

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Pulse Corridor Plan
Date: Friday, September 4, 2020 9:24:28 AM

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Dawn Saunders [mailto:saundersdfs@gmail.com]
Sent: Thursday, September 3, 2020 4:58 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Pulse Corridor Plan

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.

To Whom it May Concern,

As a resident of the Museum District I strongly oppose any proposed development in the Pulse Corridor which does not include parking facilities for each unit proposed in the buildings. Currently parking is being impacted across the city and these projects will continue to press on those available parking spaces.

I also oppose the concept of making the Pulse Corridor a skyscraper community. I wish to state that any further development should be limited in height of 8 stories. With the current economic struggles facing our community especially in these areas, over building will severely impact the community in negative ways. Leaving many buildings vacant and stressing these areas into blighted areas.

I also am strongly opposed to the continued lack of green space in the Pulse Corridor. It will impact not only the residents who live there but impact the "look" of our green city. Putting in pocket parks will not create a green look in these areas. We need full sized trees that will bring relief from the heat and temperature issues as well as helping our climate to become more sustainable.

Dawn F. Saunders
Garden Designer
Vice President
EAB Architects
407 Roseneath Road
Richmond, VA 23221-2324

To Whom It May Concern:

As a resident of West Grace Street in the Fan, I am writing to request a delay in the proposed ordinance coming before City Council from the Planning Commission. I understand that the Commission will be asked to approve zoning for 20+ story buildings on West Broad Street, despite a previous agreement of 12 story limits.

Because of the pandemic restrictions this important decision will be hampered by a lack of participation with the residents who will be most affected. Regardless of what the Planning Department says, that has not happened to a reasonable degree. Given the current, difficult economic conditions of the City, and its residents, we are concerned about the future viability of such decisions and the impact on the City for decades.

I ask that this proposal be delayed until all are able to participate in a more democratic forum.

Please note that Attorney General Herring has issued a legal opinion to municipalities advocating this approach.

Thank you for your attention.

Sincerely,
Faye Browning
2316 West Grace Street

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: 'No' to the new zoning plan along Broad
Date: Friday, September 4, 2020 9:24:07 AM

Matthew J. Ebinger, AICP
Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

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

From: Rebecca Keller [<mailto:rebak225@gmail.com>]
Sent: Thursday, September 3, 2020 5:23 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: 'No' to the new zoning plan along Broad

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My husband and I residents of the Fan and do not want 20 story building along Broad St. between Belvidere and AA Boulevard. That type of building would ruin the character of this area and implode resources.

Rebecca Keller
2416 Stuart Ave
Member of the Fan District Association Board

Sent from my iPad

From: [Darby, Anne W. - PDR](#)
To: [Ebinger, Matthew J. - PDR](#)
Subject: FW: 7 Neighborhood Assocs Request Delay to Proposed Ordinance for 20+ story-buildings on W. Broad Street
Date: Thursday, August 6, 2020 11:22:00 AM

From: The Woodwards [<mailto:art1am@verizon.net>]
Sent: Thursday, July 16, 2020 9:34 AM
To: Darby, Anne W. - PDR
Subject: 7 Neighborhood Assocs Request Delay to Proposed Ordinance for 20+ story-buildings on W. Broad Street

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 Anne,

I am writing to request a delay in the proposed ordinance coming before the Planning Commission July 20 to approve zoning for 20+-story buildings on West Broad Street in the uptown area.

This is not the time for such an important land use decision--with so many people sequestering, there will be no opportunity for extensive public participation, as called for in the Pulse Corridor Plan. This is a huge change to the context of Broad Street; it will have significant impact on surrounding neighborhoods.

Attorney General Herring issued a legal opinion at the outset of Covid, advising that municipalities delay important decisions, limiting their agendas to emergency-related and budgetary issues.

I support his opinion and ask for this proposal to be delayed until we are past sequestering.

Thank you.

Deborah Woodward

West Grace Street resident

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: 12 story bldgs maximum on Broad St
Date: Friday, September 4, 2020 9:17:57 AM

Matthew J. Ebinger, AICP
Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

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

From: sallyholzgreffe@gmail.com [<mailto:sallyholzgreffe@gmail.com>]
Sent: Thursday, September 3, 2020 8:37 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: 12 story bldgs maximum on Broad St

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.

Thank you for taking my vote AGAINST huge buildings on Broad street.
Go to the suburbs for that.
No taller than 12 stories.
Thank you.
Sally Holzgreffe
2515 Hanover Ave
23220

Sent from my iPhone

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Broad St. high rise buildings
Date: Friday, September 4, 2020 9:18:14 AM

Matthew J. Ebinger, AICP
Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

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

From: greg.holzgreffe@dcr.virginia.gov [<mailto:greg.holzgreffe@dcr.virginia.gov>]
Sent: Thursday, September 3, 2020 8:36 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Broad St. high rise buildings

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I am opposed to 20 story buildings on Broad St. I am ok with 12 story buildings.
Thanks Greg
Fan resident

Sent from my iPhone

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: No to Pulse Rezoning Plan
Date: Friday, September 4, 2020 9:30:02 AM

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Lacy Williams [mailto:lacy.williams@joynerfineproperties.com]
Sent: Friday, August 21, 2020 3:13 PM
To: Shannan Hillier <shannan9999@gmail.com>; PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Subject: RE: No to Pulse Rezoning Plan

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I also do not support it. We continue to do things to make the Fan a worse place to live instead of improving it. The Pulse buses took away lots of our parking and hurt businesses of Broad Street. We do not have the infrastructure to support 20 story buildings.

From: Shannan Hillier <shannan9999@gmail.com>
Sent: Friday, August 21, 2020 2:45 PM
To: pdrlanduseadmin@richmondgov.com
Cc: Kim Gray <Kimberly.Gray@richmondgov.com>
Subject: No to Pulse Rezoning Plan

I do not support the pulse rezoning plan as it is not in keeping with our historic neighborhood and it's not an appropriate location for 20+ story buildings.

Regards,
Shannan Hillier
Fan resident

Begin forwarded message:

From: Fan District Association <admin@fandistrict.org>
Date: August 21, 2020 at 2:06:34 PM EDT
To: Shannan Hillier <shannan9999@gmail.com>
Subject: **This Week in the Fan - August 22**
Reply-To: "news@fandistrict.org" <news@fandistrict.org>

This Week in the Fan

August 22, 2020

What's Upcoming

- 8/28 - [Adopt-A-Tree application](#) and payment are due
- 9/8 @ 10 am - Deadline to send [email](#) with opinion on the proposed Pulse Zoning

Around the Fan

Adopt-A-Tree

The Adopt-A-Tree program returns each summer with applications encouraging Fan residents to adopt trees for those empty tree wells in front of or near their homes. This program is open to any resident of the Fan, FDA member or not, who needs a replacement tree for a dead or dying tree, or for a tree well that is missing a tree.

FDA members receive a 50% discount. Adopters need to know that they must take care of the tree for two years after it has been planted, including watering the tree twice a week (more frequently during hot weather) and ensuring that the tree well remains free from weeds and other plants that may take water away from the new saplings.

Submit your [Adopt-A-Tree application](#) and payment to the FDA Office, 208 Strawberry Street, by August 28.

Your new tree will be delivered in next spring.

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This week's feature is the first James Bond film - Dr. No

The Branch Museum of Architecture & Design

Exhibitions now showing thru 9/13

Listening Theatres: The Sounds of Iconic Landscapes and Architectural Spaces

VA Made: Meditation Across Media

Cub Creek: Twenty Years Together

<https://branchmuseum.org/> for details and descriptions

New Historic Plaques Now Available

The Fan Women's Club has new historic plaques. To purchase, [click here](#).



Fall 2020 Virtual Reopening Plan

RPS is excited to virtually welcome back students and staff on September 8, 2020! This section of the RPS [website](#) will be updated regularly with information and resources you may need and we encourage you to visit frequently.

Know Your Zone

The [interactive map of 2020-2021 school attendance zones](#) approved by the School Board is now live. Click on "View School Zones" and then make sure you've checked the box for "Board Approved" elementary, middle, or high school zones. Further rezoning implementation updates will be posted to vaschools.net/rezoning and you can find more information about 2020-

2021 enrollment at [Enroll RPS](#).

City Council & Planning

Pulse Corridor Rezoning

At their Tuesday, September 8 meeting the Planning Commission will vote on rezoning the area of the Pulse Corridor between Belvidere Street and Arthur Ashe Boulevard. The zoning plan recommended by the city's Planning Staff rezones significant amounts of land North of Broad Street to B4, which would allow 20+ story buildings by right.

The proposed plan is available for review via this link: <http://richmondva.legistar.com/gateway.aspx?M=F&ID=3f4cba49-0e19-45c8-bae4-e2d6a1be0e6f.pdf>

If you have an opinion on the proposed plan you may send an [email](#) no later than 10:00 A.M. Tuesday, September 8.

City Council Calendar



A Guide for Growth

The Master Plan (also known as the Comprehensive Plan) establishes a vision for the growth of the City and outlines place-based policy recommendations to guide its physical development. The City Planning Commission uses this document as a guide for decision making. The primary tools for implementing the vision set forth in the Master Plan are the capital improvement budget, public projects, and the zoning ordinance.

Check out the [website](#) for the Draft Plan, FAQs, and more.



An Update

For the past several weeks, the FDA has been in close, regular contact with RPD and city officials, including the mayor and police chief, to discuss ongoing concerns and ways to ensure the safety of our residents.

Please continue to contact RPD to report crimes and property damage, and call 911 to report any immediate threats or suspicious activity.

Police Advisories

When the FDA Board receives a Police Advisory or Electronic Update from the RPD, the notification is posted on the [FDA Facebook page](#). Additionally, it typically appears in the Richmond Times-Dispatch the next day.

A complete, up to date listing of [Advisories](#) is available on the RPD [website](#).



From VCU Outreach

Dear Neighbors,

Earlier today, VCU President Dr. Michael Rao and senior members of his administration sent a [message](#) to the VCU community. It introduces a new [dashboard](#) to inform the community of the number of positive cases, as well as data related to testing, those in quarantine and in isolation.

Additionally, the Center for Community Engagement and Impact has created an information sheet, attached to this email, that summarizes some of the changes VCU has implemented to address COVID-19. Thank you in advance for your continued collaboration in this effort. We have already received feedback from neighbors regarding student actions off-campus--we appreciate it and have been following up.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Tito Luna, MPA

Neighborhood Outreach Director, Center for Community Engagement and Impact

Virginia Commonwealth University

Phone: 804-827-1904

Email: taluna@vcu.edu

community.vcu.edu

Pronouns: he, him, his

VCU Libraries Community Zooms and Friends of the Library Book Club

Open to all!

Sessions held via zoom, so you can learn and participate from the comfort and safety of your own home. [Community Zooms](#) include topics ranging from regional history, collaborative poetry, archives tours, and tips on navigating health information. Sessions are held weekly on Thursday mornings at 10:30 am, e-mail libdevelop@vcu.edu to register.

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For more information, check out: <https://blogs.vcu.edu/librarystories/2020/08/10/scholarship-boy-is-the-next-friends-of-vcu-libraries-book-club-pick/>

We are in Phase 3 Guidelines of the Forward Virginia coronavirus protocol. That means we must continue to comply with the statewide face covering requirement in indoor public spaces, and are strongly encouraged to:

- continue teleworking if possible;
- wash hands regularly;
- maintain six feet of physical distance when outside of home; and
- get tested immediately if you have COVID-19 symptoms.

[Phase Three Guidelines](#)

[Phase Three Frequently Asked Questions](#)

Local Resources

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(804) 205-3501 Monday-Friday from 8:00 AM to 5:00 PM, except major holidays.

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Tests are available while supplies last, therefore we encourage pre-registration. Individuals will be notified of their results in 5-7 business days. If notification is not received after 7 business days, call the Test Results Hotline at

(804) 486-2107 Monday-Friday from 9:00 AM to 5:00 PM. Voice messages will be returned within 1 business day.

For complete information, check out [Covid-19 Know the Basics](#)

Important Links

- [Richmond City Public Schools](#)
 - [Richmond City Health Department](#)
 - [Fan District Association Website](#)
 - [Richmond City Government](#)
 - [Museum District Website](#)
 - [Virginia Commonwealth University](#)
-

Suggestions? Comments?

Please reach out to news@fandistrict.org. We want to hear from you!

- Like us on [Facebook](#)
- Follow us on [Twitter](#)

The FDA is a 501(c)3 non-profit organization.

[Unsubscribe](#)

Notice: The Real Estate industry has been a target of spearphishing attacks, so note the information below.

Please be careful when receiving an email containing instructions regarding logging into an account or wiring money. Do not comply with any email you may receive requesting that you change wiring instructions for a closing. Call your agent or closing attorney to verify wiring instructions before entering financial or personal information anywhere. Sellers, please take wiring instructions to the closing attorney's office in person when you sign your deed.

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: No to Pulse Rezoning Plan
Date: Friday, September 4, 2020 9:29:12 AM

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Cherie Mehler [mailto:cherie42@gmail.com]
Sent: Friday, August 21, 2020 4:29 PM
To: Shannan Hillier <shannan9999@gmail.com>
Cc: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Subject: Re: No to Pulse Rezoning Plan

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Agree, I read somewhere that rezoning like this is taking place in many democratic run cities. It's part of their "agenda. I forget where I read it.

Sent from my iPhone

On Aug 21, 2020, at 2:44 PM, Shannan Hillier <shannan9999@gmail.com> wrote:

I do not support the pulse rezoning plan as it is not in keeping with our historic neighborhood and it's not an appropriate location for 20+ story buildings.

Regards,
Shannan Hillier
Fan resident

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From: Fan District Association <admin@fandistrict.org>
Date: August 21, 2020 at 2:06:34 PM EDT
To: Shannan Hillier <shannan9999@gmail.com>
Subject: This Week in the Fan - August 22
Reply-To: "news@fandistrict.org" <news@fandistrict.org>



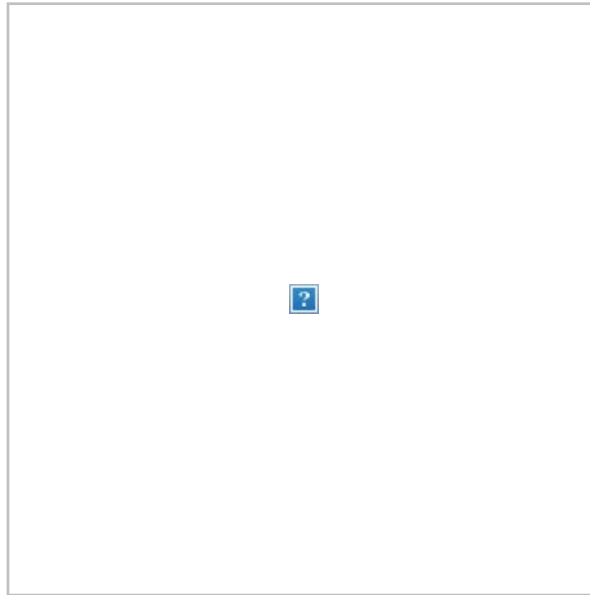
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Tito Luna, MPA

Neighborhood Outreach Director, Center for Community Engagement and Impact

Virginia Commonwealth University

Phone: 804-827-1904

Email: taluna@vcu.edu

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- Follow us on [Twitter](#)

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[Unsubscribe](#)

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: NOT in support of Pulse rezone plan
Date: Friday, September 4, 2020 9:29:42 AM

Matthew J. Ebinger, AICP
Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

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

From: Diana Lim [<mailto:dnallin@gmail.com>]
Sent: Friday, August 21, 2020 3:30 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: NOT in support of Pulse rezone plan

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.

I do NOT support the Pulse rezoning plan, as this area is not appropriate for such large buildings.

This is a historic region, and future zoning and planning should take that into account.

Best,
Diana Lim
Fan district resident since 2006

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Pulkse Corridor zoning
Date: Friday, September 4, 2020 9:25:07 AM

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Susan Miller [mailto:susan.miller1417@gmail.com]
Sent: Thursday, September 3, 2020 4:37 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: admin@fandistrict.org
Subject: Pulkse Corridor zoning

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Dear Planning Commission members, I have followed closely the Transit work in RVA and attended nearly all of the Richmond300 meetings as a member of the public. I completely support the work to develop higher density nodes around transit hubs such as the Pulse Corridor. I do not however remember us ever discussing 20 story buildings for that area. I live in the Fan which will be literally across the street from these proposed developments. Twenty stories is out of scale and I vote to limit the new density to 12 stories. Please reconsider.

Susan A Miller MD

susan.miller1417@gmail.com

1417 Grove Ave Richmond, VA 23220

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Pulse Corridor High Rise Expansion
Date: Friday, September 4, 2020 9:23:32 AM

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Judy Jamison [mailto:jujamison@gmail.com]
Sent: Thursday, September 3, 2020 7:04 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Pulse Corridor High Rise Expansion

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I am opposed to high rise buildings next to my Fan Neighbor that will exceed 12 stories by city council vote. I am actually opposed to high rise buildings higher than 6 stories. There is not sufficient parking in this area and certainly is not sufficient infrastructure to accommodate large numbers of renters who drive cars. There is already a lot of congestion at Lombardy and Broad; Lombardy and Grace; and Lombardy and Stuart Circle.

Best-
Judy Jamison
413 Stuart Circle Unit 6A
RIC 23220

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Pulse Corridor Plan
Date: Friday, September 4, 2020 9:17:21 AM

Matthew J. Ebinger, AICP
Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

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

From: Laura Vetter [mailto:laura_beeler@yahoo.com]
Sent: Friday, September 4, 2020 7:59 AM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Pulse Corridor Plan

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Good morning,

I am a resident in The Fan and want to let you know that I am adamantly opposed to the Pulse Corridor Plan. The Fan already has major parking, trash/litter and overcrowding issues. Adding 20+ story buildings will only exacerbate these problems. It probably doesn't matter to you but many, including my family, in the neighborhood are already considering moving to nearby counties because of the current problems in City of Richmond, lack of decent public schools, parking nightmares and high taxes. It would benefit city children if focus was put on the public school systems and solving that problem instead of forgetting about students and teachers. These children are the City of Richmond's future. Enough is enough!

Regards,

Laura Vetter
804.774.0561

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Pulse Corridor Plan
Date: Friday, September 4, 2020 9:23:57 AM

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Melissa W. Ferrell [mailto:mwferrell3@gmail.com]
Sent: Thursday, September 3, 2020 5:28 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Pulse Corridor Plan

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I agree with the FDA that building heights should be limited to no more than twelve stories.

I advocate for green space between the sidewalk and the front of structures.

Respectfully submitted,
Melissa Wimbish Ferrell
Fan Resident
511 N. Arthur Ashe Blvd, Apt 7

From: Darby, Anne W. - PDR
To: Ebinger, Matthew J. - PDR
Subject: FW: Pulse Corridor Planning Proposal
Date: Thursday, August 6, 2020 11:21:00 AM

From: michl.fowler@gmail.com [<mailto:michl.fowler@gmail.com>]

Sent: Friday, July 31, 2020 12:48 PM

To: Ebinger, Matthew J. - PDR <Matthew.Ebinger@Richmondgov.com>; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>; Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; Hilbert, Chris A. - City Council <Chris.Hilbert@richmondgov.com>; Larson, Kristen N. - City Council <Kristen.Larson@richmondgov.com>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@richmondgov.com>; Robertson, Ellen F. - City Council <Ellen.Robertson@richmondgov.com>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@Richmondgov.com>; Trammell, Reva M. - City Council <Reva.Trammell@Richmondgov.com>; Jones, Michael J. - City Council <Michael.Jones@richmondgov.com>; Mayor Levar Stoney <RVAmayor@richmondgov.com>; Saunders, Lincoln - Mayor's Office <Lincoln.Saunders@richmondgov.com>
Cc: rexscudder@gmail.com; jonmarcus59@gmail.com; kerthyhearn@gmail.com; Bieber, Craig K. - City Council Office <Craig.Bieber@richmondgov.com>; 'West Grace Street' <wgracestrva@gmail.com>; president@fandistrict.org
Subject: Pulse Corridor Planning Proposal

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Dear Council Leadership –

I am writing to request a delay in the proposed ordinance coming before City Council from the Planning Commission to approve zoning for 20+ story buildings on West Broad Street in the uptown area.

Attorney General Herring issued a legal opinion at the beginning of the COVID pandemic advising that municipalities delay important decisions, limiting their agendas to emergency-related and budgetary issues. As we are still in this pandemic, I fully support his opinion and ask that you please follow this guidance and delay any reviews and decisions until this can be properly vetted with the public.

As a property owner and resident in the Historic West Grace Street neighborhood, there are many more immediate and pressing concerns we are currently facing in this area. With the varied state of health and safety challenges before us, this proposal seems particularly inappropriate and reckless to be up for discussion. This is a big misjudgment from the Planning Commission to present and pursue something so drastically different at this time. It misrepresents the previous approvals and now has significant impacts on surrounding neighborhoods and the city as a whole. There is a lack of transparency and sense of disregard as to why the Planning Commission has chosen to ignore the previous agreements between the neighborhoods and the agreed upon building height limits.

Since many residents, business owners, and property owners are currently challenged and/or unable to participate in these important reviews, there will be no opportunity for extensive public participation, as called for in the Pulse Corridor Plan. Virtual meetings of this size are simply not acceptable for these large-scale and long-term changes.

I request a reconsideration and delay until better planning, oversight, clarity, and participation can return to safer public participation.

Sincerely,
Michael Fowler

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Pulse Corridor Rezoning
Date: Friday, September 4, 2020 9:28:04 AM

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Beth Rocheleau [mailto:bfrocheleau@gmail.com]
Sent: Saturday, August 22, 2020 4:50 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Subject: Pulse Corridor Rezoning

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.

I would like to express my strong opposition to the rezoning of large areas of land north of Broad Street to B-4 zoning. I do not feel it is appropriate in the proximity to Grace Street and other historic areas and/or neighborhoods within a few blocks of Broad Street. I feel it would be reasonable to re-zone for buildings that might be 6-8 stories (as is the case with the new building at the corner of Lombardy and W. Grace Street). That new building feels appropriate and "right" in a residential neighborhood but would not if it would tower at 20 stories tall.

I hope that the Planning Commission thinks this through very seriously before granting a B-4 zoning to the area north of Broad Street.

Beth Rocheleau
1700 Hanover Ave, Richmond, VA 23220
BFRocheleau@gmail.com
(804) 677-2991

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Rezoning of pulse corridor
Date: Friday, September 4, 2020 9:24:42 AM

Matthew J. Ebinger, AICP
Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

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

From: Cherie Mehler [<mailto:cheriemehler@icloud.com>]
Sent: Thursday, September 3, 2020 4:39 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Rezoning of pulse corridor

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Please limit the height of buildings in this rezoning to 12 stories. 20 story buildings this close to a historic residential area, would create a multitude of problems.
With so much empty commercial real estate in the downtown area, it seems there could be better existing solutions to solve the affordable housing issue.

Cherie Mehler
Sent from my iPhone

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Rezoning north of Broad
Date: Friday, September 4, 2020 9:28:47 AM

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: ST PINCKNEY [mailto:stpinckney@comcast.net]
Sent: Saturday, August 22, 2020 6:52 AM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Rezoning north of Broad

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.

I am adamantly opposed to the rezoning as it will significantly reduce the value of my property.

St. George Bryan Pinckney
2514 Monument Avenue
Richmond, Va 23220-2619

Mr. Ebinger,

Please share this message with members of the Planning Commission prior to the 9/8/20 meeting.

My name is Kerthy Hearn. I bought my house at 1608 West Grace Street in 1986, and am heavily invested, not only monetarily, but also emotionally, in my house, my neighborhood and the city.

I am very concerned that the Planning Department proposes a zoning change for the North side of Broad Street that would allow 20+ story buildings. The Pulse Corridor Plan, approved by City Council, sets a height limit of 12 stories for the North side of Broad. I think 12 stories allows an acceptable level of density without overwhelming surrounding neighborhoods.

I am also concerned that this zoning change is proposed during the pandemic when it is not possible to meet in person for public discussion. Yes, there have been "show and tell" meetings where the Planning Department talked in general terms, but the actual language is much different than we were led to believe.

I ask the Planning Commission to either kill the proposal outright, or postpone it until public meetings are possible.

Thank you.

Please delay the debate/vote on the 20+ story buildings rezone on West Broad Street in the uptown area.

We are a young family who lives backed up to broad street. A dramatic zoning change will significantly change our life. I feel that COVID has already caused such a dramatic change that postponing such an important issue would be warmly appreciated by the residents living near the zone changes.

The city evolves and changes and that is wonderful. We have seen it evolve quite quickly these last few months. As a neighbor I would like the chance to hear and attend public meetings about the issue and that is impossible with current COVID times.

A virtual forum is an option, but my experience in virtual meetings has been for an individual to speak up or ask questions it will be hard. Thank you for considering a delay.

Kristen Talbott West Grace Resident

From: [Maura Gaenzle](#)
To: [PDR Land Use Admin](#)
Cc: [Olinger, Mark A. - PDR](#); [Ebinger, Matthew J. - PDR](#); [Darby, Anne W. - PDR](#); dave@johannasdesign.com; egreenfield@rarealtors.com; jack@tredegarconstruction.com; [Lenora Reid - Acting CAO](#); mhbuchanan@venturerichmond.com; lawmanchem@yahoo.com; [Robertson, Ellen F. - City Council](#); Rodney@thewiltonco.com; murthyvg@gmail.com; [Stoney, Levar M. - Mayor](#); [Saunders, Lincoln - Mayor's Office](#); [Gray, Kimberly B. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Hilbert, Chris A. - City Council](#); [Addison, Andreas D. - City Council](#); [Larson, Kristen N. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Trammell, Reva M. - City Council](#); [Jones, Michael J. - City Council](#)
Subject: Letter re: Pulse Corridor Plan Phase III rezoning – Science Museum, Allison Street, and VCU & VUU Station Areas.
Date: Monday, September 7, 2020 8:52:27 PM

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Sent by Email

September 7, 2020

Dear Mayor Stoney, Members of City Council, members of City Planning and Development Review and the City Planning Commission,

I would like to begin by thanking Anne Darby and David Johannas for taking time out of their busy schedules to speak with me about the Richmond 300 plan and specifically the rezoning of Broad Street -- Science Museum/Allison Street/VCU & VUU Station Areas. I have since read the PCP (July 2017) and the updated Master Plan Draft (June 2020) and participated in the virtual public forum with Mark Olinger last week. I think we would all agree that we want to see the “best of Richmond” as Mr. Olinger responded when asked about the inspiration for the future of our city.

As a longtime Fan District resident I have seen many changes in the city since my parents initially settled our family in the Fan District in 1969 and where I now have my own home. Most of these changes have been positive, leading to ongoing public praise for Richmond’s livability and thriving small businesses, including exceptional eateries and walkable urbanism. The city has continued to draw a variety of residents from the greater Richmond area and beyond for its walkability and vibrant, engaged community. It is truly a great thing to think that Richmond will continue to draw residents and businesses and that we have the opportunity to add mixed-use development and diverse housing options to under-utilized areas of our city.

However, with enthusiasm for redevelopment of underused areas must come thoughtfulness in how big changes mesh with existing communities. The Plan lays out the importance of our historic neighborhoods for their authenticity, uniqueness, and the ability to attract tourism and economic development. As I discussed with Ms. Darby and Mr. Johannas, the up-zoning to B4 – in terms of allowable building heights -- along Broad Street is not compatible with the existing neighborhoods from Belvidere to Arthur Ashe Boulevard. **I believe the members of City Planning and**

Development Review should proceed with its recommendation in the original PCP CW.3 (p. 29) and “Create a new mixed-use zoning district that allows mid-rise buildings, up to 12 stories in building height.” This would still allow for the mixed-use, walkable urbanism, additional housing and streetscape improvements planned for Broad Street along the Pulse Corridor.

Like many in my neighborhood, I have had to quickly get up to speed on a process that has been neither transparent nor solicitous in my opinion. As you know from the letters that have been sent over the past few months, 7 neighborhood associations bordering Broad Street have formed a coalition asking for a more open process, a delay in implementation until after the pandemic and now, a plea for max-12-story buildings. To agree to the up-zoning to B4 appears to primarily benefit private developers and the city, and dispenses with opportunity for the public’s input on specific projects by nearby residents, businesses and interested parties.

I recognize that the Draft Master Plan is a huge undertaking and overall very exciting for the City of Richmond. It has clearly involved hours and hours of work by many parties and offers some incredible opportunities for growth and development and continued enhancements to our city. It is possible that the timing for determining these big zoning and land use changes is secondary to larger issues currently weighing on the city, including immediate concerns for health, safety and reform.

I truly hope the Commission and City Council will do the best thing for all of the adjacent neighborhoods and strike the B4 up-zoning for Broad Street and adopt a zoning that is more in keeping with the existing, built neighborhoods on the Pulse Corridor.

Respectfully,

Maura M. Gaenzle, Fan District Resident

I have included below some relevant, selective facts from the Master Plan Drafts:

2017 PCP:

“The preservation of historic building stock and adequate buffers to residential neighborhoods is a priority” (p. 63 Science Museum of Virginia Station Area Vision and Allison Station Area Vision)

p. 60 references *“The Science Museum and Allison Street stations serve the Fan District neighborhood – one of the most densely populated and most intact historic neighborhoods in Richmond.”*

Just across the street, the south side of Broad Street requires the following: *“The Corridor Mixed Use area on the south side of W. Broad Street envisions more limited redevelopment at a smaller scale and height. New infill development should be limited in scope, prioritizing the preservation of significant historic buildings that embody the form and function of Corridor Mixed-Use.”*

p. 64 "...future zoning districts are sensitive to the context of the neighborhood."

VCU/Fan/Museum District

pp. 157, 158 November 15, 2016 Table Discussions:

--[if !supportLists]-->• <!--[endif]-->*Building height should be minimum 3 stories, ideally between 4 and 5 stories, with some buildings up to 10 stories in certain areas.*

--[if !supportLists]-->• <!--[endif]-->*10 stories in parking lots like DMV*

--[if !supportLists]-->• <!--[endif]-->*Medium height buildings, 4-8 stories. Taller on Broad Street. Some buildings which are taller might be OK if they are interspersed with buildings of medium height.*

--[if !supportLists]-->• <!--[endif]-->*Not Downtown-height here.*

--[if !supportLists]-->• <!--[endif]-->*VCU to be contained? "I love VCU and I go there, but I don't want them taking over the neighborhood."*

160 November 16, 2016

--[if !supportLists]-->• <!--[endif]-->*Zoning concerns on too much height (2800 block to 1600 block of Broad/Grace)*

--[if !supportLists]-->• <!--[endif]-->*No looming buildings*

ine 2020 Master Plan Draft:

p. 94 Objective 4.1 Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city

a. Develop zoning districts that support protect and enhance neighborhood character, especially in areas that are not protected by City Old & Historic Districts

—

The following are examples of recent projects that preserve and complement the scale of adjacent neighborhoods:

https://richmond.com/business/plus/450-plus-apartments-128-room-hotel-to-transform-part-of-west-broad-street-west-of/article_16426ad9-c1f5-5bb6-b2d9-0f2b1e7f12bc.html

https://richmond.com/business/apartment-construction-boom-taking-place-in-scotts-addition-with-hundreds-of-new-apartments-planned/article_50608f43-30c0-5b6d-88d7-6903a258f2b6.html

<https://richmond.com/business/story-apartment-building-planned-for-broad-and->

lombardy-streets-near/article_7572f987-14e7-5270-8c8b-f6ee648a6617.html

From: [Olinger, Mark A. - PDR](#)
To: [cindy wofford](#)
Cc: [Darby, Anne W. - PDR](#)
Subject: RE: pulse plan
Date: Tuesday, September 8, 2020 8:21:53 AM

Ms. Wofford

I didn't see what your questions were during the meeting.

Anne Darby was compiling responses...copying her.

Mark A. Olinger, Director
Dept. of Planning & Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
804.646.6305 (p) 804.317.0442 (c)
mark.oling@richmondgov.com
www.richmondgov.com



www.richmond300.com

From: cindy wofford [mailto:wofford3@comcast.net]
Sent: Tuesday, September 8, 2020 8:19 AM
To: Olinger, Mark A. - PDR <Mark.Olinger@Richmondgov.com>
Subject: pulse plan

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Morning Mark-

I attended the zoom meeting last week regarding the north side of Broad Street building density.

Please DO NOT allow 12 to 20 story properties to be built in that area. Density is a goal - but over density is not wanted by anyone in the adjacent neighborhoods.

Limit the height to 8 floor maximum - and actually 6 would be better.

I asked a few questions at the zoom meeting. One of which you acknowledged was a

great question. NONE OF MY QUESTIONS WERE ANSWERED !!

DELAY THE VOTE. And answer the questions.

On a side note - I spoke against the Opus project on Lombardy and Broad last February.

I mentioned that the project was essentially a dorm - and one that would not be under the purview of the college due to its off-campus location.

Later in the meeting, my comment was admonished by developer Ben Angelo at Opus when he stated, "This project will appeal to a very broad demographic...I don't want this characterized as a dormitory".

In looking at the Opus website the **very next morning**, I noticed the following announcement on the company's homepage - literally announced the day after the Council meeting! **Mr Angelo was promoted to VP of student living.** The company acknowledged the student living market as an increasingly important and competitive sector of their business.

PLEASE DO NOT ALLOW DEVELOPERS TO OVERWHELM OUR NEIGHBORHODS!!

Thank you
Cindy Wofford

From: [Jill and Ken Sykes](#)
To: [Stoney, Levar M. - Mayor](#); [Saunders, Lincoln - Mayor's Office](#); [Gray, Kimberly B. - City Council](#); [Ebinger, Matthew J. - PDR](#); [Olinger, Mark A. - PDR](#); [Darby, Anne W. - PDR](#); egreenfield@RARealtors.com; jack@tredegarconstruction.com; [Lenora Reid - Acting CAO](#); lawmanchem@yahoo.com; Mhbuchanan@venturerichmond.com; Rodney@thewiltonco.com; murthyvg@gmail.com; dave@johannasdesign.com
Subject: Richmond 300 Plan Rezoning
Date: Monday, September 7, 2020 10:27:13 PM

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 Mr. Mayor, Councilmember Gray, Planning Commissioners, Members of the City Planning Office,

The City of Richmond must not proceed to approve the construction of buildings taller than twenty stories in the “north of Broad Street corridor”. It appears that those who would plan to do so -- some alliance of housing developers and City officials -- just do not take proper account of the equities of taxpayers and homeowners in the nearby Fan district. It has been or should be made abundantly clear that our quality of life and property values would be seriously diminished by the great increase in neighborhood population density implied in this project. It is inconceivable to us that an honest, objective analysis of the loss to those current Richmond residents would or should be outweighed by any theoretical gain to the “good for all” that might occur should his plan move to fruition.

Further, it appears that the procedural handling of this proposal might lend weight to an argument that any “greater good” benefit (more low-income housing, greater City tax base) is little more than a facade meant to obscure the workings of a City and commercial developer partnership that intends to greatly enrich a few and help concentrate operational control over the City’s finance and planning functions. The current proposal to alter City zoning regulations seems, in part, in stark conflict with elements of the “Pulse” stipulations and restrictions that allowed for buildings of up to twelve stories in the corridor in question, that were approved by the City council.

Simply put, we think what the City is doing and plans to do is detrimental to Fan property owners and taxpayers collective interests, and is wrong. And further we think that the City is going about it in all the wrong ways and it knows it.

Voices of the non-developer and the never-been-a-politician need to be raised and need to be heard. Please take this correspondence as one of those voices, speaking up.

Respectfully yours,

Kenneth Sykes
Fan Resident

We are writing to urge a delay in considering the proposed City Council ordinance that would approve the construction of buildings 20 stories and over on W. Broad St. We are 20 and 30 year residents of Richmond and the Fan District. We own a house at 2322 W. Grace St., very close to the area in question.

Because of the current COVID situation, there has been no time and opportunity for a full discussion, involving all relevant parties, of the proposed changes. We believe that a row of tall buildings on the section of Broad St. in question would almost certainly have a massive, undesirable effect on the neighborhood. There are many issues here, including increased traffic, noise, absence of necessary parking space, and the overshadowing of streets and houses by 20+ story buildings. In a national and global perspective, this is an opportune time for thinking about how cities can plan for more environmentally responsible and sustainable development. We believe that rushing to approve the current proposal will not allow such environmental considerations to be fully voiced and discussed.

Thank you for your attention.

Gary Shapiro and Tanja Softic

2322 W. Grace St.