

Item No. 17+18



P.O. Box 38112, Richmond, Virginia 23231

September 3, 2019

Rodney Poole, Chair  
Melvin Law, Vice Chair  
David Johannas, Commissioner  
Selena Cuffee-Glenn, Commissioner  
Vivek G. Murthy, Commissioner  
Elizabeth Hancock Greenfield, Commissioner  
Max Hepp-Buchanan, Commissioner  
John Thompson, Commissioner  
City of Richmond Planning Commission  
900 East Broad Street  
Richmond, Virginia 23219

Dear Chairman Pool, Vice Chairman Law and Commissioners Johannas, Cuffee-Glenn, Murthy, Greenfield, Hepp-Buchanan and Thompson:

On behalf of the Greater Fulton Civic Association ("GFCA"), I write regarding Agenda Item 17 on the Commission's September 3 meeting's order of business. This matter deals with the conditional rezoning of the property located at 201 Orleans Street from M-1 Light Industrial to a B-5 Central Business District upon certain proffered terms by Zimmer Development Company, the party seeking the conditional rezoning. I apologize that I am unable to attend the September 3 meeting in person, but I am out of town on business, so I have provided this letter to Ann Neil Cosby, counsel for Zimmer Development Company, to provide to the Commission in making its decision regarding the conditional rezoning request.

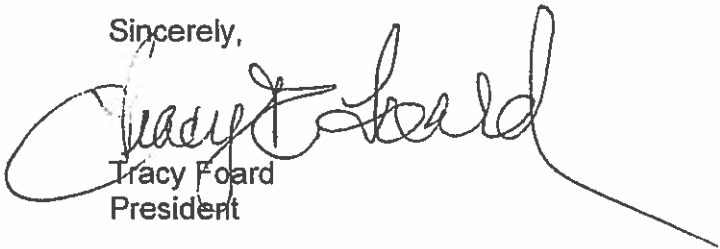
Since late in 2018, Zimmer Development Company has been in contact with the GFCA during the initial planning process to seek input from the GFCA's Executive Committee, as well as members of the Greater Fulton Community. Zimmer Development and its representatives met once with the GFCA Executive Committee and twice at public GFCA meetings with community members to discuss the Fulton Yard development plans, answer questions and address concerns.

During the course of those conversations, the GFCA presented Zimmer Development with a Good Neighbor Agreement, setting forth the community's expectations of developers as they undertake projects in the Greater Fulton area. Expectations addressed in the Good Neighbor Agreement include:

- Engagement with the GFCA in connection with the proposed development
- Community outreach and engagement of the Greater Fulton community in connection with the development
- Assurance that commercial space provided at the proposed development will align with community needs
- A commitment to embrace and honor the unique history and character of Greater Fulton
- Support for Greater Fulton nonprofit organizations
- Inclusionary housing to address gentrification
- Employment of neighborhood residents in pre- and post- construction phases of the development
- Support for public transit
- Commitment to encourage commercial tenants at the development to sign good neighbor agreements so that those tenants can positively engage with the Greater Fulton community, agree to avoid disruption or dislocation of services, agencies, organizations or residents already in Greater Fulton, and participate in Greater Fulton activities

After discussion with Zimmer Development's counsel regarding these provisions and assurances with respect to provisions that deal prospectively with events yet to occur, the GFCA feels that Zimmer Development is committed to be a good corporate neighbor to the Greater Fulton community, and we would recommend that the Planning Commission approve Zimmer Development's application for rezoning of the current parcel on Orleans Street.

Sincerely,



Tracy Foard  
President

cc: Ann Neil Cosby, Esq.