



The Honorable Chris A. Hilbert
Councilmember, Richmond City Council
Richmond Northside 3rd Voter District
City of Richmond
900 E. Broad Street
Richmond, VA 23219

Re: Science Museum/Allison Street/VCU & VUU Station Area Rezoning

Dear Councilmember Hilbert:

Greetings. I trust you are well and safe during this unprecedented time. Please accept this correspondence on behalf of Sauer Properties, Inc. in full support of the Science Museum/Allison Street/VCU & VUU Station Area Rezoning.

The Pulse Corridor Plan recommends rezoning the entire Broad Street corridor in the planning area to match the City of Richmond's Future Land Use map. The Future Land Use designation in the area around the Science Museum, Allison Street, and VCU & VUU stations is a combination of Corridor Mixed-Use, Institutional, Neighborhood Mixed- Use, and Nodal Mixed-Use. The rezoning proposal would assure that any new development aligns with the vision of the Pulse Corridor Plan.

Sauer Properties is the largest, individual taxpaying landowner in this area with approximately 36 acres at West Broad Street, West Marshall Street, and Hermitage Road, commonly known as The Sauer Center. The Sauer Center is an award-winning, mixed-use, city infill development anchored by a new Whole Foods Market grocery store. Our project includes the adaptive redevelopment of former C.F. Sauer Co. historic warehouses into Class A office and retail. Several national companies excited to grow their businesses in Richmond are relocating to The Sauer Center including CarMax, Singleton Consulting, Barton Malow, and Great Minds. The Sauer Center provides an exceptional workplace environment for attracting and retaining top talent. As a thriving local creative community, the Sauer Center provides walkability, access to public transportation with a Pulse Rapid Transit stop, and a vibrant atmosphere. Our positive momentum is palpable with multiple buildings under construction. We are optimistic that The Sauer Center and its tenants will be part of a strong resuscitated local economy coming out of the COVID-19 restrictions.

Our redevelopment of what was a vacant and underutilized property increases property value that will eventually result in higher tax revenues to the City. The opening of a Whole Foods Market, particularly during this time of need for a conveniently located grocery store, is a desired amenity for the surrounding neighborhoods and community.

Sauer Properties is committed to a successfully developed mixed-use community that transforms this critical section of Broad Street in the City. To that end, the company supports rezoning our property from M-1 Light Industrial to B-4 Central Business, allowing new development to have more height and take a more urban form.

We are looking forward to working collaboratively with the City of Richmond, and you in particular, to create a comprehensive Master Plan for future phases of The Sauer Center to include the redevelopment of additional vacant and/or blighted property on the West Broad Street corridor.

If you would like to visit our properties, please contact me to arrange a virtual or in person tour. Otherwise, you may contact me personally anytime if you have questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Ashley H. Peace".

Ashley H. Peace, MURP
President