there. I was a volunteer member of the Oregon Hill Home Improvement Council for years. Oregon Hill was originally developed as a residential neighborhood of small 3 to 5 room one and two story homes. The very narrow streets and homes built close to the street do not lend itself to 4 story buildings being proposed. Oregon Hill has survived many threats and challenges over its long life. I'm not sure the neighborhood could survive a mixed use zoning change and remain the historic neighborhood it is. Please do not allow a zoning change allowing up to 4 story buildings south of Cary Street. This proposed zoning change will quickly ruin the historic feel of the neighborhood. I support the Oregon Hill master plan amendment to designate the future land use as "Residential".

Sincerely,
Tom Elliott 540-943-8998
668 Maple Ave
Waynesboro VA 22980

Owner of
413 South Pine St.
614 Albemarle St.

616 Albemarle St.

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 3:22 PM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill Overlay

From: julia seward [mailto:juliawseward@gmail.com]
Sent: Thursday, August 11, 2022 1:29 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill Overlay

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Dear Members of the Richmond Planning Commission,

I support the amendment to the Richmond 300 master plan that would designate the Oregon Hill Residential R-7 zoned area of Oregon Hill as residential for future land use. **The Richmond City Council has unanimously approved the Oregon Hill master plan amendment (Res. 2022-R033) and I urge the Planning Commission to approve the amendment.**

When Richmond 300 was approved, Council agreed to consider neighborhood-generated amendments. This request acknowledges that 99% of OH buildings are two-story residences.

Thank you -

Julia Seward

From: PDR Land Use Admin
Sent: Wednesday, August 10, 2022 11:12 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill Residential designation

From: Summer Schultz [mailto:summer.schultz@gmail.com]
Sent: Tuesday, August 9, 2022 6:20 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill Residential designation

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Dear members of the Richmond PLanning Commission:

As an Oregon Hill resident and homeowner for nearly four decades, I am urging you to support the common-sense amendment to the master plan that would designate the the future land use of the Residential R-7 zoned area of Oregon Hill as RESIDENTIAL.

Oregon Hill's master plan amendment (2022-RO33) has already been approved by UNANIMOUS vote by the Richmond City Council.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story residences.

The TWO-STORY RESIDENTIAL future land use designation makes sense for Oregon Hill. It will allow this historic neighborhood to continue to thrive,as a unique place to live.

Sincerely,
Summer Schultz
530 S Laurel Street
Richmond, VA 23220

summer.schultz@gmail.com

Pronouns: she, her, hers

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 3:24 PM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill and Richmond 300

From: cindy wofford [mailto:wofford3@comcast.net]
Sent: Thursday, August 11, 2022 1:40 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill and Richmond 300

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Approval of the Oregon Hill overlay is hugely important for our city. As promised by the city, neighborhoods would be reviewed for qualification during the Richmond 300 approval process. Oregon Hill is residential. Please protect that neighborhood in this process.

Thanks
Cindy Wofford

From: PDR Land Use Admin
Sent: Friday, August 12, 2022 9:31 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill zoning

From: Lynn Ivey [mailto:millynnium@comcast.net]
Sent: Thursday, August 11, 2022 9:46 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill zoning

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Dear Members of the Richmond Planning Commission,

I have been a resident property owner of Oregon Hill for over 15 years. I was drawn to it by the wonderful views of the river, the walkable access to the river, downtown and the Fan, and the diverse community members. I believe Oregon Hill is unique in Richmond in many ways, and it's character should be cherished and protected.

I urge you to support the common-sense amendment to the master plan (agenda item CPCR.2022.094) that would designate the future land use of the Residential R-7 zoned area of Oregon Hill as Residential. Oregon Hill's master plan amendment (2022-R033) has already been approved by the unanimous vote of the Richmond City Council.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. The two-story Residential future land use designation is appropriate for Oregon Hill.

Sincerely,

Lynn Ivey

729 South Pine St.

RVA 23229

Sent from [Mail](#) for Windows

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 9:35 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill—amendment

From: Pabryant [mailto:pabryant819@gmail.com]
Sent: Wednesday, August 10, 2022 9:32 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill—amendment

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Dear Members of the Richmond Planning Commission,

I am writing to support the amendment to the Richmond 300 master plan (agenda item CPR.2022.094). This master plan amendment would designate the Residential R-7 zoned area of Oregon Hill with a "Residential" future land use.

The administration promised that it would support amendments to the Richmond 300 master plan. Now that the Richmond City Council has unanimously approved the Oregon Hill master plan amendment (Res. 2022-R033), we urge the Planning Commission to approve the amendment.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. The "Residential" future land use designation is appropriate for Oregon Hill.

**Sincerely,
Tricia Bryant
511 N Arthur Ashe Boulevard
Richmond VA 23220**

Tricia Bryant

From: PDR Land Use Admin
Sent: Friday, August 12, 2022 9:25 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Oregon Hill's R-7 zoning

From: Matthew Marsili [mailto:marsili@comcast.net]
Sent: Friday, August 12, 2022 7:05 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Oregon Hill's R-7 zoning

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Dear Members of the Richmond Planning Commission,

I urge you to support [the common-sense amendment to the master plan \(agenda item CPR.2022.094\)](#) that would designate the future land use of the Residential R-7 zoned area of Oregon Hill as Residential. Oregon Hill's master plan amendment (2022-R033) has already been approved by the unanimous vote of the Richmond City Council.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. The two-story Residential future land use designation is appropriate for Oregon Hill and will allow the Oregon Hill neighborhood to continue to thrive.

Sincerely,
Matthew Marsili

601 1/2 South Laurel St, Richmond

From: PDR Land Use Admin
Sent: Wednesday, August 10, 2022 11:15 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Please support RES. 2022-R033 to protect Oregon Hill's unique style

From: Tom Wise [mailto:tomjwise@gmail.com]
Sent: Tuesday, August 9, 2022 8:48 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Please support RES. 2022-R033 to protect Oregon Hill's unique style

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Please support RES. 2022-R033 to keep Oregon Hills unique style

Please support Res. 2022-R033 to make Oregon Hill R7. It was unanimously approved by the City Council on June 27th 2022.

As I understand it, when the Richmond Plan 300 was passed, to simplify the process, it was promised that amendments that had been proposed would be added later, but as yet nothing has been done.

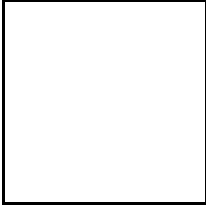
Oregon Hill is a historical & unique area, and deserves to be protected from atypical construction and land use. It has been bashed around enough over the years. What is left needs to be respected, protected and appreciated.

Thank you in advance for taking the step of helping what remains of Oregon Hill stay true to it's heart by supporting Res. 2022-R033.

Tom Wise
824 China St
Oregon Hill

TomWise.com

804 426 7912



From: PDR Land Use Admin
Sent: Monday, August 8, 2022 9:36 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: RES 2022-RO33

From: Alexandra Pappas [mailto:sandmoments@aim.com]
Sent: Saturday, August 6, 2022 4:22 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: RES 2022-RO33

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I'm writing to support the Oregon Hill Master Plan designating future land use as residential, which was a Master Plan amendment that City Council unanimously passed. Having OH remain residential is historically the single defining element of the Richmond skyline. It is a pocket of what makes up the city: Richmond families, and residents.

Having lived 20 years and raising three children in Oregon Hill, I know that families bring families. OH is a vital and vibrant neighborhood, having an impact on its surrounding area neighborhoods. Being bordered by Hollywood Cemetery, the James River, the War Memorial, and VCU; it is meant to be a neighborhood and not have a mixed-use designation with 4-story height use. That designation is not appropriate.

Thank you for your time in considering this serious matter for future generations.

Sincerely and respectfully yours,
Alexandra Pappas

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 3:17 PM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Request for support for Amendment to Richmond 300 Master Plan

-----Original Message-----

From: Charles Woodson [mailto:candylandmusic@earthlink.net]
Sent: Thursday, August 11, 2022 11:34 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Request for support for Amendment to Richmond 300 Master Plan

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Dear planning commission members

I am writing to respectfully request that the Richmond Planning Commission support item CPR.2022.094 on your upcoming agenda: to designate the R7 portions of Oregon Hill as a RESIDENTIAL LAND USE. Maintaining the current residential designation is consistent with the historic land use and will strengthen families within this urban living area. Please respect the historic character of the neighborhood and its listing on both the State and National Registers of Historic Places.

Thank you for supporting the unanimous City Council resolution to amend the Richmond 300 Master Plan.

Charles T Woodson
302 S Cherry Street
Richmond Va 23220

Sent from my iPhone

From: PDR Land Use Admin
Sent: Friday, August 12, 2022 10:07 AM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Request that Planning Commission Support CPR.2022.094 to Strengthen the Beauty & Livability of Oregon Hill

From: Jimmy Blackford [mailto:prairiegates@hotmail.com]
Sent: Friday, August 12, 2022 12:31 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; ohna email list communications president official dispatches 2020 rva LL vol <ohnarva@gmail.com>
Subject: Request that Planning Commission Support CPR.2022.094 to Strengthen the Beauty & Livability of Oregon Hill

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[I ask that this letter be counted as public comment for any meeting when the Planning Commission considers CPR.2022.094 and any other decision that affects density in Oregon Hill.]

Dear Members of the Richmond Planning Commission:

My name is James Baylor Blackford, Jr. I have lived in Oregon Hill for the past 35 years.

Can you as planning commissioners support the changes to the Richmond 300 plan as they pertain to Oregon Hill, as presented in CPR.2022.094, as unanimously approved by City Council as RES. 2022-R033 on 27 June 2022?

I understand that planners want to increase Richmond's housing capacity & tax base by allowing taller buildings in such neighborhoods as Oregon Hill. I do heartily support the goal of more housing, especially more low-income housing. Indeed, that's what my house is.

So why do I object to this plan?

Here's the big thing that hasn't been explained to me: What bad is going to happen if, instead of building four-story dwellings in Oregon Hill, those new, large, dense buildings are built in areas of the city that lack the ambience of slow traffic, tree-lined streets & single-family dwellings? That lack the presence of folks like me who took a big risk to bring back from the

dead dilapidated houses because it was worth going into multi-decade debt to build back the charming neighborly atmosphere. This at a time when very few new homebuyers would take a risk on a rough, crime-laden & deteriorated neighborhood that was Oregon Hill in the 1980s & 90s.

So not adopting this amendment would be an odd way of thanking the many present & future stakeholders who, by tending to their own gardens, have been, or will be, crucial to revitalizing Richmond.

You say, "We must put these new dense dwellings close to major thoroughfares."

I do not see the imperative in that. Does the necessity of threatening the desirable ambience of these neighborhoods rest on the proposition that we must bring thousands more residents to these places, but all will be lost if they lay their heads more than seven blocks from public transportation? Are you saying that we are wise to deemphasize bringing new residents to places farther away than, say, 3000 feet from major thoroughfares?

Because there is more to a city than merely the utility of maximizing bedspace.

My neighbors and I have chosen this neighborhood as the place we wish to grow old in. Thanks in part to the work of you, the Planning Commission, Richmond is blessed with a number of delightful neighborhoods. We also have parts of the city that would benefit from new, denser housing.

We have dense, three-story and four-story housing abutting Oregon Hill. Plus, our neighborhood itself is already one of the densest single-family dwelling neighborhoods in the city. In some places, one can stand on the public sidewalk, yet be close enough to put their hand inside of a private dwelling. Such quirky close proximities we accept as the way property was divided in yesteryear. But it's a whole different dimension to stack living quarters atop living quarters atop living quarters.

Our city has been made safer, stronger, more solvent, more verdant & more durable by the work and values of neighborhood stakeholders who have lifted Richmond one plot of land at a time. I hope you will grant us our wishes. I think you will be happy with the long-term results.

Yours,
James Baylor Blackford, Jr.

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 3:40 PM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Richmond 300 Amendment Support Oregon Hill Residential Community

From: FRANKLIN DAVID PALMORE [mailto:dpalmore@me.com]
Sent: Thursday, August 11, 2022 2:29 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Richmond 300 Amendment Support Oregon Hill Residential Community

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Dear Members of the Richmond Planning Commission-

I urge you to support [the common-sense amendment to the master plan \(agenda item CPCR.2022.094\)](#) that would designate the future land use of the Residential R-7 zoned area of Oregon Hill as Residential. Oregon Hill's master plan amendment (2022-R033) has already been approved by the unanimous vote of the Richmond City Council.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. The two-story Residential future land use designation is appropriate for Oregon Hill and will allow the Oregon Hill neighborhood to continue to thrive.

Sincerely,

Franklin Palmore and Matthew Marsili

601 1/2 S. Laurel St. Richmond, 23220

david palmore
8044677439

From: PDR Land Use Admin
Sent: Thursday, August 11, 2022 3:15 PM
To: Ebinger, Matthew J. - PDR
Cc: Golgosky, Nadine M. - PDR
Subject: FW: Richmond 300 Master Plan Amendment

From: E Woodaman [mailto:ewoodaman@gmail.com]
Sent: Thursday, August 11, 2022 10:13 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Richmond 300 Master Plan Amendment

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Dear Members of the Richmond Planning Commission,

I fully support the amendment to the Richmond 300 master plan (agenda item CPR.2022.094) to designate the Residential R-7 zoned area of Oregon Hill with a "Residential" future land use.

The administration promised that it would support amendments to the Richmond 300 master plan. Now that the Richmond City Council has unanimously approved the Oregon Hill master plan amendment (Res. 2022-R033), we urge the Planning Commission to approve the amendment.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story Residences. The "Residential" future land use designation should be amended for Oregon Hill.

Sincerely,

Elsa Woodaman

2243 W. Grace Street

From: Jane Hotchkiss <jhotchkiss1968@gmail.com>
Sent: Friday, August 12, 2022 4:32 PM
To: PDR Land Use Admin
Subject: In Support of Agenda Item CPR.2022.094

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Dear Members of the Richmond Planning Commission,

I am writing to support the amendment to the Richmond 300 Master Plan, specifically Agenda Item CPR.2022. It would designate the Residential R-7 zoned area of Oregon Hill with a "Residential" future land use.

In that the /city Council has unanimously approved the Oregon Hill Master Plan Amendment (Res. 2022-R033), it's important that the Planning Commission approve the amendment.

Within Oregon Hill's R-7 zoning, 99% of the buildings are two-story residences, and so the "Residential" future land use designation is appropriate for Oregon Hill.

Sincerely, M. Jane Hotchkiss

2420 Floyd Avenue
Richmond, VA 23220

From: Pabryant <pabryant819@gmail.com>
Sent: Thursday, August 11, 2022 6:05 PM
To: Ebinger, Matthew J. - PDR
Cc: Lynch, Stephanie A. - City Council Office; ohnarva@gmail.com
Subject: Oregon Hill Neighborhood Assn— Amendment to retain current R7 Zoning

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Dear Planning Commission members:

I am writing to ask you to support the changes to the Richmond 300 plan as they pertain to Oregon Hill, as presented in CPR.2022.094, as unanimously approved by City Council as RES. 2022-R033 on 27 June 2022.

This resolution supports the residents of Oregon Hill's wish to retain the qualities that make our neighborhood a successful place to live and work. This resolution was negotiated by the neighborhood association with the City Attorney's Office, with the support of Councilmember Lynch, and reflects residents' desire to modify the Richmond 300 plan as it pertains to Oregon Hill. This resolution reflects amendments that the neighborhood has requested since the very beginning of the Richmond 300 process, most notably during the Planning Commission hearing at which the plan was accepted.

When the Richmond 300 Plan came before Planning Commission and City Council in 2020, none of the proposed amendments were included in the ordinance's passage. Instead, Council promised to pass the ordinance and then make amendments. It has been 16 months, yet we continue to request the same amendment with no success. Enactment of this resolution is consistent with the pledge Council made to Oregon Hill residents, a pledge that ensured timely passage of the larger Richmond 300 plan without necessitating a return to the Planning Commission. We ask that you uphold your part of this agreement.

I greatly appreciate you enacting CPR.2022.094

Sincerely,
Patricia A Bryant (Tricia)
President— Fan Area Business Alliance
804-370-9208

Tricia Bryant

Sent from my iPhone

From: Loris Bradley <lorisco7@gmail.com>
Sent: Wednesday, August 10, 2022 5:26 PM
To: Ebinger, Matthew J. - PDR
Cc: Lynch, Stephanie A. - City Council Office; ohnarva@gmail.com
Subject: Oregon Hill neighborhood

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Address to: Mr. Matthew Ebinger, Staff for the Planning Commission; matthew.ebinger@richmondgov.com;

Dear Planning Commission members:

I am writing to ask you to support the changes to the Richmond 300 plan as they pertain to Oregon Hill, as presented in CPR.2022.094, as unanimously approved by City Council as RES. 2022-R033 on 27 June 2022.

This resolution supports the residents of Oregon Hill's wish to retain the qualities that make our neighborhood a successful place to live and work. This resolution was negotiated by the neighborhood association with the City Attorney's Office, with the support of Councilmember Lynch, and reflects residents' desire to modify the Richmond 300 plan as it pertains to Oregon Hill. This resolution reflects amendments that the neighborhood has requested since the very beginning of the Richmond 300 process, most notably during the Planning Commission hearing at which the plan was accepted.

When the Richmond 300 Plan came before Planning Commission and City Council in 2020, none of the proposed amendments were included in the ordinance's passage. Instead, Council promised to pass the ordinance and then make amendments. It has been 16 months, yet we continue to request the same amendment with no success. Enactment of this resolution is consistent with the pledge Council made to Oregon Hill residents, a pledge that ensured timely passage of the larger Richmond 300 plan without necessitating a return to the Planning Commission. We ask that you uphold your part of this agreement.

I greatly appreciate you enacting CPR.2022.094

Sincerely,

Loris A. Bradley

Cc:
Honorable Stephanie A. Lynch, 5th Ward Council member, stephanie.lynch@richmondgov.com
Oregon Hill Neighborhood Association, ohnarva@gmail.com

Lorisco7@gmail.com
540 521-5663

From: Mary Zintner <mmzintner@gmail.com>
Sent: Friday, August 12, 2022 4:30 PM
To: PDR Land Use Admin
Subject: Oregon Hill's master plan 2022-R033

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Greetings Members of the Richmond Planning Commission,

I have been a resident of Oregon Hill for 40 years and during that time there have been several occasions when the integrity of our historic neighborhood was threatened by outside interests, specifically when Virginia Commonwealth University wanted to expand their Monroe Park campus from the expressway through Oregon Hill to the James River overlook and years later, when a developer razed housing stock on the 700 blocks of S. Pine and S. Laurel Streets in order to build high-rise apartments. This project was particularly objectionable because it would bar the rest of the Oregon Hill residents from having access to the view of the river and enjoying the overlook area, in general.

Fortunately, we had some wonderful leaders in the neighborhood association and the residents challenged both of these projects to save Oregon Hill. VCU changed their master plan and decided to "go north" to expand their campus to W. Broad Street. The high-rise apartment project was defeated and new, compatible, two-story housing stock was built on the 700 blocks of S. Pine and S. Laurel.

Recently, I received some good news that there is a common-sense amendment to the Master Plan that would designate the future land use of the Residential R-7 zoned area of Oregon Hill as "Residential". Please, please, PLEASE support Oregon Hill's master plan amendment (2022-R033). Oregon Hill is a wonderful place to live. It is a low-crime area and I feel very safe - even when I walk my dogs at night. We also have a good population blend. The long-time residents provide structure and stability to the frequently changing student population.

Thank you for your attention to this amendment to the Master Plan and helping to keep Oregon Hill a very special place to live within the City of Richmond.

Sincerely,
Mary M. Zintner
328 S. Laurel Street

From: Mary Beane <mvb599@gmail.com>
Sent: Wednesday, August 10, 2022 11:18 AM
To: Ebinger, Matthew J. - PDR
Subject: Oregon Hill

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Dear Planning Commission members:

I am writing to ask you to support the changes to the Richmond 300 plan as they pertain to Oregon Hill, as presented in RES. 2022-R033 which was unanimously approved by City Council on 27 June 2022.

This resolution supports the residents of Oregon Hill's wish to retain the qualities that make our neighborhood a successful place to live and work. This resolution was negotiated by the neighborhood association with the City Attorney's Office, with the support of Councilmember Lynch, and reflects residents' desire to modify the Richmond 300 plan as it pertains to Oregon Hill. This resolution reflects amendments that the neighborhood has requested since the very beginning of the Richmond 300 process, most notably during the Planning Commission hearing at which the plan was accepted.

When the Richmond 300 Plan came before Planning Commission and City Council in 2020, none of the proposed amendments were included in the ordinance's passage. Instead, Council promised to pass the ordinance and then make amendments. It has been 16 months, yet we continue to request the same amendment with no success. Enactment of this resolution is consistent with the pledge Council made to Oregon Hill residents, a pledge that ensured timely passage of the larger Richmond 300 plan without necessitating a return to the Planning Commission. We ask that you uphold your part of this agreement.

I greatly appreciate you enacting RES. 2022-R033

Sincerely,
Mary V. Beane
806 China Street
Richmond, VA 23220

From: Tom Wise <tomjwise@gmail.com>
Sent: Tuesday, August 9, 2022 8:41 PM
To: Ebinger, Matthew J. - PDR
Subject: Please support RES. 2022-R033 to keep Oregon Hills unique style

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Dear Mr Ebinger,

Please support RES. 2022-R033 to keep Oregon Hills unique style

Please support Res. 2022-R033 - to make Oregon Hill R7 which was unanimously approved by the City Council on June 27th 2022.

As I understand it, when the Richmond Plan 300 was passed, to simplify the process, it was promised that amendments that had been proposed would be added later, but as yet nothing has been done.

Oregon Hill is a historical & unique area, and deserves to be protected from atypical construction and land use. It has been bashed around enough over the years. What is left needs to be respected, protected and appreciated.

Thank you in advance for taking the step of helping what remains of Oregon Hill stay true to it's heart by supporting Res. 2022-R033.

Tom Wise
824 China St
Oregon Hill

TomWise.com
804 426 7912

From: Charles Pool <Charles_Pool@msn.com>
Sent: Thursday, August 11, 2022 2:41 PM
To: PDR Land Use Admin; Ebinger, Matthew J. - PDR; Roakes, Raymond A. - 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
Subject: Please support master plan amendment for Oregon Hill
Attachments: [Revised land use map for Oregon Hill per Res 2022-R033.jpg](#)

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Dear Members of the Richmond Planning Commission,

I request an opportunity to make a slide presentation regarding item CPR.2022.094 at the August 15, 2022 meeting of the Richmond Planning Commission on behalf of the Oregon Hill Home Improvement Council (OHHIC). I urge you to support this Oregon Hill master plan amendment that already was approved unanimously by resolution of our elected City Council (2022-R-033).

Designating the Residential R-7 zoned area of the Oregon Hill with a "Residential" future land use is consistent with the appropriate current and future "Residential" land use of the neighborhood. 99% of the nearly 600 buildings within the R-7 zoning in the historic Oregon Hill neighborhood are two-story residences; this is consistent with the "Residential" future land use in the master plan.

Because of the high demand for housing, the trend has been to convert commercial buildings into Residences. For example, the Victory Rug Cleaning building at 407 S. Cherry was converted into residences a decade ago. (Oregon Hill's business zoned properties and the commercial area on W. Cary Street will retain the Mixed-use future land use designation.)

Through our housing non-profit, Oregon Hill has made a considerable commitment to affordable, equitable and sustainable housing. OHHIC renovated 22 homes and build 15 new homes in Oregon Hill, selling these homes to first-time home-buyers. Oregon Hill has been a resource for affordable housing for over 150 years.

Other neighborhoods have a zoning of R-7 and higher with the "Residential" future land use designation in the master plan. For example, the Blackwell neighborhood has the same R-7 zoning as Oregon Hill, and Blackwell has a "Residential" future land use designation in the

master plan. Much of the Randolph neighborhood has a higher R-48 zoning with the “Residential” future land use designation in the master plan.

In order for Oregon Hill to continue to thrive, we need the “Residential” future land use designation in the master plan that is consistent with the approx. 600 two-story residences within our R-7 zoning.

Please approve the Oregon Hill master plan amendment (CPCR.2022.094) that was unanimously approved by our elected officials.

Sincerely,

Charles Pool
421-1/2 S. Laurel Street
Richmond, VA 23220

Attachment: Revised master plan future land use map for Oregon Hill per City Council Resolution 2022-R033

From: Matt Q. Public <mattqpublic@hotmail.com>
Sent: Wednesday, August 10, 2022 10:43 PM
To: PDR Land Use Admin; Ebinger, Matthew J. - PDR
Cc: Lynch, Stephanie A. - City Council Office; ohnarva@gmail.com
Subject: Support the changes to the Richmond 300 plan

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Dear Planning Commission members:

I am writing to ask you to support the changes to the Richmond 300 plan as they pertain to Oregon Hill, as presented in CPR.2022.094, as unanimously approved by City Council as RES. 2022-R033 on 27 June 2022.

This resolution supports the residents of Oregon Hill's wish to retain the qualities that make our neighborhood a successful place to live and work. This resolution was negotiated by the neighborhood association with the City Attorney's Office, with the support of Councilmember Lynch, and reflects residents' desire to modify the Richmond 300 plan as it pertains to Oregon Hill. This resolution reflects amendments that the neighborhood has requested since the very beginning of the Richmond 300 process, most notably during the Planning Commission hearing at which the plan was accepted.

When the Richmond 300 Plan came before Planning Commission and City Council in 2020, none of the proposed amendments were included in the ordinance's passage. Instead, Council promised to pass the ordinance and then make amendments. It has been 16 months, yet we continue to request the same amendment with no success. Enactment of this resolution is consistent with the pledge Council made to Oregon Hill residents, a pledge that ensured timely passage of the larger Richmond 300 plan without necessitating a return to the Planning Commission. We ask that you uphold your part of this agreement.

I greatly appreciate you enacting CPR.2022.094

Sincerely,
Matt Siegel
509 S Laurel St.