

# City of Richmond

## Formal Meeting Minutes

900 East Broad Street  
Richmond, VA 23219  
[www.rva.gov/index.php/office-city-clerk](http://www.rva.gov/index.php/office-city-clerk)

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Monday, November 9, 2020

6:00 PM

Council Chamber, 2nd Floor - City Hall  
Virtual Meeting

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### **Councilmembers Present**

The Honorable Cynthia Newbille, President  
The Honorable Chris Hilbert, Vice President (late arrival and early departure)  
The Honorable Andreas Addison  
The Honorable Kim Gray (early departure)  
The Honorable Kristen Larson  
The Honorable Stephanie Lynch  
The Honorable Ellen Robertson (late arrival and early departure)  
The Honorable Reva Trammell (early departure)

### **Absent**

The Honorable Michael Jones

President Cynthia Newbille called the meeting to order at 6:00 p.m., and presided.

Invocation was offered by Reverend Jeanne Pupke of First Unitarian Universalist Church, 1000 Blanton Avenue, Richmond, VA.

*Councilor Ellen Robertson joined the meeting at 6:04 p.m.*

Members of Council and the audience recited the Pledge of Allegiance.

### **ELECTRONIC MEETING ANNOUNCEMENT**

City Clerk Candice Reid, in accordance with Ordinance No. 2020-093, adopted April 9, 2020, as amended by Ordinance No. 2020-183, adopted August 20, 2020, announced the meeting would be held through electronic communication means. City Clerk Reid stated notice of the meeting was provided to the public through a public information advisory issued on October 23, 2020, and through Legistar on the city website in accordance with usual practice. She also stated members of the public were encouraged to provide comments in writing prior to the meeting and all comments received prior to 10:00 a.m., on Monday, November 9, 2020, were provided to Council members. Ms. Reid indicated that members of the public who signed up to speak and provide comment would be called to speak at the appropriate time.

### **CITIZEN SPEAKER GUIDELINES**

Upon the President's request, Deputy City Clerk RJ Warren provided citizen speaker guidelines.

## APPOINTMENTS AND REAPPOINTMENTS

**Councilor Andreas Addison moved that the following appointments be approved:**

<u>Board Name</u>	<u>Criteria for Appointment</u>	<u>Applicant Name</u>	<u>Terms</u>
Citizen Advisory Commission on Alternatives to Incarceration (15 members)	At-Large Member*	LaTanya Crosby	11/09/2020 – 11/09/2022 <i>Succeeding Daniel Callahan</i>
		Andre Nious	11/09/2020 – 11/09/2022 <i>Succeeding Toni Johnson</i>
		Kathryn Ticknor-Robinson	11/09/2020 – 11/09/2022 <i>Succeeding Janice Alarhabi</i>

\* Applicants must either reside or work in the city.

**The motion was seconded and approved:** Ayes 7, Robertson, Larson, Lynch, Gray, Trammell, Addison, Newbille. Noes None. Hilbert had not yet arrived.

*Vice President Chris Hilbert joined the meeting.*

**Vice President Chris Hilbert moved that the following appointments be approved, which was seconded:**

<u>Board Name</u>	<u>Criteria for Appointment</u>	<u>Applicant Name</u>	<u>Terms</u>
Task Force on the Establishment of a Civilian Review Board (9 members)	Residents of the city who possess a broad range of experience with expertise in policy development, legal, racial, and social justice advocacy, criminal justice education, or human resources.	Dr. Eli Coston	11/09/2020 – terminating upon completion of task force
		John I. Dixon, III	11/09/2020 – terminating upon completion of task force
		Angela Fontaine	11/09/2020 – terminating upon completion of task force
		John Gerner	11/09/2020 – terminating upon completion of task force
		Charlene L. Hinton	11/09/2020 – terminating upon completion of task force
		Edward Miller	11/09/2020 – terminating upon completion of task force
	Person with a disability*	Keith Anthony Turner	11/09/2020 – terminating upon completion of task force
Youth age 18 or younger*	Oliver Parker Hale	11/09/2020 – terminating upon completion of task force	

\* Applicants must either reside or work in the city.

*Councilor Stephanie Lynch stated she was concerned that two of the recommended appointees had prior involvement with law enforcement. Councilor Lynch requested that Council consider approving the recommended appointments to the Task Force on the Establishment of a Civilian Review Board, with the exception of John I. Dixon, III and Charlene L. Hinton.*

*President Cynthia Newbille informed members she received an email from Councilor Michael Jones requesting that applicant Jewel Gatling be considered as a substitute appointment. President Newbille stated she also received an email of interest from Jewel Gatling and that the email was shared with members.*

*Councilor Kim Gray informed Council that the Public Safety Standing Committee attempted to establish a balance of experience and qualifications amongst the recommended appointees. Councilor Gray stated the task force would benefit from certain members having prior law enforcement experience.*

*Councilor Andreas Addison stated his belief that more discussion on appointment recommendations by the full body of Council was necessary before he felt comfortable with approving recommendations.*

*Councilor Ellen Robertson stated her concerns with potential difficulties that the task force could face without the aid of sufficient support staff. Councilor Robertson also stated more time was necessary to fully review the recommended applicants. Councilor Robertson suggested Council continue consideration of appointments to allow more time to determine if interviews of applicants would be beneficial.*

Councilor Stephanie Lynch informed members that the General Assembly of Virginia recently approved legislation regarding civilian review boards, and that the legislation prohibited the appointment of members that were previously or currently involved with law enforcement.

Interim City Attorney Haskell Brown confirmed that the recently approved state legislation did not impact Council's ability to appoint former members of law enforcement to the Task Force on the Establishment of a Civilian Review Board, but it did prohibit the appointment of former members of law enforcement to the subsequent established civilian review board.

**The motion to approve the appointments to the Task Force on the Establishment of a Civilian Review Board failed:** Ayes 4, Larson, Gray, Trammell, Hilbert. Noes 4, Robertson, Lynch, Addison, Newbille.

Councilwoman Reva Trammell stated her concerns with Council's decision not to approve the Public Safety Standing Committee's appointment recommendations for the Task Force on the Establishment of a Civilian Review Board.

**Vice President Chris Hilbert moved to continue discussion of appointment recommendations to the Task Force on the Establishment of a Civilian Review Board to the December 7, 2020 Organizational Development Standing Committee meeting, and to continue consideration of appointments to the December 14, 2020 Formal Council meeting, which was seconded and approved:** Ayes 6, Robertson, Larson, Lynch, Addison, Hilbert, Newbille. Noes 2, Gray, Trammell.

**Councilor Ellen Robertson moved that the following appointments and reappointment be approved:**

Board Name	Criteria for Appointment	Applicant Name	Terms
Affordable Housing Trust Fund Oversight Board (10 members)	Housing Counselor*	Martin D. Wegbreit (reappointment)	11/11/2020 – 11/10/2023
	Service provider assisting low income*	Madelyn Peay	11/11/2020 – 11/10/2023 <i>Succeeding Brian Jackson</i>
Maggie L. Walker Initiative Citizens Advisory Board (16 members)	Resident of a City Council district with a 20% poverty rate	Jewel Gatling	11/09/2020 – 09/14/2023 <i>Succeeding Marthelia Houchens</i>

\* Applicants must either reside or work in the city.

**The motion was seconded and approved:** Ayes 8, Robertson, Larson, Lynch, Gray, Trammell, Addison, Hilbert, Hilbert, Newbille. Noes None.

**Councilor Ellen Robertson moved that the following appointments and reappointments be approved:**

Board Name	Criteria for Appointment	Applicant Name	Terms
Local Finance Board for Other Post-Employment Benefits (OPEB) Trust (3 members)	Citizen Members	James Duval (reappointment)	11/09/2020 – 06/30/2022
		Lenora Reid (reappointment)	11/09/2020 – 06/30/2022
Clean City Commission (15 members)	1 <sup>st</sup> District Representative	Angie Heyming (reappointment)	01/29/2021 – 01/28/2023
	2 <sup>nd</sup> District Representative	Miriam Lack (reappointment)	01/28/2021 – 01/27/2023
	5 <sup>th</sup> District Representative	Mark Hickman (reappointment)	11/13/2020 – 11/12/2022
	Corporate/Citizen Volunteer Representative	Julian Gordon (reappointment)	01/28/2021 – 01/27/2023
James Arnold (reappointment)		11/09/2020 – 07/22/2022	

<u>Board Name</u>	<u>Criteria for Appointment</u>	<u>Applicant Name</u>	<u>Terms</u>
<b>Commission of Architectural Review</b> (9 members)	At-Large resident	Coleen A. Rodriguez	11/09/2020 – 11/09/2023 <i>Succeeding Gerald Hendricks</i>
<b>Green City Commission</b> (9 members)	Expertise in Urban Forestry	Michael A. Mather	11/09/2020 – 10/25/2023 <i>Succeeding Matthew Lee</i>
	Representative from the energy efficiency field	William H. Nickerson	11/09/2020 – 10/25/2022 <i>Succeeding Susan Hill</i>
	Public Works Employee, nominated by Mayor Levar Stoney	Alicia Zatcoff (reappointment)	11/09/2020 – 08/10/2023
	Citizen Member, nominated by Mayor Levar Stoney	Emily Francis (reappointment)	11/09/2020 – 08/10/2023
<b>Richmond Redevelopment and Housing Authority</b> (9 members)	*	Robley Jones (reappointment)	01/13/2021 – 01/12/2025
<b>Urban Design Committee</b> (10 members)	Urban designer or urban planner*	Andrea Quilici (reappointment)	11/29/2020 – 11/28/2023

\* Applicants must either reside or work in the city.

**The motion was seconded and approved:** Ayes 8, Robertson, Larson, Lynch, Gray, Trammell, Addison, Hilbert, Hilbert, Newbille. Noes None.

*President Cynthia Newbille stated that members previously received a letter from the Sister Cities Commission chair seeking more discussion regarding the reappointment of Darren Green to the Sister Cities Commission.*

**President Cynthia Newbille moved to approve the following appointment and reappointment, and to continue consideration of Darren Green’s reappointment application to the February 8, 2021 Formal Council meeting:**

<u>Board Name</u>	<u>Criteria for Appointment</u>	<u>Applicant Name</u>	<u>Terms</u>
<b>Sister Cities Commission</b> (13 members)	*	Julianne Condrey	01/10/2021 – 01/09/2024
		Shirl Rhoades	11/29/2020 – 11/28/2023 <i>Succeeding William Egen</i>

\* Applicants must either reside or work in the city.

**The motion was seconded and approved:** Ayes 8, Robertson, Larson, Lynch, Gray, Trammell, Addison, Hilbert, Hilbert, Newbille. Noes None.

## AWARDS AND PRESENTATIONS

There were no awards or presentations.

## CITIZEN COMMENT

**Thad Jones** addressed Council and noted his prior appearance before Council where he discussed the sidewalk conditions on Bancroft Avenue. Mr. Jones stated that the sidewalk had yet to be repaired. Mr. Jones also stated he was concerned with the worsening conditions of city infrastructure, such as sidewalks.

*Vice President Chris Hilbert stated he previously informed city administration of Mr. Jones’s concerns with sidewalk conditions on Bancroft Avenue. Vice President Hilbert also stated he would follow up with city administration regarding Mr. Jones’s concerns.*

**Yohance Whitaker, Legal Aid Justice Center organizer, Richmond Transparency and Accountability Project (RTAP) member,** addressed Council and expressed his gratitude for Council’s approval of creating a Task Force on the Establishment of a Civilian Review Board. Mr. Whitaker noted RTAP’s membership recommendations for the task force. Mr. Whitaker stated RTAP

strongly believed that current or former members of law enforcement should be prohibited from membership of the task force.

## **AGENDA REVIEW AND AMENDMENTS**

**Councilor Kristen Larson moved to amend the agenda as follows:**

ORD. 2020-177

To authorize the special use of the properties known as 618 North 32<sup>nd</sup> Street and 620 North 32<sup>nd</sup> Street for the purpose of permitting the expansion of an existing adult care residence from 27 residents to 40 residents, upon certain terms and conditions.

**To be continued to Monday, December 14, 2020**

ORD. 2020-214

To amend City Code §§ 12-36, concerning the disposition of revenues derived from the expiration of partial exemptions from real estate taxation and from certain sales of tax delinquent properties, and 26-104, concerning the duties of the City Assessor, for the purpose of providing for the accounting of certain real estate tax revenues arising from the phased reduction, expiration, and termination of certain partial exemptions from real estate taxation in such a manner as to facilitate the City Council's future appropriation of those revenues to the Affordable Housing Trust Fund.

**To be amended and continued to Monday, January 11, 2021**

ORD. 2018-236

To amend ch. 26, art. V, div. 2 of the City Code by adding therein new sections 26-370-26-374, concerning a real estate tax deferral program for real estate owned and occupied as a sole dwelling, for the purpose of establishing a new real estate tax deferral program for real estate owned and occupied as a sole dwelling.

**To be continued to Monday, December 14, 2020**

ORD. 2020-103

To rezone certain properties in the areas surrounding the Science Museum of Virginia, Allison Street, and the Virginia Commonwealth University and the Virginia Union University Broad Street Bus Rapid Transit station areas.

**To be continued to Monday, December 14, 2020**

ORD. 2020-104

To amend the official zoning map for the purpose of designating certain street blocks as "priority streets" and certain street blocks as "street-oriented commercial streets" in the areas surrounding the Science Museum of Virginia, Allison Street, and the Virginia Commonwealth University and the Virginia Union University Broad Street Bus Rapid Transit station areas.

**To be continued to Monday, December 14, 2020**

ORD. 2020-105

To amend and reordain City Code §§ 30-433.2 (concerning parking lots in the UB Urban Business District), 30-440.3 (concerning yards in the B-4 Central Business District), 30-446.2 (concerning parking lots in the B-7 Mixed-Use Business District), and 30-950.2-30-950.5 (concerning Plan of Development Overlays), for the purpose of implementing the recommendations of the adopted Pulse Corridor Plan. (As Amended)

**To be continued to Monday, December 14, 2020**

ORD. 2020-217

To close to public travel certain medians located in Monument Avenue and North Allen Avenue at or near General Robert E. Lee Circle, to retain the City's legal interests in such medians, and to designate such medians as official City Parks, upon certain terms and conditions.

**To be continued to Monday, December 14, 2020**

ORD. 2020-226

To amend Ord. No. 2013-156-154, adopted Sept. 9, 2013, as previously amended by Ord. No. 2013-208-197, adopted Oct. 28, 2013, which authorized the special use of the property known as 2501 Monument Avenue for the purpose of a museum for architecture and design and a lodging unit and imposed as a condition on the special use of such property a 150-person attendance limit for all reception events, to permit a dwelling unit and retail space and to impose as a condition on the special use of such property a 300-person attendance limit for all reception events instead of a 150-person attendance limit for all reception events.

**To be continued to Monday, December 14, 2020**

RES. 2019-R057

To require that Richmond Performing Arts Alliance take all actions necessary to sell at fair market value its property at 623 East Broad Street and contribute the proceeds thereof to its endowment as provided in a Comprehensive Agreement dated Sept. 14, 2007.

**To be continued to Monday, April 26, 2021**

Citizens were provided an opportunity to offer comments in writing regarding pending legislation prior to the Formal City Council meeting. All written comments received by the Office of the City Clerk were provided to members of the Council prior to the meeting and are included as an appendix to the November 9, 2020 Formal City Council meeting minutes.

*Vice President Chris Hilbert requested the further amend the agenda as follows:*

ORD. 2020-227

To authorize the special use of the property known as 320 Hunt Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

**To be continued to Monday, December 14, 2020**

ORD. 2020-228

To authorize the special use of the property known as 414 Milton Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

**To be continued to Monday, December 14, 2020**

**The motion to amend the agenda was seconded and approved:** Ayes 8, Robertson, Larson, Lynch, Gray, Trammell, Addison, Hilbert, Newbille. Noes None.

## CONSENT AGENDA

**The following ordinances and resolution were considered:**

ORD. 2020-207

To authorize the special use of the property known as 1513 Rear Grove Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions. (As Amended)

ORD. 2020-216

To close, to public use and travel, Anderson Street and an east-west alley that bisects Anderson Street located at the northwest corner of the intersection of Government Road and Glenwood Avenue consisting of 18,660± square feet, upon certain terms and conditions.

ORD. 2020-218

To authorize the special use of the properties known as 1829 West Cary Street and 1831 West Cary Street for the purpose of outdoor dining areas, upon certain terms and conditions.

ORD. 2020-219

To designate the City-owned properties known as 201 Hioaks Road, 315 Beaufont Hills Drive, 620 Rosemont Road, 2100 Colby Lane, 2606 Lynhaven Avenue, and 2903 Rear Ernest Road as public parks to be known by the names of Hioaks Park, Reedy Creek Wetland Park, Rosemont Road Park, Broad Rock Creek Park, and Ernest Road Park.

ORD. 2020-220

To amend and reordain City Code §§ 2-927, concerning the general powers and duties of the Personnel Board, and 2-1264, concerning the creation of the personnel system, for the purpose of conforming the classes protected from discrimination under the City's personnel system to Va. Code §§ 2.2-3904 and 2.2-3905.

ORD. 2020-221

To authorize the Chief Administrative Officer, for an on behalf of the City of Richmond, to execute a Sublease Agreement between the City of Richmond as sublandlord and UGK Community First Corp. as subtenant for the purpose of leasing to UGK Community First Corp. a portion of the City-owned building located at 1400 Oliver Hill Way.

ORD. 2020-222

To authorize the Chief Administrative Officer to accept funds in the total amount of \$60,000.00 from Church Schools in the Diocese of Virginia and known as St. Catherine's School and to appropriate the amount of \$60,000.00 to the Fiscal Year 2020-2021 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Pedestrian Safety Improvements with HAWKS and RRFBs (Federal) project in the Transportation category by \$60,000.00 for the purpose of funding the installation of a pedestrian hybrid beacon at the intersection of Grove Avenue and Somerset Avenue in the city of Richmond in accordance with certain proffered conditions accepted by the City pursuant to Ord. No. 2016-268, adopted Nov. 14, 2016.

ORD. 2020-223

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Programmatic Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation for the purpose of the development and administration of previously authorized and future Revenue Sharing Program projects.

ORD. 2020-224

To rename the street in the city of Richmond known as Confederate Avenue as "Laburnum Park Boulevard."

ORD. 2020-225

To amend Ord. No. 71-180-163, adopted Jun. 14, 1971, as previously amended by Ord. No. 81-204-199, adopted Nov. 23, 1981, which authorized the special use of the property known as 3800 Grove Avenue for the purpose of doctors' offices, permitted an addition at the rear entry way, and authorized the erection of an accessory utility building, to also allow other office uses and personal service uses.

ORD. 2020-230

To authorize the special use of the property known as 3411 Kensington Avenue for the purpose of an existing multifamily dwelling and a new two-family detached dwelling, upon certain terms and conditions.

RES. 2020-R051

To impose enhanced speeding penalties pursuant to City Code § 27-163 and to authorize the placement of signs giving notice thereof on the portion of South Harrison Street located between Idlewood Avenue and Randolph Street and the portion of Colorado Avenue located between Randolph Street and South Allen Avenue.

Citizens were provided an opportunity to offer comments in writing regarding Consent Agenda items prior to the Formal City Council meeting. All written comments received by the Office of the City Clerk were provided to members of the Council prior to the meeting and are included as an appendix to the November 9, 2020 Formal City Council meeting minutes.

**Public Hearing**

**Gwen Corley Creighton** spoke in support of ORD. 2020-224, and stated she was speaking on behalf of several of her neighbors who supported the renaming of Confederate Avenue to Laburnum Park Boulevard. Ms. Creighton also stated the renaming would secure a more hospitable, inclusive and welcoming neighborhood for future generations.

*Councilor Kim Gray shared her appreciation of the residents of Confederate Avenue for their work over the previous two years regarding the renaming of Confederate Avenue.*

*Vice President Chris Hilbert also shared his appreciation of Ms. Creighton's efforts regarding the renaming Confederate Avenue.*

There were no further comments or discussions and the **Consent Agenda was adopted:** Ayes 8, Robertson, Larson, Lynch, Gray, Trammell, Addison, Hilbert, Newbille. Noes None.

**REGULAR AGENDA**

**The following ordinance was considered:**

ORD. 2020-215

To amend and reordain City Code § 26-355, concerning the levy of tax on real estate, to establish a tax rate of \$1.20 for the tax year beginning Jan. 1, 2021, pursuant to Va. Code § 58.1-3321(b), and increasing such rate from the Rolled Back Tax Rate of \$1.176 as computed in accordance with Va. Code § 58.1-3321(a).

*President Cynthia Newbille stated the adoption of the proposed ordinance would retain the city real estate tax at its current rate.*

**Public Hearing**

**Jerry Green** stated he supported Council's efforts to retain the city's tax rate at its current rate, but shared his concerns with the recent assessment increase of his personal real estate property. Mr. Green informed Council that similar houses in his neighborhood and around the city did not receive the same percentage of assessment increase as his property.

*President Cynthia Newbille stated she would follow up with City Assessor Richie McKeithen regarding Mr. Green's comments, and would request that Mr. McKeithen provide Council with a presentation regarding real estate assessments.*

*Councilor Stephanie Lynch stated she would follow up with Mr. Green regarding his concerns.*

*Councilor Ellen Robertson stated her concerns with the rise of real estate assessments in certain neighborhoods and requested a presentation be provided to Council from the city assessor.*

*Councilor Andreas Addison stated he believed the city could increase revenue without raising the real estate assessments of current housing properties in the city, by creating more housing stock.*

*Councilor Kim Gray stated she was concerned that the city was producing budget surpluses, while still continuing to raise real estate assessments in the city. Councilor Gray stated she supported rolling back the real estate tax rate to \$1.176.*

*Councilwoman Reva Trammell stated her concerns with how the rise in real estate assessments was impacting citizens. Councilwoman Trammell also stated she believed a lowering of the tax rate would help citizens impacted by the rise of real estate assessments.*

There were no further comments or discussions and **ORD. 2020-215 was adopted:** Ayes 6, Robertson, Larson, Lynch, Addison, Hilbert, Newbille. Noes 2, Gray, Trammell.

#### **The following ordinance was considered:**

##### ORD. 2020-229

To authorize the special use of the property known as 3406 East Broad Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

Mark Olinger, Department of Planning and Development Review director, introduced ORD. 2020-229 and provided additional information regarding the proposed ordinance.

Citizens were provided an opportunity to offer comments in writing regarding ORD. 2020-229 prior to the Formal City Council meeting. All written comments received by the Office of the City Clerk were provided to members of the Council prior to the meeting and are included as an appendix to the November 9, 2020 Formal City Council meeting minutes.

There were no further comments or discussions and **ORD. 2020-229 was adopted:** Ayes 8, Robertson, Larson, Lynch, Gray, Trammell, Addison, Hilbert, Newbille. Noes None.

#### **MOTIONS**

There were no motions for consideration.

#### **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**Councilor Ellen Robertson moved to approve the minutes of the following Richmond City Council meetings:** Informal and Formal Council Sessions held on Monday, October 12, 2020, at 4:00 p.m., and 6:00 p.m., respectively; Special Meetings held on Wednesday, October 14, 2020, at 9:00 a.m.; Tuesday, October 20, 2020, at 1:00 p.m.; Tuesday, October 27, 2020, at 2:00 p.m.

**The motion was seconded and approved:** Ayes 8, Robertson, Larson, Lynch, Gray, Trammell, Addison, Hilbert, Newbille. Noes None.

## INTRODUCTION OF ORDINANCES AND RESOLUTIONS

**City Council will hold a public hearing on the following ordinances and resolutions on Monday, December 14, 2020, at 6:00 p.m.:**

ORD. 2020-232

To extend the expiration date of Ord. No. 2020-093, adopted Apr. 9, 2020, as previously amended by Ord. No. 2020-183, adopted Aug. 20, 2020, which assures the continuity of government during the disaster resulting from the COVID-19 pandemic by modifying the practices and procedures of public bodies to permit electronic meetings as authorized by Va. Code § 15.2-1413, from Dec. 31, 2020, to Jun. 30, 2021.

*Patron: President Newbille*

**This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(2).**

ORD. 2020-233

To authorize the Chief Administrative Officer to accept funds in the amount of \$19,581.00 from the Virginia Department of Criminal Justice Services; to amend the Fiscal Year 2020-2021 Special Fund Budget by creating a new special fund for the Richmond Sheriff's Office called the CESF (COVID-19): DCJS special fund; and to appropriate the grant funds received to the Fiscal Year 2020-2021 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Richmond Sheriff's Office's CESF (COVID-19): DCJS special fund by \$19,581.00 for the purpose of funding the Richmond Sheriff's Office purchase of personal protective equipment, cleaning supplies and equipment, thermometers, and fit tests in response to the COVID-19 pandemic.

*Patron: Mayor Stoney*

**This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(3)(c).**

ORD. 2020-234

To authorize the Chief Administrative Officer to accept funds in the amount of \$20,000.00 from the National League of Cities; to amend the Fiscal Year 2020-2021 Special Fund Budget by creating a new special fund for the Office of Community Wealth Building called the National League of Cities + Civic Engagement special fund; and to appropriate the grant funds received to the Fiscal Year 2020-2021 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Office of Community Wealth Building's National League of Cities + Civic Engagement special fund by \$20,000.00 for the purpose of supporting local census outreach and civic engagement initiatives.

*Patron: Mayor Stoney*

**This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(3)(c).**

ORD. 2020-235

To authorize the Chief Administrative Officer to accept funds in the amount of \$250,000.00 from the United States Department of Justice, Office of Justice Programs; to amend the Fiscal Year 2020-2021 Special Fund Budget by creating a new special fund for the Richmond Sheriff's Office called the PREA Standards special fund; and to appropriate the grant funds received to the Fiscal Year 2020-2021 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Richmond Sheriff's Office's PREA Standards special fund by \$250,000.00 for the purpose of supporting the Richmond Sheriff's Office compliance with the Prison Rape Elimination Act standards by preventing, identifying, and responding to sexual harassment and abuse at the Richmond Justice Center.

*Patron: Mayor Stoney*

**This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(3)(c).**

ORD. 2020-236

To approve the action of the City Planning Commission adopting “Richmond 300: A Guide for Growth” as the Master Plan of the City of Richmond, and to repeal Ord. No. 2000-371-2001-11, adopted Jan. 8, 2001, and all amendments thereto, with the exception of the Riverfront Plan as contained in Ord. No. 2012-202-190, adopted Nov. 26, 2012, the VUU/Chamberlayne Neighborhood Plan as contained in Ord. No. 2016-002, adopted Feb. 8, 2016, the Pulse Corridor Plan as contained in Ord. No. 2017-127, adopted Jul. 24, 2017, the Riverfront Plan as contained in Ord. No. 2017-148, adopted Sept. 25, 2017, the Public Art Master Plan as contained in Ord. No. 2018-205, adopted Sept. 24, 2018, and the James River Park Systems Master Plan as contained in Ord. No. 2019-337, adopted Jan. 27, 2020.

*Patron: Mayor Stoney*

**This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, November 17, 2020, at 1:00 p.m.**

ORD. 2020-237

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Contract between the City of Richmond and the Richmond Redevelopment and Housing Authority for the purpose of funding consultant services for outreach and planning for the redevelopment of Creighton Court in the city of Richmond.

*Patron: Mayor Stoney*

**This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, November 17, 2020, at 1:00 p.m.**

ORD. 2020-238

To adopt a new Code of the City of Richmond, Virginia; to repeal the Code of the City of Richmond, Virginia, 2015; to prescribe the effect of such repeal; and to provide for the manner of amending the new City Code.

*Patron: Vice President Hilbert*

**This ordinance was introduced and referred to the Governmental Operations Standing Committee meeting on Wednesday, November 18, 2020, at 12:00 p.m.; and the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-239

To amend and reordain City Code § 26-874, concerning a business license incentive program for qualifying businesses, for the purpose of revising the definition of a qualifying business, adding the incentive of a refund, and requiring a business to apply to qualify for the program within two years from the date the business located in the city.

*Patron: Mayor Stoney*

**This ordinance was introduced and referred to the Finance and Economic Standing Committee meeting on Thursday, November 19, 2020, at 1:00 p.m.**

ORD. 2020-240

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 1305 North 5th Street and to authorize the Chief Administrative Officer or the designee thereof to accept title to such property for the purpose of preserving the property as a historic burial ground.

*Patron: Mayor Stoney*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-241

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute certain Deeds of Easement between the City of Richmond and the Commonwealth of Virginia, Department of General Services, for the purpose of granting to the Commonwealth of Virginia, Department of General Services, certain perpetual, irrevocable easements on, over, under, and across certain rights-of-way located along North 9th Street, East Franklin Street, East Grace Street, and East Broad Street for the construction or installation of certain improvements and safety and security enhancements as part of the Capitol Complex Infrastructure and Security construction projects.

*Patron: Mayor Stoney*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-242

To amend Ord. No. 99-324-304, adopted Oct. 11, 1999, which authorized the special use of the property known as 1601 Park Avenue for the purpose of a restaurant use, to authorize outdoor dining facilities and an increased interior seating capacity, upon certain terms and conditions.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-243

To authorize the special use of the property known as 410 Hunt Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-244

To authorize the special use of the property known as 1110 ½ North 30th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-245

To authorize the special use of the property known as 1401 North 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-246

To authorize the special use of the property known as 2611 West Cary Street for the purpose of permitting a sign with an aggregate area exceeding that permitted by the underlying zoning regulations, upon certain terms and conditions.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-247

To authorize the special use of the property known as 3206 Blithewood Drive for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-248

To authorize the special use of the property known as 3310 East Broad Street for the purpose of a dwelling unit within an existing accessory building, upon certain terms and conditions.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-249

To rezone the properties known as 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, 20 East Baker Street, 24 East Baker Street, and 11 East Charity Street from the B-2 Community Business District to the B-6 Mixed-Use Business District, and 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

ORD. 2020-250

To rezone the properties known as 7000 Jahnke Road, 6927 Old Jahnke Road, 6937 Old Jahnke Road, and 7005 Old Jahnke Road from the R-1 Single-Family Residential District to the RO-2 Residential-Office District, and 6814 Jahnke Road and 6907 Old Jahnke Road from the R-2 Single-Family Residential District to the RO-2 Residential-Office District.

*Patron: Mayor Stoney (By Request)*

**This ordinance was introduced and referred to the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m.**

RES. 2020-R060

To endorse, for the City of Richmond, legislative proposals set forth within the document entitled "City of Richmond Legislative Proposals for the Virginia General Assembly 2021 Regular Session;"

to request the Richmond delegation to the General Assembly of Virginia to take legislative action consistent with and in vigorous support of such recommendations; to support other legislative action recommendations; and to encourage other organizations and individuals to support such recommendations.

*Patrons: City Council*

**This resolution was introduced and referred to the Governmental Operations Standing Committee meeting on Wednesday, November 18, 2020, at 12:00 p.m.**

RES. 2020-R061

To request the Richmond delegation to the General Assembly of Virginia to introduce and support the enactment of legislation to amend section 5.05(a) of the Charter of the City of Richmond to provide that the Mayor or the designee thereof may attend any closed meeting of the Council only if permitted by the Council pursuant to § 2.2-3712(F) of the Code of Virginia.

*Patrons: City Council*

**This resolution was introduced and referred to the Governmental Operations Standing Committee meeting on Wednesday, November 18, 2020, at 12:00 p.m.**

RES. 2020-R062

To express the City Council's support for the Economic Development Authority of the City of Richmond, Virginia and the City of Richmond's Department of Economic Development proposed plan to provide short-term financial relief during the COVID-19 pandemic in the form of deferred payments to borrowers of loan programs administered by the Economic Development Authority of the City of Richmond, Virginia and the City of Richmond's Department of Economic Development.

*Patron: Mayor Stoney*

**This resolution was introduced and referred to the Finance and Economic Standing Committee meeting on Thursday, November 19, 2020, at 1:00 p.m.**

RES. 2020-R063

To express support for the request by the County of Henrico that the Virginia Department of Housing and Community Development approve its application to amend its portion of Zone III (formerly known as the North Enterprise Zone); and to authorize the Chief Administrative Officer to execute the Joint Amendment Agreement indicating the City's support for the County's application.

*Patron: Mayor Stoney*

**This resolution was introduced and referred to the Finance and Economic Standing Committee meeting on Thursday, November 19, 2020, at 1:00 p.m.**

RES. 2020-R064

To request that the Chief Administrative Officer cause the presentation of a report identifying a location for an inclement weather shelter for homeless persons in the city of Richmond when the outdoor or wind chill temperature falls to 40 degrees Fahrenheit or below, when the outdoor temperature rises to 92 degrees Fahrenheit or higher, or when the forecast includes an accumulation of precipitation of one inch or more in a 24-hour period, a hurricane, a tornado, or high winds.

*Patron: Ms. Larson*

**This resolution was introduced and referred to the Education and Human Services Standing Committee meeting on Thursday, December 3, 2020, at 2:00 p.m.**

## REPORTS OR ANNOUNCEMENTS BY MEMBERS OF THE COUNCIL

Members of Council provided reports and announcements regarding respective district meetings and activities.

*Vice President Chris Hilbert left the meeting at 7:45 p.m.*

*Councilwoman Reva Trammell left the meeting at 7:58 p.m.*

*Councilor Ellen Robertson left the meeting at 8:06 p.m.*

*Councilor Kim Gray left the meeting at 8:07 p.m.*

## ADJOURNMENT

There being no further business before the Council, the meeting adjourned at 8:16 p.m.

---

CITY CLERK

**THIS PAGE WAS LEFT BLANK INTENTIONALLY.**

**From:** [Andrew and Ellen Blake](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Special use permits for 618 and 620 N 32nd  
**Date:** Sunday, November 1, 2020 8:19:29 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 Richmond City Council Members,

11/1/2020

We own the property at [REDACTED] [REDACTED] [REDACTED]. We purchased this property as an investment in 2014. We spent 2 years with our own labor and paid contractors to completely renovate this house. Currently we have a tenant residing there. We visit the property on a weekly basis to perform outside maintenance. We try to keep up with the litter pickup, but there is an inordinate amount of trash that collects at the corner of M Street and 701 N 32<sup>nd</sup>.

We have strong reservations against the proposed increase of occupancy of the above referenced properties. We understand the need for such facilities. However, having observed the activity at the two locations over the years, we believe an increase of nearly 67% is untenable. We viewed the proposed addition plan and consider that an unacceptable attempt. Not only will it use up any outdoor space on the two properties, I can't imagine how 12 bedrooms are to be served by 2 Bathrooms. We have witnessed some friction between the residents at the facility, numerous police/ambulance visits. Adding more people will exacerbate the situation.

We would also like to point out that as owners of [REDACTED] [REDACTED] [REDACTED], we have never been solicited by Denesha Alexander, PhD for any input regarding the facility as was stated in the applicants letter dated 10/5/2020

Therefore, for the sake of current and future residents of Community Alternatives Assisted Living, LLC and their neighbors, please deny the special use permit request.  
Sincerely,

Andrew and Ellen Blake

**Andrew Blake**

**From:** [Elsa Woodaman](#)  
**To:** [City Clerk's Office](#); [Ebinger, Matthew J. - PDR](#); [Addison, Andreas D. - City Council](#); [Gray, Kimberly B. - City Council](#); [Hilbert, Chris A. - City Council](#); [Larson, Kristen N. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Trammell, Reva M. - City Council](#); [Jones, Michael J. - City Council](#); [Mayor Levar Stoney](#); [Saunders, Lincoln - Mayor's Office](#)  
**Subject:** Broad Street Rezoning Must be Postponed!  
**Date:** Saturday, November 7, 2020 10:15:52 AM

---

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Esteemed City Council Members and Mayor,  
As a civically active and concerned citizen, I cannot understand how or why Council is being asked to vote on a rezoning ordinance that blatantly disregards Council's authority and the will of Richmond's citizenry. In 2017, Council voted and approved the 12-story height restriction along the northside of Broad Street's historic corridor. The Planning Department's new ordinance proposes outrageous zoning with no height restrictions, other than those limited by the depth of a lot. It also reveals the Planning Department's backroom decisions that at best utterly disregard Richmond residents, and at worst indicate a startling deference to developers.

For years, the West Grace Street Association members met personally and in good faith with Mark Olinger and staff. These difficult talks yielded a compromise: a restriction that would allow for density while respecting the fabric of the surrounding neighborhoods. As such, 12-story buildings would be the absolute height limit for buildings north of Broad. I do not know when B4 rezoning (20+ story) became preferable to TOD-1 (12-story limit) for the Planning Department. We have asked when and why Mr. Olinger suddenly betrayed our good faith and best interests. Did he pretend to collaborate with us to shut us up and to buy time while he cooked up a different deal behind closed doors? We have not been afforded any answers.

Twenty-story buildings along West Broad's historic corridor would dwarf Jackson Ward, Carver and the Fan. Buildings of this nature would rob homes of sunlight, privacy and a quality of life we citizens deserve. Such absurdly tall buildings would also devalue Richmond's important architectural patrimony for generations. I am extremely concerned that Mr. Olinger and his Planning Department, whom we employ and pay, are betraying Richmond's own residents. For what purpose, I cannot say.

Sincerely,  
Elsa Woodaman

**From:** [Tim Beane](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Broad Street rezoning  
**Date:** Friday, November 6, 2020 4:38:01 PM

---

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To whom it may concern,

We are strongly opposed to the proposed rezoning of the North side of Broad Street from Belvedere to Aruther Ashe boulevard to allow for 20 story buildings. Twelve stories should be enough. That was approved as part of the Pulse Corridor Plan. Taking advantage of a pandemic to limit in person public comment and then to try to ram something like this through is no way to transparently run a city.

Please the zoning as is.

Tim and Anne Beane  


**From:** [Susan Miller](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Broad zoning plan  
**Date:** Friday, November 6, 2020 4:31:39 PM

---

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City Clerk, I am writing to register my support for the Pulse corridor zoning plan as written. I live in the FAN 3 blocks off of Broad and I support density along the Pulse Corridor which will support our Richmond 300 plans for the city.

Susan A Miller MD



**From:** [Susan Snyder](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Changing zoning restrictions  
**Date:** Friday, November 6, 2020 6:05:15 PM

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- Hello,
- Please consider the reasons below for voting against changing the restrictions on Monday night.
- 
- 
- 20+ stories is too high. It will dwarf the surrounding historic neighborhoods and change the character of this entire area of the City.
- City Council adopted 12 story height limitations in 2017 as part of the [Pulse Corridor Plan](#). The proposed rezoning violates the approved Plan.
- The north side of Broad Street should be rezoned TOD-1, allowing 12 stories in height and more density. TOD-1 was used for Monroe Ward and Scott's Addition rezonings.
- Citizen voices count. We haven't been able to meet in person with elected leaders during the pandemic. Council should defer all decisions until we can meet regularly in person.  
Note: Attorney General Mark Herring advises that local governments "should defer any and all decisions that can be deferred until it is once again possible to meet in person."

Thank you for considering the neighborhood this legislation impacts!  
Susan Snyder

Sent from my iPad

**From:** [Sebastian Shetty](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Comment on ORD. 2020-103 for 11/9/20 Council Meeting  
**Date:** Friday, November 6, 2020 2:37:49 PM  
**Attachments:** [PSG PulseRezoning Comment.pdf](#)

---

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Hello,

Please find my comments in the form of a PDF attached. This comment is made by me, Sebastian Shetty, on behalf of myself and the Partnership for Smarter Growth, in regard to ORD 2020-103. I am a resident of the 5th Council District. I have no financial stake in the matter being commented upon.

I would also like to sign up to speak on this item during the public hearing on Monday.

Thank you,  
Sebastian Shetty

--

**Sebastian Shetty**



**From:** [Thomas Innes](#)  
**To:** [Bieber, Craig K. - City Council Office](#); [Gray, Kimberly B. - City Council](#); [REDACTED]  
[City Clerk's Office](#)  
**Subject:** Fwd: ReZoning Belvidere to Arthur Ashe Blvd  
**Date:** Thursday, November 5, 2020 12:41:58 PM

---

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Members of City Council,

This is the second time I have commented on this Zoning change and my comments from my late September email are not substantially different. As a long time resident of the Fan District, I urge Council to leave the newly (2017) zoned Pulse Corridor Zoning in place. There is no reason to allow buildings on Broad Street to go from 12 stories to 20 stories. I would submit that there is still no evidence that the Pulse and the Bike Paths will create a huge market for residents that will not have cars and hence will live in buildings without adequate parking on site.

Merchants and their customers have lost significant parking already on Broad Street and the long term loss of businesses is still unknown. Compounded by the Covid crisis and the restructuring of retail, it is better to leave things alone and let merchants and existing residents plan versus changing things every time a new Planning Model comes into vogue.

To complicate the issue and again because of COVID as well as limited channels of communication, the public input is limited. This is a recurring issue with the City of Richmond Zoning cases, including certain GRTC initiatives, when public notice and therefore comment is restricted. The general public is at a significant disadvantage and for the most part unaware because Covid has limited the normal interaction between the parties.

Please leave the Zoning "As Is" and see what the real impact of the plan is before you make any modifications.

Thank you for your consideration.

Tom Innes

[REDACTED]

[REDACTED]

**From:** [Jerrold Lerner](#)  
**To:** [City Clerk's Office](#)  
**Subject:** No 20 story building  
**Date:** Friday, October 30, 2020 2:46:22 PM

---

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- The north side of Broad Street should be rezoned TOD-1, allowing 12 stories in height and more density. TOD-1 was used for Monroe Ward and Scott's Addition rezonings.

JERRY

**From:** [Laura Leigh N. Savage](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Opposed to rezonig  
**Date:** Saturday, November 7, 2020 2:26:05 PM

---

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I am opposed to rezoning to allow 20+ stories. Who is pushing for this? The neighborhood is not in favor of this. I guess this is City Hall's push to increase density to justify the Pulse system that is a failure and waste of taxpayer money.

Do not allow this rezoning to pass.

Laura Leigh Savage

The Fan District

Sent from my iPad

**From:** [Nan Leake](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Proposed Rezoning  
**Date:** Friday, November 6, 2020 2:44:01 PM

---

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I do not support the rezoning proposal on Broad Street. It violates the Pulse Corridor Plan approved in 2017. Why have a plan if you are just going to override it?

Nan Leake



# PARTNERSHIP *for* SMARTER GROWTH

November 6, 2020  
900 E. Broad Street, #200  
Richmond, VA 23219

**Dear President Newbille and members of the Richmond City Council,**

The Partnership for Smarter Growth is concerned about the city's proposal to rezone properties to the heights and densities of the Pulse Corridor Plan. This proposed rezoning surrenders the critical opportunity for the city to create incentives for developers to provide affordable housing and other community benefits. A city guarantee of substantial upzoning would create an unjustified windfall for private landowners, including those who kept land vacant or underutilized, and eliminate the positive outcomes that other urban communities have shown to be achievable.

**We ask Council to defer action on this rezoning.** We ask you to host a more robust and inclusive conversation, targeted on how rezoning could create affordable housing and other community benefits. This targeted conversation is needed as people continue to deal with the pandemic and the difficult environment surrounding the national elections.

We ask you to give special consideration to the two main points of our comments on the Richmond 300 Master Plan, as they apply to the Pulse Corridor rezonings:

- *The [Pulse Corridor rezonings] should specifically call for reserving some height and density in the new zoning categories so that the city can use density bonuses to incentivize inclusion of affordable units, and provide for other community benefits including public plazas and park spaces as part of development projects.*
- *The city should seek General Assembly clarification of the city's authority to use inclusionary zoning as a top priority in its legislative agenda, but in the meantime must incorporate our recommended amendment in the [Pulse Corridor rezonings], because now is the time to signal to the private sector that the city will be fully incorporating inclusionary zoning.*

PSG is also concerned that allowing the proposed heights and densities by-right without requiring community benefits will take power out of the hands of the elected City Council, and remove future opportunities for community input. After this blanket city rezoning, the limited remaining decision-making authority -- mainly on site plans and design tweaks -- would rest with city staff. There would be no opportunity for community input and negotiated benefits.

At a time when the need for affordable housing has never been greater, and when people are protesting in the streets because they feel that their needs are being ignored by their governments, it is wrong for Council to give tens of millions of dollars in property value away for nothing in return.

Please defer any decision on rezoning. We need more community discussion before we can move forward. The Pulse Corridor rezoning must be deferred until completion of the related public discussion on the Richmond 300 Master Plan.

Thank you for your consideration and for your important service to our community,

**Sebastian Shetty**

Policy Coordinator

The Partnership for Smarter Growth

**From:** [Ellen Shuler](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Pulse Corridor Zoning  
**Date:** Friday, November 6, 2020 5:40:52 PM

---

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I want to express my strong opposition the the proposed 20 story building proposal which is currently under consideration. Buildings of this scale are totally inappropriate for the historic neighborhoods in the area between Belvedere and Arthur Ash Blvd. Please do not approve this plan.

Ellen Shuler

Property owner, [REDACTED]

Sent from my iPad

**From:** [Cheri Anthony](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Re- zone Broad street  
**Date:** Friday, November 6, 2020 2:14:31 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.

City Council ,  
Please vote against the proposal to rezone broad street. For the following;

- 20+ stories is too high. It will dwarf the surrounding historic neighborhoods and change the character of this entire area of the City .
- City Council adopted 12 story height limitations in 2017 as part of the [Pulse Corridor Plan](#).  
The proposed rezoning violates the approved Plan.

Sincerely,  
Fan Resident  
Cheri Anthony

**From:** [Sonia Vlahcevic](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Re- zoning  
**Date:** Friday, October 30, 2020 3:48:29 PM

---

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20+ stories is TOO HIGH for our area  
Broad street is attempting to revitalize itself but this is destructive

Sonia Vlahcevic

Sent from my iPad

**From:** [Lee Bowman](#)  
**To:** [City Clerk's Office](#)  
**Subject:** RE: Rezoning from Belvidere to Arthur Ash BLVD  
**Date:** Friday, October 30, 2020 8:11:51 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.

Please vote "NO" for this short sighted rezoning effort. It would change the whole character of this area and in particular would diminish the historic buildings. Twenty story buildings are the wrong way to go for this part of the city. 12 stories should be the maximum height and even that is too high in my opinion. Let's keep the distinct character of this area preserved and not give in to greedy developers.

Thank you.

**Lee Bowman, Ed.D.**

**Fan resident for 45 years**

Richmond, Va

[REDACTED]

[REDACTED]

**From:** [Anne Repp](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Rezoning Belvidere Street and Arthur Ashe Boulevard  
**Date:** Saturday, October 31, 2020 7:14:05 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.

You must be kidding--20 stories high??? You already know the reasons why this idea is "for the birds" -- so I am not going to restate them. Don't throw away the progress that has been made in this area !

Anne Repp



**From:** [Stephen Powelson](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Rezoning north of Broad street near Lombardy intersection  
**Date:** Friday, November 6, 2020 7:59:37 PM

---

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I live on Grove Avenue near Lombardy and write to oppose the proposed rezoning of the land north of Broad Street to allow buildings up to 20 floors. I feel the 12 floor limit is as much as the neighborhood can accommodate without ruining its character.

Stephen Powelson

[REDACTED]

Sent from my iPhone

**From:** [Gayle Fix](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Rezoning of W Broad St  
**Date:** Sunday, November 8, 2020 11:58:01 AM

---

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I totally disagree with the proposed rezoning of W Broad between Belvedere and Arthur Ashe allowing buildings to be 20+ stories. They would be totally disproportionate to the surrounding areas and destroy the historical character and atmosphere of the neighborhoods.

Additionally, it would negate an agreement made in good faith three years ago to restrict the height to no more than 12 stories. Richmond City needs to abide by promises made.

Sincerely,  
Gayle W Fix  
FDA and WGSa member.

Sent from my iPad

**From:** [The Woodward](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Copy of online petition - vote NO on Ordinances 103, 104, 105  
**Date:** Sunday, November 8, 2020 6:30:48 PM  
**Attachments:** [2020-11-08-15-10-02-city-council-vote-no-on-proposed-pulse-corridor.pdf](#)

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**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 Clerk's Office,  
Attached is a pdf file of an online petition of citizens asking City Council members to vote NO on Ordinances 103, 104 and 105.  
Please include this document in the official record of comments opposing the ordinances.

Thank you,  
Deborah Woodward  
RVA Coalition of Concerned Civic Associations



This petition has collected  
322 signatures  
using the online tools at [REDACTED]

Printed on 2020-11-08

# CITY COUNCIL - VOTE NO on Proposed Pulse Corridor Rezoning

## About this petition

This petition to Richmond City Council asks council members to vote NO on the proposed rezoning of Broad street between Belvidere Street and Arthur Ashe Boulevard, scheduled for Monday, November 9. Planning Dept. staff recommended, and Planning Commission approved, rezoning significant land North of Broad Street to allow 20+ story buildings by right.

## Why Vote NO?

- 20+ stories is too high. It will dwarf the surrounding historic neighborhoods and change the character of this entire area of the City.
- City Council adopted 12-story height limitations in 2017 as part of the [Pulse Corridor Plan](#). The proposed rezoning violates the approved Plan.
- The north side of Broad Street should be rezoned TOD-1, allowing 12 stories in height and more density. TOD-1 was used for Monroe Ward and Scott's Addition rezonings.
- Citizen voices count. We haven't been able to meet in person with elected leaders during the pandemic. Council should defer all decisions until we can meet regularly in person. Note: Attorney General Mark Herring advises that local governments "should defer any and all decisions that can be deferred until it is once again possible to meet in person."

Sign this petition, or better yet, consider emailing or calling the City Clerk's Office to register to speak briefly at the Monday, Nov. 9 City Council meeting, which will be held online. Your comment can be as short or as long (3 minutes) as you like. This will have the biggest impact on Council members, seeing the number of people signed up to speak. You must register before 10 a.m. Monday morning.

Or, send your comments directly to Richmond City Council members and the City Clerk's Office, for inclusion in the official log of the Monday, when the vote on the ordinance will take place. Thank you!

City Clerk's Office: [cityclerksoffice@richmondgov.com](mailto:cityclerksoffice@richmondgov.com) 646-7955

City Council Members contact information:

[andreas.addison@richmondgov.com](mailto:andreas.addison@richmondgov.com) 646-6055

[kimberly.gray@richmondgov.com](mailto:kimberly.gray@richmondgov.com) 646-6532

[Chris.Hilbert@Richmondgov.com](mailto:Chris.Hilbert@Richmondgov.com) 646-6055

[kristen.larson@richmondgov.com](mailto:kristen.larson@richmondgov.com) 646-5646

[stephanie.lynch@richmondgov.com](mailto:stephanie.lynch@richmondgov.com) 646-5724

[Ellen.Robertson@Richmondgov.com](mailto:Ellen.Robertson@Richmondgov.com) 646-7964

[Cynthia.Newbille@Richmondgov.com](mailto:Cynthia.Newbille@Richmondgov.com) 646-3012

[Reva.Trammell@Richmondgov.com](mailto:Reva.Trammell@Richmondgov.com) 646-6591

[michael.jones@richmondgov.com](mailto:michael.jones@richmondgov.com) 646-2779

Mayor and Mayor's Liaison:

[rvamayor@richmondgov.com](mailto:rvamayor@richmondgov.com) 646-7970

[Lincoln.Saunders@richmondgov.com](mailto:Lincoln.Saunders@richmondgov.com)

## Signatures

1. Name: Deborah Woodward on 2020-10-30 17:52:42  
Comments:

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2. Name: Martha Warthen on 2020-10-30 17:59:42  
Comments:

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3. Name: Melissa Loughridge Savenko on 2020-10-30 18:01:41  
Comments:

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4. Name: Maura Gaenzle on 2020-10-30 18:02:40  
Comments:

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5. Name: Charles Pool on 2020-10-30 18:38:05  
Comments: It is shameful that the city planning department is ignoring the input of the affected community: planning at its worse.

---
6. Name: Scott Burger on 2020-10-30 18:40:27  
Comments: Not against density, but density must work for neighborhoods and not against them. I will note the way planning is being forced on Oregon Hill.  


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7. Name: Spencer Broadbent on 2020-10-30 18:53:26  
Comments:

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8. Name: Charles Woodson on 2020-10-30 19:13:13  
Comments: The Planning department's lust for overdevelopment as well as it's pandering to the lowest echelon of developers and their attorneys will damage the historic and beautiful City. The planning department desperately needs a new, more competent director and staff. Please vote this down as well as the Richmond 300 plan and start over with a re-imagined planning department and real input from the community.

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9. Name: Cindy Wofford on 2020-10-30 19:19:40  
Comments:

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10. Name: Jennifer Ascoli on 2020-10-30 19:24:45  
Comments:

---
11. Name: gayle fix on 2020-10-30 19:28:16  
Comments: NO

---
12. Name: Georgianne Stinnett on 2020-10-30 19:48:13  
Comments: The planning commission seems to value the wants of developers over what

is best for Richmond. Please vote no as a yes vote could do irreparable damage to our city.

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13. Name: Emorene Morris on 2020-10-30 19:52:55  
Comments:

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14. Name: Brent Raper on 2020-10-30 19:59:08  
Comments:

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15. Name: Victoria Ronnau on 2020-10-30 20:02:47  
Comments: The voice of the community needs to be heard.

---

16. Name: Tricia Bryant on 2020-10-30 20:12:50  
Comments: VOTE NO ON B4 Zoning North of Broad St

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17. Name: julia on 2020-10-30 20:25:52  
Comments: Citizen voice matters. Land use decisions should respect diverse neighborhoods surrounding proposed rezoning. Equity should be incorporated into planning before Council votes.

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18. Name: Teresa Davis on 2020-10-30 20:31:47  
Comments:

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19. Name: Suzanne Keller on 2020-10-30 20:43:10  
Comments: This zoning change will degrade our quality of life on the altar of developer's profits.

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20. Name: Trey Tyler on 2020-10-30 20:44:41  
Comments:

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21. Name: Kathryn LeBey on 2020-10-30 20:51:03  
Comments:

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22. Name: Laura Wright on 2020-10-30 21:00:38  
Comments:

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23. Name: Nancy Traylor on 2020-10-30 21:07:06  
Comments:

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24. Name: Coleen Butler Rodriguez on 2020-10-30 21:36:08  
Comments: 12 stories is enough.

---

25. Name: Beth Marschak on 2020-10-30 21:41:01  
Comments: Some density may make sense, with neighborhood support, but 20+ stories is completely out of scale and is not desirable.
- 
26. Name: Bryan Townes on 2020-10-30 21:48:53  
Comments:
- 
27. Name: Charles Gerena on 2020-10-30 22:15:07  
Comments: Broad Street is doing just fine without being micromanaged. Why not focus your efforts on police reform to prevent further violence against POC and potentially damaging riots on this major thoroughfare?
- 
28. Name: Wilma Andrews on 2020-10-30 22:24:05  
Comments: Way too high for this part of town.
- 
29. Name: Jim leadbetter on 2020-10-30 22:51:40  
Comments:
- 
30. Name: Jane harrison Harrison on 2020-10-30 23:09:31  
Comments:
- 
31. Name: Cassie Marshall on 2020-10-30 23:25:09  
Comments:
- 
32. Name: Mary Burleigh on 2020-10-30 23:33:14  
Comments:
- 
33. Name: Lisa Hahn on 2020-10-30 23:40:04  
Comments:
- 
34. Name: Chester White on 2020-10-31 00:24:52  
Comments: No rezoning  
Too high
- 
35. Name: Chris Kulp on 2020-10-31 00:44:33  
Comments:
- 
36. Name: Jean Hollings on 2020-10-31 01:31:49  
Comments: 20 stories is too high. Listen to city residents, not the developers.
- 
37. Name: Nick Danforth on 2020-10-31 01:57:21  
Comments: this is a bad proposal and council should vote no. 20 stories is too tall and there is not enough parking nor enough roadway. It is crazy to think the folks living in this

monstrosity will only use the pulse

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38. Name: Barbara Dittmeier on 2020-10-31 02:15:30  
Comments: I vote no!

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39. Name: Betsy Stroud Barkley on 2020-10-31 02:38:34  
Comments:

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40. Name: Joe Sokohl on 2020-10-31 03:32:42  
Comments: The zoning change changes our city for the worse.

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41. Name: Mary G Jefferson on 2020-10-31 03:42:06  
Comments:

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42. Name: Charles Willing on 2020-10-31 06:42:18  
Comments:

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43. Name: Molly Dellinger-Wray on 2020-10-31 12:15:12  
Comments: , I'm concerned about the character of the neighborhood. I've always thought of the fan to be like Georgetown in DC, where none of the buildings are taller than the capital. I

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44. Name: Ann Moore on 2020-10-31 12:24:52  
Comments: Too much, dwarfing these beautiful neighborhoods. A city without character.

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45. Name: Alice Massie on 2020-10-31 13:11:47  
Comments: Please reject this building height!  
12 story building is tall but reasonable.

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46. Name: Emily Thrower on 2020-10-31 13:23:55  
Comments: 12 storeys is MORE than enough! Please vote no on 20 storey buildings on the Pulse Corridor Plan.

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47. Name: John Moser on 2020-10-31 14:42:15  
Comments:

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48. Name: joni dray on 2020-10-31 14:55:11  
Comments:

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49. Name: Anne Jefferson on 2020-10-31 15:38:50  
Comments:

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50. Name: Elsa Woodaman on 2020-10-31 16:08:22  
Comments: The Planning Department was promoting TOD-1 (a compromise that surrounding neighborhoods agreed with for the sake of appropriate 12-story density) all the way up to February or March. Why the sudden and secretive bait and switch? Please vote no!
- 
51. Name: Amber C on 2020-10-31 16:49:11  
Comments:
- 
52. Name: Morgan Wright on 2020-10-31 19:19:37  
Comments: Richmond gets a lot of its charm and character from the quality of life offered by the greater "Fan" neighborhood. 12 Stories is more than enough, and giving in to mega-developers will ruin the city.
- 
53. Name: Susan Adams on 2020-10-31 22:39:45  
Comments:
- 
54. Name: Donna Sarbo on 2020-10-31 22:53:50  
Comments: This will force people to relocate and lose the right to live in the downtown area. Rents will go up which will turn the area into another Lower Manhattan. What is appealing to this area is that it is affordable, we do not want to lose that.
- 
55. Name: Ellen Ryan on 2020-10-31 23:09:55  
Comments:
- 
56. Name: Jeannine Metzfield on 2020-10-31 23:36:10  
Comments:
- 
57. Name: Susan Childress on 2020-11-01 00:41:53  
Comments:
- 
58. Name: Kirsten Gray on 2020-11-01 00:43:17  
Comments: 20 stories is a skyscraper and belongs downtown, not in this area between Belvidere and Arthur Ashe Blvd.
- 
59. Name: Renate Forssmann-Falck on 2020-11-01 01:26:51  
Comments: Richmond
- 
60. Name: Frances Kimmel on 2020-11-01 12:53:19  
Comments:
- 
61. Name: Mark Brandon on 2020-11-01 13:09:50  
Comments: No, WE don't need or want 20 stories. The planning commission is broken.

- 
62. Name: Caryl Burtner on 2020-11-01 13:13:20  
Comments: Building 20 story skyscrapers won't stop people from needing cars.
- 
63. Name: Jillian Goldenbaum on 2020-11-01 13:15:31  
Comments:
- 
64. Name: Robin Levey on 2020-11-01 13:18:45  
Comments: No on 20 floors! Keep 12 as tops!
- 
65. Name: Corydon Baylor on 2020-11-01 14:40:55  
Comments:
- 
66. Name: Jacqueline Westfall on 2020-11-01 19:03:11  
Comments:
- 
67. Name: Michele Buchanan on 2020-11-01 19:50:27  
Comments: No no no!
- 
68. Name: Copeland Casati on 2020-11-01 21:27:58  
Comments: Would love to see what the almost-built 12 story buildings look like in 5 years... Not thinking (except for one) they will age well and be a long-term asset.
- 
69. Name: Michele Settle on 2020-11-01 22:58:20  
Comments:
- 
70. Name: Willie Hilliard on 2020-11-01 23:07:01  
Comments:
- 
71. Name: Cheryl Pallant on 2020-11-01 23:53:51  
Comments:
- 
72. Name: Amy Bracken on 2020-11-02 00:54:23  
Comments: 20+ stories is too high!! Please maintain the integrity of this city!
- 
73. Name: Sean Holloran on 2020-11-02 01:51:40  
Comments:
- 
74. Name: Brian Spencer on 2020-11-02 01:56:28  
Comments:
- 
75. Name: Kimberly Martin on 2020-11-02 02:23:54

Comments:

- 
76. Name: Melanie Holloway on 2020-11-02 03:12:06  
Comments:
- 
77. Name: Nicole Rappaport on 2020-11-02 03:14:20  
Comments: Keep 20 stories downtown. 12 floors is high enough.
- 
78. Name: Tom and Lynn Johnstin on 2020-11-02 04:22:55  
Comments:
- 
79. Name: Barbara Biggerstaff on 2020-11-02 10:47:18  
Comments: Richmond
- 
80. Name: Leslie S Rubio on 2020-11-02 14:11:06  
Comments:
- 
81. Name: George on 2020-11-02 14:21:51  
Comments:
- 
82. Name: Christina Boland on 2020-11-02 14:49:01  
Comments: We the people who live in the proposed area deserve more transparency and to have a voice in these decisions.
- 
83. Name: Donna Pendarvis on 2020-11-02 14:52:19  
Comments: Architecture is a beautiful and neutral to showcase the city's distinctive areas in a positive, enjoyable way. Keep the high-rises downtown and stick to the 2017 plan. No need to torque what's working extremely well already.
- 
84. Name: Charles Williams on 2020-11-02 15:13:11  
Comments: This can only be about someone's pockets getting lined-- makes ZERO sense!
- 
85. Name: Jill Sykes on 2020-11-02 15:43:35  
Comments:
- 
86. Name: Mark Boastfield on 2020-11-02 16:01:15  
Comments: 20+ stories is too high. It will dwarf the surrounding historic neighborhoods and change the character of this entire area of the City. City Council adopted 12 story height limitations in 2017 as part of the Pulse Corridor Plan. The proposed rezoning violates the approved Plan. The north side of Broad Street should be rezoned TOD-1, allowing 12 stories in height and more density. TOD-1 was used for Monroe Ward and Scott's Addition rezonings.

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87. Name: Kelly Lee Adams on 2020-11-02 17:14:57  
Comments:

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88. Name: Rick Gaenzle on 2020-11-02 18:21:58  
Comments:

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89. Name: Stephanie Jefferson on 2020-11-02 18:46:23  
Comments:

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90. Name: Anahita Khonsari on 2020-11-02 18:49:38  
Comments: Too high!

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91. Name: Randolph Jefferson on 2020-11-02 18:53:29  
Comments:

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92. Name: cheri anthony on 2020-11-02 19:40:39  
Comments:

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93. Name: Susan Snyder on 2020-11-02 20:30:40  
Comments:

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94. Name: James Buzzard on 2020-11-02 20:36:38  
Comments:

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95. Name: janet tutton on 2020-11-02 21:05:25  
Comments:

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96. Name: Katherine Teasley on 2020-11-02 21:41:14  
Comments:

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97. Name: Geno Brantley on 2020-11-03 00:02:59  
Comments:

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98. Name: Betsy Kastenbaum on 2020-11-03 00:37:01  
Comments: Please vote No on the proposed reasoning of Broad Street between Belvedere Street and Arthur Ashe Boulevard.

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99. Name: Jenny Fernandez on 2020-11-03 12:40:04  
Comments:

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100. Name: Emmy Ready on 2020-11-03 12:58:32

Comments:

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101. Name: Pascal Fernandez on 2020-11-03 14:05:34  
Comments:

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102. Name: Santa R Sorenson on 2020-11-03 16:12:41  
Comments:

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103. Name: Barbara Goodwin on 2020-11-03 19:23:11  
Comments:

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104. Name: Jennie Dotts on 2020-11-03 22:50:12  
Comments:

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105. Name: Gail Zwirner on 2020-11-04 05:08:08  
Comments:

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106. Name: William Hall on 2020-11-04 05:25:53  
Comments:

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107. Name: dixon Kerr on 2020-11-04 13:08:10  
Comments: What good is the Corridor Plan if we are already changing it?

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108. Name: Ana Edwards on 2020-11-04 20:53:12  
Comments: How is this city ever going to know what works and what doesn't if it never sticks to a plan? SUP-development is not a way to craft a better city.

But the more important issue is a sufficient stock of income-aligned affordable housing. What about this zoning change will ensure Richmond's residents can afford to live here?

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109. Name: sayyeda Hall on 2020-11-04 21:10:10  
Comments:

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110. Name: Renee Hill on 2020-11-04 22:56:54  
Comments:

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111. Name: Rebecca Keller on 2020-11-05 01:30:34  
Comments: 20 stories is too tall!

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112. Name: Janet Sheridan on 2020-11-05 01:31:52  
Comments:

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113. Name: Leonard Sachs on 2020-11-05 01:32:29  
Comments: No need to change the present height restrictions
- 
114. Name: Laura Leigh Savage on 2020-11-05 01:34:16  
Comments:
- 
115. Name: Agustin Rodriguez on 2020-11-05 01:34:56  
Comments:
- 
116. Name: Tracy Poling on 2020-11-05 01:36:03  
Comments: Stay with the current pulse corridor plan.
- 
117. Name: Elizabeth Fessenden on 2020-11-05 01:36:16  
Comments: Development makes sense. Twelve story height makes sense. Twenty story does not.
- 
118. Name: Michael OConnor on 2020-11-05 01:36:41  
Comments: Please vote NO on this proposed rezoning to permit 20 story structures on Broad Street between Ashe Blvd. and Belvedere. This is unwarranted. SUP can be used where appropriate.
- 
119. Name: Beth Rocheleau on 2020-11-05 01:36:55  
Comments: 20+ stories will dwarf the residential neighborhoods close by - there is no reason, except greed by developers, to change from a 12 story limit to 20+ stories. Please stick with what was adopted in 2017 as part of the Pulse Corridor Plan.
- 
120. Name: Caroline Steadman on 2020-11-05 01:37:59  
Comments:
- 
121. Name: Conor Ashby on 2020-11-05 01:38:10  
Comments:
- 
122. Name: Sharon Feldman on 2020-11-05 01:38:28  
Comments:
- 
123. Name: Lorraine McQueen on 2020-11-05 01:39:02  
Comments:
- 
124. Name: Michael Mayberry on 2020-11-05 01:41:14  
Comments:
- 
125. Name: Ronald Smith on 2020-11-05 01:41:20  
Comments: I vote no.

- 
126. Name: Monica Glave on 2020-11-05 01:41:32  
Comments: NO!!!!
- 
127. Name: Ellen Shuler on 2020-11-05 01:41:45  
Comments: The scale of these proposed buildings is totally inappropriate in proximity to the historic Fan District. As a property owner, I am strongly opposed.
- 
128. Name: Margaret Seals on 2020-11-05 01:42:39  
Comments: I support development in the Pulse Corridor, but only to the already approved 12 stories.
- 
129. Name: Kelsey Morem on 2020-11-05 01:45:39  
Comments:
- 
130. Name: Denise Kern on 2020-11-05 01:49:19  
Comments: 20 stories is to high and will look like a wall further dividing communities
- 
131. Name: Mary Lou Rickey on 2020-11-05 01:49:29  
Comments:
- 
132. Name: Sara Monroe on 2020-11-05 01:49:50  
Comments:
- 
133. Name: Ann D Beverly on 2020-11-05 01:54:22  
Comments:
- 
134. Name: Hamilton Lucas on 2020-11-05 01:55:47  
Comments:
- 
135. Name: Bill Montgomery on 2020-11-05 01:56:26  
Comments:
- 
136. Name: Kathleen Burke Barrett on 2020-11-05 01:56:46  
Comments: It is ruining the neighborhood. Please stop.
- 
137. Name: Mary Sachs on 2020-11-05 02:02:53  
Comments:
- 
138. Name: Peggy L Hombs Steven C Van Voorhees on 2020-11-05 02:03:20  
Comments:
-

139. Name: Leanne Kurland on 2020-11-05 02:05:20  
Comments: Height restrictions were already voted on and approved in 2017.
- 
140. Name: Robert L Andrews on 2020-11-05 02:11:36  
Comments: Absolutely NO to a 20 story building in this area!
- 
141. Name: Ken Martin on 2020-11-05 02:11:51  
Comments: Vote no and keep our neighborhood the way it is. Only change with careful consideration. Thank you.
- 
142. Name: Pattie Kennedy on 2020-11-05 02:11:58  
Comments:
- 
143. Name: Sean Brooks on 2020-11-05 02:14:41  
Comments:
- 
144. Name: Carlton Soderholm on 2020-11-05 02:20:37  
Comments:
- 
145. Name: Crist Berry on 2020-11-05 02:21:05  
Comments: Plan calls for 12 stories. Even that is too high. No way 20 works—except to line developer's pockets
- 
146. Name: Rex scudder on 2020-11-05 02:21:59  
Comments:
- 
147. Name: Mathis Powelson on 2020-11-05 02:28:17  
Comments:
- 
148. Name: Stephen Powelson on 2020-11-05 02:30:36  
Comments:
- 
149. Name: Bob Podstepny on 2020-11-05 02:31:56  
Comments:
- 
150. Name: Alice Massie on 2020-11-05 02:39:10  
Comments: NO to buildings in excess of 12 stories
- 
151. Name: John mclaren on 2020-11-05 02:39:13  
Comments: This would be BAD for Richmond as proposed.
- 
152. Name: Arlene McLaren on 2020-11-05 02:41:00

Comments: 20-story buildings are not in keeping with The Fan neighborhood.

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153. Name: Kevin Green on 2020-11-05 02:43:49  
Comments: 20 story buildings belong downtown, not adjacent to an historic residential neighborhood.

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154. Name: Polly Brooks on 2020-11-05 02:45:19  
Comments:

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155. Name: Shannan Hillier on 2020-11-05 02:53:07  
Comments: Not in keeping with historical neighborhood, inadequate ingress/egress

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156. Name: Bill Beville on 2020-11-05 02:54:53  
Comments: The fda committee of which I am a member, voted no

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157. Name: Matilda Shifflett on 2020-11-05 02:57:54  
Comments: I've made my comments before - 20 stories does not fit in this community. 10-12 stories max would be acceptable.

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158. Name: Sandy Kjerulf on 2020-11-05 02:59:11  
Comments:

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159. Name: Steven mckay on 2020-11-05 03:04:01  
Comments:

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160. Name: Everett Pennington on 2020-11-05 03:04:39  
Comments:

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161. Name: Lee Bowman on 2020-11-05 03:04:49  
Comments: I'm voting NO on the proposed rezoning of Broad St. between Belvidere and Arthur Ashe Blvd.

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162. Name: Susan Smith on 2020-11-05 03:06:58  
Comments: No to the Broad Street rezoning proposal.

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163. Name: Enrique Navarrete on 2020-11-05 03:09:42  
Comments: No to the proposed rezoning measure

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164. Name: Elizabeth Boyle on 2020-11-05 03:29:00  
Comments: NO!!

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165. Name: Anne McCracken on 2020-11-05 03:40:01

Comments: I vote NO to the proposed Pulse Corridor Rezoning

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166. Name: Kimberly Vullo on 2020-11-05 03:40:38  
Comments:

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167. Name: Peter Hahn on 2020-11-05 04:19:15  
Comments:

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168. Name: Wayland Hundley on 2020-11-05 04:36:52  
Comments: No! The proposed rezoning is harmful to the future of the surrounding community.

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169. Name: Gary Shapiro on 2020-11-05 04:43:28  
Comments:

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170. Name: Christina H Halsted on 2020-11-05 05:02:05  
Comments:

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171. Name: Nancy S Storie on 2020-11-05 05:38:37  
Comments: [REDACTED]

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172. Name: James Sties on 2020-11-05 05:57:17  
Comments:

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173. Name: Betsy Coffield on 2020-11-05 07:22:40  
Comments:

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174. Name: Judith OConnor on 2020-11-05 09:08:35  
Comments:

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175. Name: Nancy Belton on 2020-11-05 09:26:23  
Comments:

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176. Name: Kurt Schwarz on 2020-11-05 09:40:33  
Comments: 20 stories is TOO high! We don't want that kind of change.

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177. Name: Sharon Peery on 2020-11-05 09:46:22  
Comments:

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178. Name: Travis Reinhardt on 2020-11-05 11:00:16  
Comments: Richmond

- 
179. Name: Terri Treinen on 2020-11-05 11:21:54  
Comments:
- 
180. Name: Brian Baird on 2020-11-05 11:22:17  
Comments: No; I would favor a lower maximum but 20 stories is awfully high.
- 
181. Name: Cherie Mehler on 2020-11-05 11:24:51  
Comments: Route 77 also is a waste of taxpayer money. Need to eliminate stops at Meadow and Lombardy which are not used.
- 
182. Name: Terri Treinen on 2020-11-05 11:29:31  
Comments:
- 
183. Name: Jay Poling on 2020-11-05 11:31:47  
Comments: No
- 
184. Name: Natalie Rohrer on 2020-11-05 11:33:38  
Comments:
- 
185. Name: Gregory S Collings on 2020-11-05 11:37:22  
Comments: This area is not suitable for skyscrapers and the density and traffic they would bring. These monoliths would be out of character with the bordering neighborhoods.
- 
186. Name: Marjorie L Collings on 2020-11-05 11:40:20  
Comments: This area is not conducive for tall skyscraper building. It would destroy the fabric of the neighborhood.
- 
187. Name: Tim Feehan on 2020-11-05 11:40:58  
Comments:
- 
188. Name: Heather McQuillin on 2020-11-05 11:41:55  
Comments: Stick with what was originally agreed upon.
- 
189. Name: JEAN ESTES on 2020-11-05 11:46:19  
Comments: Please do not allow this new zoning to pass. It would have an enormous negative impact on a residential part of the city that currently thrives. Twelve story buildings will have an impact. TWENTY story buildings are completely out of character for this sector.
- 
190. Name: Joyce Stargardt on 2020-11-05 11:53:00  
Comments: This is nit needed and destroys. The area. This is another project tgat will put

money ahead of what is best for tge city of Richmond

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191. Name: Tom Innes on 2020-11-05 12:01:02  
Comments: There is no reason to approve a 20 story building. The City infrastructure is not designed, now or in the future, for that density.

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192. Name: Theresa Singleton on 2020-11-05 12:01:11  
Comments: The 12 Story zoning previously approved, is much more in keeping with the historic neighborhoods. Please do not approve the 20 story proposal.

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193. Name: Nan Leake on 2020-11-05 12:04:56  
Comments: Stick with the approved Pulse plan from 2017!

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194. Name: Cicely Powell on 2020-11-05 12:05:37  
Comments:

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195. Name: Carolyn Tisdale on 2020-11-05 12:09:50  
Comments:

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196. Name: Richard S Tisdale on 2020-11-05 12:12:43  
Comments:

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197. Name: Cecilia Lewis on 2020-11-05 12:13:23  
Comments: I vote NO!!!

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198. Name: Joanna Longo on 2020-11-05 12:16:02  
Comments:

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199. Name: Kimberly Hitchens on 2020-11-05 12:16:19  
Comments: I vote NO to the proposed change.

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200. Name: rubin peacock on 2020-11-05 12:20:17  
Comments:

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201. Name: Mary Anne Rodriguez on 2020-11-05 12:24:40  
Comments: Vote NO on the proposed reasoning of Broad St between Belvedere and Arthur Ashe Blvd!

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202. Name: William Smith on 2020-11-05 12:25:52  
Comments:

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203. Name: Neely Barnhardt on 2020-11-05 12:28:14

Comments: Vote no on the new zoning plan.

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204. Name: Terri Matson on 2020-11-05 12:29:48  
Comments:

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205. Name: Michael Petersen on 2020-11-05 12:35:29  
Comments:

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206. Name: Patricia Bell on 2020-11-05 12:37:20  
Comments: Absolutely vote no on this proposal to allow 12 stories in height!

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207. Name: Heather Creswick on 2020-11-05 12:38:58  
Comments:

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208. Name: John Waters on 2020-11-05 12:39:38  
Comments:

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209. Name: Tom Veech on 2020-11-05 12:39:57  
Comments:

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210. Name: Ana on 2020-11-05 12:45:37  
Comments:

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211. Name: Victoria on 2020-11-05 12:51:37  
Comments:

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212. Name: Rachel Gable on 2020-11-05 12:58:42  
Comments: I vote no on this petition.

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213. Name: Jeff Osmun on 2020-11-05 12:58:49  
Comments:

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214. Name: Katherine Moore on 2020-11-05 13:01:01  
Comments: Have you ever been to Crystal City in Northern Virginia? Buildings that tall are cold and unfriendly.

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215. Name: Anthony Altieri on 2020-11-05 13:01:46  
Comments:

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216. Name: St George Bryan Pinckney on 2020-11-05 13:03:17  
Comments:

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217. Name: Sara Lee Thacker on 2020-11-05 13:04:02  
Comments:
- 
218. Name: Richard Douglas on 2020-11-05 13:05:33  
Comments:
- 
219. Name: Eric Gable on 2020-11-05 13:09:22  
Comments: City expects to grow in the next decades. But growth can be accommodated w/o 20 story buildings. 12 stories is already high enough.
- 
220. Name: Marie Chamblin Dirom on 2020-11-05 13:11:59  
Comments: Just because you can doesn't mean you should.
- 
221. Name: Walter Dotts on 2020-11-05 13:13:10  
Comments: 20 stories is too high
- 
222. Name: David Smith on 2020-11-05 13:14:08  
Comments: This is a very offensive effort by our Planning Director to go back on what he agreed to previously. The West Grace Street Association had extensive conversations with him when the Master plan was being considered and at that time he put the 12 story limit into writing in the Master plan. It was well understood that the 12 story limit was to carry over when the actual rezoning was done.
- 
223. Name: Deborah on 2020-11-05 13:15:12  
Comments: Please respect our neighborhoods!
- 
224. Name: Robert Trostli on 2020-11-05 13:15:48  
Comments: I urge you to vote NO on the rezoning of Broad St. between Belvidere and Arthur Ashe Blv.  
Thank you
- 
225. Name: Jonathon Albright on 2020-11-05 13:16:58  
Comments:
- 
226. Name: William H Thrower on 2020-11-05 13:17:38  
Comments: 20 stories is too high, detrimental impact on neighborhoods
- 
227. Name: Charles Day on 2020-11-05 13:18:52  
Comments: Do not want to see higher than 13 story buildings
- 
228. Name: Marlene Callahan-Smith on 2020-11-05 13:23:30  
Comments: Don't let developers WIN!!!
-

229. Name: Catherine Dahl on 2020-11-05 13:25:19  
Comments:
- 
230. Name: Jake Savage on 2020-11-05 13:28:50  
Comments: I am staunchly against these tall buildings which will change the life style of the Fan and Broad Street.  
Thank you,  
Jake Savage
- 
231. Name: David Franke on 2020-11-05 13:29:23  
Comments:
- 
232. Name: Gary Levine on 2020-11-05 13:36:39  
Comments:
- 
233. Name: Cynthia Gubb on 2020-11-05 13:41:54  
Comments:
- 
234. Name: Hugh Miller on 2020-11-05 13:44:01  
Comments: to high and to dense
- 
235. Name: Rose Estes on 2020-11-05 13:47:23  
Comments:
- 
236. Name: Robey Estes on 2020-11-05 14:02:06  
Comments:
- 
237. Name: Joseph Baum on 2020-11-05 14:03:21  
Comments: ditto to David Smith's comment. That is how I remember the conversation too.
- 
238. Name: Win Loria on 2020-11-05 14:21:59  
Comments:
- 
239. Name: Suneet Sandhu on 2020-11-05 14:22:51  
Comments: Stories should be reduced to single digits.
- 
240. Name: Will Massie on 2020-11-05 14:28:04  
Comments:
- 
241. Name: Mary Murphy on 2020-11-05 14:33:32  
Comments: 12 stories is what was approved just 3 years ago and no evidence has been presented that would justify an increase to 20

- 
242. Name: Thomas Gallo on 2020-11-05 14:41:58  
Comments:
- 
243. Name: M D Hargrave on 2020-11-05 14:55:14  
Comments:
- 
244. Name: Alan Martin on 2020-11-05 15:04:06  
Comments:
- 
245. Name: Webb Estes on 2020-11-05 15:05:51  
Comments: 20 stories is way too high. Please listen to us and do NOT allow this. Thank you!
- 
246. Name: James storie on 2020-11-05 15:17:35  
Comments: 12 stories is more than enough
- 
247. Name: Melissa Ferrell on 2020-11-05 15:23:43  
Comments: As I look at building looming over the sidewalks on Broad, west of AABoulevard, with no style and no positive effect on t her vibe of Scott's Addition, I know the city can do much better.
- 
248. Name: Henry Bowen on 2020-11-05 15:53:07  
Comments:
- 
249. Name: George B Wickham on 2020-11-05 15:54:49  
Comments:
- 
250. Name: Carol Piersol on 2020-11-05 16:07:41  
Comments:
- 
251. Name: Sara Wallace on 2020-11-05 16:35:59  
Comments:
- 
252. Name: Paula Demmert on 2020-11-05 16:40:59  
Comments:
- 
253. Name: Michael Lantz on 2020-11-05 17:21:55  
Comments: Please reject this.
- 
254. Name: Tim Toro on 2020-11-05 17:23:17  
Comments: VOTE NO!

- 
255. Name: Kenneth G Venos on 2020-11-05 17:46:13  
Comments:
- 
256. Name: Paul Sigur on 2020-11-05 18:43:14  
Comments:
- 
257. Name: Sue Robertson on 2020-11-05 18:51:12  
Comments: Buildings will dwarf neighborhood and sharply change area.
- 
258. Name: nancy everett on 2020-11-05 19:00:49  
Comments:
- 
259. Name: Melanie Walker on 2020-11-05 19:07:04  
Comments:
- 
260. Name: Nevin Isenberg on 2020-11-05 19:08:14  
Comments:
- 
261. Name: Jack spain on 2020-11-05 19:18:02  
Comments: I vote no
- 
262. Name: Susan Vial on 2020-11-05 19:32:15  
Comments:
- 
263. Name: Stephanie L Holt on 2020-11-05 19:36:58  
Comments: This will ruin the VCU & arts corridor
- 
264. Name: Buie Harwood on 2020-11-05 19:38:55  
Comments: 20 story buildings generate people, noise, traffic, crime, etc., and they ruin the context of the neighborhood and those historic ones nearby.
- 
265. Name: Jenny Price on 2020-11-05 19:40:06  
Comments:
- 
266. Name: Eliot Clark on 2020-11-05 19:43:04  
Comments:
- 
267. Name: Bruce McLennan on 2020-11-05 19:45:29  
Comments:
- 
268. Name: Susan Blackwell on 2020-11-05 20:09:32

Comments:

---

269. Name: nancy costello on 2020-11-05 20:39:43  
Comments: The buildings are not in line with the architecture of our neighborhoods

---

270. Name: Laura Friese on 2020-11-05 20:41:44  
Comments:

---

271. Name: Orna Weinstein on 2020-11-05 20:53:05  
Comments:

---

272. Name: Lyski Mary on 2020-11-05 21:00:13  
Comments:

---

273. Name: Nancy Terrill on 2020-11-05 21:14:14  
Comments: 12 stories is more than enough!

---

274. Name: Roger Loria on 2020-11-05 21:20:51  
Comments:

---

275. Name: Sharon McLeod on 2020-11-05 21:28:01  
Comments:

---

276. Name: ROGER TUTTON on 2020-11-05 22:03:11  
Comments: Too many people now are in the area now. Broad St. has poor traffic pattern so Monument Ave. is more congested. Limited parking will be even worse. Buildings in this area should be no more than the 12 stories. This is not the central business district.

---

277. Name: Juli Navarrete on 2020-11-05 22:25:53  
Comments: I vote NO on the proposed rezoning of Broad St. between Belvedere and Arthur Ashe Blvd.  
The proposed plan, if implemented, would significantly change the look and feel of this historic district and violates the 2017 Pulse Corridor Plan.

---

278. Name: Seema Sked on 2020-11-05 22:27:47  
Comments:

---

279. Name: Barbara Comfort on 2020-11-05 22:51:11  
Comments:

---

280. Name: Lauriston Davis on 2020-11-05 23:08:57  
Comments:

---

281. Name: Thomas B Throckmorton Jr on 2020-11-05 23:21:12  
Comments:
- 
282. Name: Cindy Greene on 2020-11-06 00:02:58  
Comments:
- 
283. Name: Gary Wallace on 2020-11-06 00:49:28  
Comments: 20 stories is too high in this area
- 
284. Name: Donald Koehler on 2020-11-06 02:50:56  
Comments:
- 
285. Name: Jaime Pelissier on 2020-11-06 03:20:10  
Comments: It doesn't make sense having one side of the street at that height not balanced to the other side. The whole character of the street will change dramatically and not for the better. Let's keep the 12 story height approval of 2017.
- 
286. Name: alice decamps on 2020-11-06 03:26:32  
Comments: I have written No to this idea several times. How many times do we need to tell the City that this is a bad idea.
- 
287. Name: Frank testa on 2020-11-06 03:44:21  
Comments:
- 
288. Name: Michael Fowler on 2020-11-06 03:45:57  
Comments:
- 
289. Name: Thomas Phipps on 2020-11-06 12:43:56  
Comments:
- 
290. Name: Suzanne Battaglia on 2020-11-06 13:38:41  
Comments:
- 
291. Name: Daniel Lawrence on 2020-11-06 13:57:27  
Comments: We are a family of five that all live and vote in the fan district. We strongly urge the city council not to approve 20-story zoning north of Broad Street. In an area with narrow streets, limited parking, and too much traffic, 20-story buildings would create way too much density and congestion. 12 stories is high enough. In fact, in the case of the monstrosity of a dorm that VCU recently built on Monroe Park, it is way too high. To allow developers to thwart the democratic process by pushing through a major zoning change during a time when people cannot meet to discuss it is a very bad idea that I can't imagine any of you would want to be part of your legacy on the city council. And to allow a such zoning change that contains no enforceable design restrictions would be simply criminal. Please do not vote for this measure.

- 
292. Name: Olwen Cape on 2020-11-06 14:13:17  
Comments:
- 
293. Name: Steven Cape on 2020-11-06 14:15:32  
Comments: Vote no keep building heights consistent with area!!
- 
294. Name: Nancy Farinholt on 2020-11-06 14:52:04  
Comments:
- 
295. Name: Steven Farber on 2020-11-06 15:10:09  
Comments:
- 
296. Name: Cheryl Magazine on 2020-11-06 15:56:51  
Comments: Richmond
- 
297. Name: David Hall on 2020-11-06 16:15:23  
Comments:
- 
298. Name: Sharon Larkins-Pederson on 2020-11-06 16:28:17  
Comments: simply a REALLY bad idea! if u need 20 story bldgs put them in scotts addition!
- 
299. Name: Melanie Sterling on 2020-11-06 16:28:24  
Comments: This proposal would damage the whole character of Richmond and will dwarf the surrounding historic neighborhoods! Please Vote No.
- 
300. Name: Jill Dimitri on 2020-11-06 16:54:52  
Comments: This would be a HUGE mistake. Too ugly, too high!
- 
301. Name: Anita Schneuder on 2020-11-06 17:32:44  
Comments: 20 stories is too high and will dominate a historic area of the city. Not appropriate or in keeping with the neighborhood. Terrible idea.
- 
302. Name: David Lewis on 2020-11-06 17:39:06  
Comments:
- 
303. Name: Lisa C Wood on 2020-11-06 17:47:01  
Comments: The 12-story height adopted in 2017 is TALL ENOUGH for any building along this area of BRoad St. Don't go messing with what you agreed to only 3 short years ago!~
-

304. Name: Bruce MacAlister on 2020-11-06 18:48:44  
Comments:
- 
305. Name: Jane H Carlson on 2020-11-06 19:23:52  
Comments:
- 
306. Name: David Stinnett on 2020-11-06 20:19:58  
Comments:
- 
307. Name: Kim Hawley on 2020-11-06 21:29:18  
Comments:
- 
308. Name: Julie Weissend on 2020-11-06 21:42:50  
Comments: We need more transparency and community input!
- 
309. Name: David Stock on 2020-11-06 22:44:07  
Comments:
- 
310. Name: Tracey van Marcke on 2020-11-06 23:30:01  
Comments:
- 
311. Name: Olivia Cropp on 2020-11-06 23:46:12  
Comments: Put residents --not developers-- first. The reason I love living in RVA is for the quality of life. I am from Richmond and chose to move away from DC to escape overcrowding and heavy traffic. Please don't ruin this beloved city. Thank you!
- 
312. Name: Martha Kent on 2020-11-06 23:56:30  
Comments:
- 
313. Name: Bill Painter on 2020-11-07 01:30:54  
Comments:
- 
314. Name: Marti Iazear on 2020-11-07 02:37:56  
Comments:
- 
315. Name: Jean McCarthy on 2020-11-07 03:12:35  
Comments:
- 
316. Name: Kerthy Hearn on 2020-11-07 12:49:51  
Comments:
- 
317. Name: Susan Jones on 2020-11-07 14:44:50

Comments: No.

---

318. Name: Elleanore Daub on 2020-11-07 15:13:18  
Comments:

---

319. Name: Edward A Bilezikjian on 2020-11-07 16:02:31  
Comments: As a Licensed Architect and Resident of Richmond, this Proposed Pulse Corridor Rezoning does not reflect the surrounding area, building characteristics, building heights, smart planning and building environmental associated norms and responsible planning practices.  
If the Pulse Corridor Rezoning is approved and implemented, it will create a irreparable damage to the surrounding residential communities within the City of Richmond.

---

320. Name: Adam Zelinsky on 2020-11-07 21:01:58  
Comments: Please don't allow buildings that are 20+ stories and are not architecturally appropriate for our neighborhood; it would change the character of the community that we have invested our lives and resources in.

---

321. Name: Don Costello on 2020-11-07 21:38:15  
Comments:

---

322. Name: Ann Jewell on 2020-11-08 13:28:50  
Comments: I am against increasing the building number of stories in the Pulse corridor between Belvidere and Arthur Ashe Blvd.

---

**From:** [Emilie Webb](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Broad Street rezoning  
**Date:** Monday, November 9, 2020 9:09:21 AM

---

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.

My comment is simply this... 20 stories is much, much too high.

10. stories is too high !!!

Take a look at Broad Street further west at the row being built. Three boring buildings and not anywhere near 10 stories. We can do better !

Thank you for paying attention! Émilie Webb



**From:** [Cathy Levy](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Broad Street Rezoning  
**Date:** Sunday, November 8, 2020 10:15:47 PM

---

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As a city taxpayer in the FAN district I am not against redevelopment along Broad Street.  
We need to continue to revitalize the downtown area.  
20 vs 12 stories, is not too high in my opinion, as long as it is thoughtfully planned along the Northside of the street.  
Might I suggest beginning even further east of Belvedere and then progressing west?  
More affordable housing is needed throughout downtown Richmond.

Thank you,

CG Levy



**From:** [Sarah Dearing Johns](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Comment in support of Broad St rezoning  
**Date:** Monday, November 9, 2020 8:46:36 AM

---

**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.

Good morning,

I write as a resident and homeowner of [REDACTED] to express my support for the city's rezoning of the Broad Street Pulse corridor. I am in support of sustainable development of our urban neighborhoods that is carefully considered and designed by our elected officials. I am aware that some neighbors in the Fan fear that development along Broad Street will change their quiet living environment. I do not think that development will have a negative effect on the Fan neighborhood. On the contrary, I think it will bring new energy and resources for community and commerce in the area. And I think development can be designed to address the safety concerns some have expressed, leading to a safer Fan for residents and visitors.

I moved to Richmond and purchased a home in the Fan because of its high walkability and easy access to bike routes. Incorporating high density housing near bus routes and bike infrastructure on Broad Street will make the Fan more appealing and vibrant.

I hope that the city will pay special attention to pedestrian and cyclist safety during and after the development process. Intersections along Broad, including at Lombardy and Meadow, would benefit from high visibility crossing areas and traffic calming elements.

Sincerely,  
Sarah Johns

**From:** [Jennifer Grogan](#)  
**To:** [REDACTED]  
**Cc:** [City Clerk's Office](#); [Darby, Anne W. - PDR](#); [Gray, Kimberly B. - City Council](#); [jennifer.grogan](#)  
**Subject:** Joint Letter in Support of Proposed Rezoning North of Broad  
**Date:** Monday, November 9, 2020 9:49:44 AM  
**Attachments:** [Letter to FDA re North of Broad v1.docx](#)

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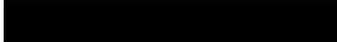
**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please see attached letter to the Fan District Association Board.

RVActive  
314 N. Granby Street  
Richmond, VA 23220

November 9, 2020

Fan District Association  
202 North Strawberry Street  
Richmond, VA. 23220

Via email: 

Re: Proposed North of Broad Rezoning

Dear Fan District Association Board:

We are writing to express our dismay and concern that the FDA has not only been promoting an aggressive position against the proposed rezoning of the North Side of Broad Street, but in its communications has suggested that no other position is conceivable for Fan residents.

There is, to our knowledge, no reason to believe that the majority of Fan residents oppose the rezoning. And in fact we know of many who support a move toward higher density, pedestrian friendly, environmentally thoughtful city development – precisely as is contemplated by the zoning changes to the North Side of Broad Street.

To argue, as you repeatedly have, that such development would necessarily damage the character and historic charm of the Fan is not, to our knowledge, supported by the research, data and public input that have culminated in the rezoning proposal. The proposal's setback requirements mean the buildings would not 'cast a shadow on Grace Street' and also inherently limit building heights. Apart from that, one might suggest that the taller buildings would serve as an enhancing counterpoint to the charming residential housing which characterizes much of the Fan. Moreover, one can scarcely say that the north side of Broad as it currently exists, with a few exceptions like the Science Museum, is at all attractive. The new zoning would not allow surface parking as primary use and tiered parking would need to be appropriately screened. One would think that a bustling Broad Street rather than one lined with empty buildings and parking lots would be a welcome improvement.

We understand that there are people in the Fan who, for whatever reason, oppose the new zoning. But we don't believe it is appropriate for the Fan District Association to suggest that

there is or should be unanimous support for that opposition when it might, in fact, reflect only a vocal minority.

Yours sincerely,

RVActive Members (and Fan residents)

Susie Austin

Carol Levy

Anna Bell

Linda Lewis

Cindi Cobbs

Patricia Loyde

Stefani Fisher

Susan Miller

Jennifer Grogan

Joan Oberle

Lisa Halberstadt

Brook Rich

Paige Hausberg

Mary Helen Sullivan

Barb Leonard

Stephanie Theofanos

c: City Clerk's Office [REDACTED]

Darby, Anne W. [REDACTED]

Kim Gray, City Council – 2<sup>nd</sup> District [REDACTED]

[REDACTED]

---

**From:** Warthen, Martha [REDACTED]  
**Sent:** Monday, September 7, 2020 7:17 PM  
**To:** PDR Land Use Admin; Gray, Kimberly B. - City Council; Bieber, Craig K. - City Council Office; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** Pulse Corridor Rezoning

Often in Richmond great changes happen without public input because the public doesn't take the time to be part of the process. That is not the case with the Pulse Corridor rezoning. Seven neighborhood organizations, including the Fan District Association, have actively participated in public meetings, written letters and emails, and made the City's Planning Department well aware of our thoughts on the proposed rezoning plan. Instead of listening to the neighborhoods that will be most affected by the proposed plan, the Planning Department has aligned itself with the development community and ignored us entirely.

The FDA recently polled its membership to ask their opinion on the rezoning of the Pulse Corridor and found that the majority of us look forward to Broad Street being redeveloped. We understand the City needs the revenue from new development and that rezoning is required for the redevelopment to go forward; however, our membership is opposed to the building height allowed by the proposed rezoning plan. In the poll, only 16% of Fan residents thought that 20+ story buildings were appropriate for the area, while 26% thought 12 stories should be the maximum, 6% were in favor of a 10 story maximum, and **52% were in favor of an 8 story limit.**

We all understand the need for redevelopment in the Pulse Corridor, but there is no need to remove all neighborhood input from the process. Allowing 20+ story buildings by right on the north side of Broad Street does just that.

Respectfully,  
Martha Warthen  
President, Fan District Association

**From:** [Brian Bills](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Public Comment for Nov 9 City Council meeting  
**Date:** Sunday, November 8, 2020 10:50:36 PM

---

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Hello Ms. Reid,

I hope you're well as can be these days! I'm a new Richmond resident and would like to submit the following public comment for the City Council meeting tomorrow, as it pertains to agenda items 19, 20, and 21.

Regards,  
Brian Bills

-----

Dear Richmond City Council,

I moved to Richmond from San Francisco, where rent for my 380-square-foot apartment was \$2,700/month. And also, because I lived in a relatively dense neighborhood, there were incredible amenities around: A South Indian dosa shop, a small theater hosting improv nights, two different Burmese restaurants, four ice cream places... It was an amazing neighborhood because it was vibrant and full of people.

Broad Street itself is a sad, auto-oriented strip-mall-style street. The best thing we could do with it is build a whole lot more housing! The tall buildings will make the gigantic street feel less cavernous, the new apartments will keep down rents for middle-class people (though I know they won't do much to improve housing affordability for people living in poverty), and the new residents will attract more and new businesses, making all of our lives better. I'm not saying we need a 20-story building on Grove Street (though I wouldn't be against 5 or 7 stories...), but I think Broad Street is exactly where the city should be encouraging new apartment buildings at that scale.

I hope you will support more housing on Broad Street, even though I know the folks in the immediate area may voice concerns about their personal desires around plentiful free private vehicle storage on public streets and keeping out new people. These fears often take up the entire discussion, but as a Richmond resident I want Richmond to be a place for everyone, where folks like me moving into town don't displace the existing residents. We need to grow our housing stock, and there is nowhere better than Broad Street to do so. Please support the maximum feasible density for Broad Street.

Sincerely,  
Brian Bills

████████████████████

**From:** [Anne Innes](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Pulse Corridor Vote for City Council Meeting  
**Date:** Monday, November 9, 2020 9:52:34 AM

---

**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 oppose the rezoning that would allow 20+ stories between Belvedere and Arthur Ashe Boulevard that would tower over the current buildings and ruin the historic nature and vista of that area. The rezoning of Monroe Ward and Scott's Addition to TOD-1 is appropriate for Belvedere to Arthur Ashe Boulevard. City Council adopted the 12 story building height as part of the Pulse Corridor Plan, and that decision should be honored.

Thank you,  
Anne Innes

*Anne Innes,*

A large black rectangular redaction box covers the signature and any text that might have followed it.

**From:** [Jennifer Grogan](#)  
**To:** [REDACTED]  
**Cc:** [City Clerk's Office](#); [Darby, Anne W. - PDR](#); [Gray, Kimberly B. - City Council](#); [jennifer.grogan](#)  
**Subject:** Re: Joint Letter in Support of Proposed Rezoning North of Broad  
**Date:** Monday, November 9, 2020 9:55:21 AM  
**Attachments:** [Letter to FDA re North of Broad Amended w. Beck.docx](#)

---

**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.

Further to the letter previously sent, Marlene Beck should be included as a signatory. The revised letter, including her name, is now attached.

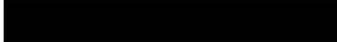
Thank you for your attention.

On Mon, Nov 9, 2020 at 9:49 AM Jennifer Grogan [REDACTED] wrote:  
| Please see attached letter to the Fan District Association Board.

RVActive  
314 N. Granby Street  
Richmond, VA 23220

November 9, 2020

Fan District Association  
202 North Strawberry Street  
Richmond, VA. 23220

Via email: 

Re: Proposed North of Broad Rezoning

Dear Fan District Association Board:

We are writing to express our dismay and concern that the FDA has not only been promoting an aggressive position against the proposed rezoning of the North Side of Broad Street, but in its communications has suggested that no other position is conceivable for Fan residents.

There is, to our knowledge, no reason to believe that the majority of Fan residents oppose the rezoning. And in fact we know of many who support a move toward higher density, pedestrian friendly, environmentally thoughtful city development – precisely as is contemplated by the zoning changes to the North Side of Broad Street.

To argue, as you repeatedly have, that such development would necessarily damage the character and historic charm of the Fan is not, to our knowledge, supported by the research, data and public input that have culminated in the rezoning proposal. The proposal's setback requirements mean the buildings would not 'cast a shadow on Grace Street' and also inherently limit building heights. Apart from that, one might suggest that the taller buildings would serve as an enhancing counterpoint to the charming residential housing which characterizes much of the Fan. Moreover, one can scarcely say that the north side of Broad as it currently exists, with a few exceptions like the Science Museum, is at all attractive. The new zoning would not allow surface parking as primary use and tiered parking would need to be appropriately screened. One would think that a bustling Broad Street rather than one lined with empty buildings and parking lots would be a welcome improvement.

We understand that there are people in the Fan who, for whatever reason, oppose the new zoning. But we don't believe it is appropriate for the Fan District Association to suggest that

there is or should be unanimous support for that opposition when it might, in fact, reflect only a vocal minority.

Yours sincerely,

RVActive Members (and Fan residents)

Susie Austin

Carol Levy

Marlene Beck

Linda Lewis

Anna Bell

Patricia Loyde

Cindi Cobbs

Susan Miller

Stefani Fisher

Joan Oberle

Jennifer Grogan

Brook Rich

Lisa Halberstadt

Mary Helen Sullivan

Paige Hausberg

Stephanie Theofanos

Barb Leonard

c: City Clerk's Office [REDACTED]

Darby, Anne W. [REDACTED]

Kim Gray, City Council – 2<sup>nd</sup> District [REDACTED]

**From:** [Warthen, Martha](#)  
**To:** [Jennifer Grogan](#); [REDACTED]  
**Cc:** [City Clerk's Office](#); [Darby, Anne W. - PDR](#); [Gray, Kimberly B. - City Council](#)  
**Subject:** RE: Joint Letter in Support of Proposed Rezoning North of Broad  
**Date:** Monday, November 9, 2020 10:14:08 AM  
**Attachments:** [Pulse Corridor Rezoning.msg](#)

---

**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 your email. I have attached an email explaining why the FDA took this position.  
Martha Warthen  
President, FDA

**From:** Jennifer Grogan [REDACTED]  
**Sent:** Monday, November 9, 2020 9:50 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Joint Letter in Support of Proposed Rezoning North of Broad

Please see attached letter to the Fan District Association Board.

**From:** [Robins, Amy E. - City Council Office](#)  
**To:** [Reid, Candice D. - Clerk's Office](#)  
**Cc:** [Dave Porter](#); [Steve Price](#); [Laura Friese](#); [REDACTED] [Susan Delgado](#); [Eric Smith](#); [Bikram Sandhu](#);  
[Lynch, Stephanie A. - City Council Office](#)  
**Subject:** 2020-226 Special Use permit for 2505 Monument Ave  
**Date:** Friday, November 6, 2020 10:19:24 AM  
**Attachments:** [Amendments to the Branch House SUP \(Ordinance 2020-226\).msg](#)  
[Branch House SUP.msg](#)  
[119 council issue - Branch House SUP change \(OPPOSED\).msg](#)  
[OPPOSING OF THE SUP FOR BRANCH HOUSE.msg](#)  
[SUP for Branch House- Opposition- PDF attached.msg](#)  
[ORD. 2020-226 Branch House - Opposition to Proposed SUP Changes.msg](#)  
[Proposed changes to the SUP for Branch Musuem.msg](#)

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Ms. Reid,

Can you please include the attached ORD. 2020-226 opposition emails to legistar?

Thank you,  
Amy

**Amy Robins**

5<sup>th</sup> District Liaison  
Office of The Honorable Stephanie A. Lynch  
Richmond City Council  
900 East Broad Street, Suite 305  
Richmond, Virginia 23219  
Office: 804-646-5724  
Email: [REDACTED]

[REDACTED]

[REDACTED]

---

**From:** Dave Porter [REDACTED]  
**Sent:** Thursday, November 5, 2020 6:26 PM  
**To:** Addison, Andreas D. - City Council; Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Lynch, Stephanie A. - City Council Office; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; Wagner, Daniel M. - City Council Office; Bieber, Craig K. - City Council Office; Townes, Lisa F. - City Council Office; Bond, Aaron A. - City Council; Robins, Amy E. - City Council Office; Floyd, Tavares M. - City Council; Patterson, Samuel - City Council Office; Bishop, Richard K. - City Council Office; Morris, Summer A. - City Council  
**Subject:** Amendments to the Branch House SUP (Ordinance 2020-226)

**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.

We are asking for your help to support a motion to continue a paper that deals with amendments to the SUP for the Branch House (BH). This paper will be presented for a vote at the City Council meeting scheduled for this Monday, November 9. The amendments raise complex issues that will have a significant impact on us and my neighbors.

The proposed amendments have been **aggressively** managed by the BH and MAPS. We did not learn about them until a few weeks ago just after the signs announcing a zoning change went up. The BH and MAPS have been working on them since March 2020. Given the highly compressed time frame, the COVID-19 restrictions and the fact that our 2<sup>nd</sup> District representative has been involved in a strenuous time-consuming race for mayor, there has been precious little time to fully vet the proposed amendments with the affected neighbors.

We live on Park Ave. just behind the BH and we, along with the rest of my neighbors who live along the perimeter of the BH, are the property owners most impacted by the activity at the BH. While the perimeter neighbors can join MAPS, we have no right to participate on the MAPS board. Further, the overwhelming number of property owners who live along Monument Ave. are not in any way affected by the activity at the BH simply because their homes are far away and not adjacent, as we are, to the BH property.

Everyone recognizes that maintaining the BH presents a significant economic challenge. The third-party rental of the property for events provides an economic engine for the BH. The greater the number of events the greater the economic benefit. However, the events impose upon the perimeter neighborhood by creating congestion, noise and a significant challenge to the available parking resources. The greater the number of events the greater the imposition. Somehow, a balance must be struck.

The primary regulatory controls for events in the existing ordinance include the requirements to obtain a CZC for all events and to post notice of all events on a public website. To obtain a CZC, the applicant must provide certain information about the event including the expected attendance. An event held without a CZC constitutes a zoning infraction. These two regulations provide an effective means to monitor the number of events, the event frequency and the attendance limits. Neighbors can easily monitor whether an event is held outside and whether the event involves the use of amplified music or an amplified public address or loud speaker systems.

In place of the regulatory controls for events in the existing ordinance, the proposed amendments rely on an event management plan. This management plan is defined in a covenant executed by the BH and MAPS and provides, among other things, limits on the number of events, the attendance limits and the event frequencies. The permitted number of

events, the attendance limits and the event frequencies in the management plan are excessive compared to the current ordinance. In addition, the management plan lacks any type of enforcement mechanism. Worse is the fact that the covenant is exclusive and may only be amended by the BH and MAPS. This is unfair to the point that it may be illegal.

Most of the perimeter neighbors believe that the long-term interests of the neighborhood are best served by a well maintained BH. We have tirelessly worked with the BH over the years to develop regulations that provide a balance between all of the affected parties. By supporting our effort to continue the paper you will provide us with an opportunity to once again develop an SUP that is balanced, less restrictive and fair to all the properties in the neighborhood.

Carol Sawyer and David Porter



Sent from [Mail](#) for Windows 10

[REDACTED]

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**From:** Steve Price [REDACTED]  
**Sent:** Thursday, November 5, 2020 7:33 PM  
**To:** Robins, Amy E. - City Council Office  
**Subject:** Branch House SUP

**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.

Hello Councilperson Lynch

I am writing as a concerned residential neighbor to the Branch House at 2501 Monument Avenue and their SUP to be considered at the November 9, 2020 City Council Meeting.

I live at [REDACTED].

Several of my neighbors and I are concerned about how approval of this SUP will negatively affect us. Sometime at the start of 2020, the Branch Museum hired a lawyer, and worked with historical preservation types on Monument Avenue (the Monument Avenue Preservation Society - MAPS). They did NOT contact any of the residents on the other 3 sides of the street, including neighbors who had been involved in the 2013 SUP. We, the people most impacted by this change, were not involved at all. We were blindsided by this, only finding out this when the zoning change signs went up two weeks before the planning commission meeting.

We managed to get in 18 letters of opposition, and 2 petitions against (total 9 people) in about a week's time (in the middle of a pandemic and a tense election). Five of us spoke in opposition. However, we think the planning commission had already made their minds up at that point – our letters got in only a few days before the meeting due to the time crunch of us finding out. The Branch's lawyer was experienced in working with the planning commission and had been working on this for a year – we were just citizens trying to make our voices heard about our homes – with two weeks notice! This was passed, with a few small changes for parking protections, by the planning commission last Monday.

At this point, we're just asking city council to postpone the vote on this, so we (the neighbors affected by this) can actually get a chance to work with the Branch Museum to craft a compromise. We were left out of this process since they only worked with people on Monument Avenue, which is only 25% of the neighbors – they left the rest of us out. They continue to leave us out – holding meetings with MAPS members to work on this issue, but not inviting us.

Thank you for considering our position on this matter.

Sincerely,

Steve Price

[REDACTED]

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**From:** Laura Friese [REDACTED]  
**Sent:** Thursday, November 5, 2020 1:31 PM  
**To:** Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** 11/9 council issue - Branch House SUP change (OPPOSED)  
**Attachments:** Letters of Opposition (2).pdf; Additional Letters and Petitions of Opposition (1).pdf

**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.

Hello Ms. Lynch,

Congrats on your reelection! I'm writing to you today about a second district issue, that is on your agenda for next Monday's meeting. I currently live in the Fan, across from the Branch House Museum. This part of the neighborhood was designed to be residential and is zoned as such. The Branch House Museum currently operates under a 2013 SUP allowing it to be a museum and hold a limited number of paid, outside events (12, only 4 outside). This has been a pretty good compromise for the neighborhood. They have decided the easiest way to improve their finances is turning themselves into a commercial event hall – allowing 105 paid events (as many as they want outside), doubling the attendance limit from 150 to 300, and extending weeknight times for events. **It is an understatement that this will be absolutely devastating for the people who live behind and on the side of this (rather small) property.** This is really quiet area, and we thought we were protected by the existing zoning when we moved here.

Sometime at the start of 2020, the Branch Museum hired a lawyer, and worked with historical preservation types on Monument Avenue (the Monument Avenue Preservation Society - MAPS). They did NOT contact any of the residents on the other 3 sides of the street, including neighbors who had been involved in the 2013 SUP. We, the people most impacted by this change, were not involved at all. We were blindsided by this, only finding out this when the zoning change signs went up two weeks before the planning commission meeting.

We managed to get in **18 letters of opposition, and 2 petitions against (total 9 people)** in about a week's time (in the middle of a pandemic and a tense election). Five of us spoke in opposition. However, we think the planning commission had already made their minds up at that point – our letters got in only a few days before the meeting due to the time crunch of us finding out. The Branch's lawyer was experienced in working with the planning commission and had been working on this for a year – we were just citizens trying to make our voices heard about our homes – with two weeks notice! This was passed, with a few small changes for parking protections, by the planning commission last Monday.

**At this point, we're just asking city council to postpone the vote on this, so we (the neighbors affected by this) can actually get a chance to work with the Branch Museum to craft a compromise.** We were left out of this process since they only worked with people on Monument Avenue, which is only 25% of the neighbors – they left the rest of us out. They continue to leave us out – holding meetings with MAPS members to work on this issue, but not inviting us.

Thank you so much for your consideration! I'm happy to discuss further at any time. I've attached two pdfs that were submitted to the planning commission, that summarize all our opposition letters.

Regards,  
Laura Friese





PARK AND DAVIS  
HOMEOWNER  
ASSOCIATION

[REDACTED]

October 29, 2020

To: City Planning Commission Chair, Mr. Rodney Poole  
City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John "Jack" Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: We are **opposed** to the proposed amendments

Our condo building is across the street from the Branch House's backyard. This part of the neighborhood was designed to be residential and is zoned as such. We do not believe it is acceptable to change the Branch House into an event hall, instead of primarily a small house museum. As such, we are opposed to the proposed amendments to the existing SUP.

We can usually hear the Branch House events inside our own homes, even indoor Branch events with the windows/doors shut. The "reception events" (weddings mainly) are the most impactful in terms of noise, as there is often (happy) screaming/yelling at these events and quite loud music. The current prevailing SUP allows for 12 of these "reception events" per year; this SUP amendment would allow for up to 105 reception events. It also increases the max attendance from 150 to 300 attendees and allows the events to go later in evenings. This would mean we would potentially have to hear loud weddings/events and not have peaceful enjoyment of our homes for close to 1/3 of the year. This is a **\*dramatic\*** increase from the Branch.

We are also concerned that the SUP amendment will weaken the parking protections in the original SUP. With the increase in number of events, and the language changed to "Best Efforts" at providing parking for large events if the adjacent church lot is unavailable, we fear that all of the street parking will be taken up by these Branch events. This drastically changes our current situation as we do not have off-street parking. Parking is possible where we live because of the requirement that the Branch Museum post "Resident-only" parking signs and mainly park in the church lot. The availability of parking was an important factor when many of us purchased our condos; this SUP change will endanger that.

Finally, we are not members of the Monument Avenue Preservation Society (MAPS), so any covenant with them to manage the Branch House events would not include us. We would have no say in how the peace and quiet in our homes is enforced and managed. We want official city zoning to protect our interests, not an amorphous covenant of which we are of no part.

We understand the Branch House is having financial difficulties brought on by what will hopefully be a temporary disruption due to the coronavirus pandemic. We also understand the long-term financial strain of repairing and maintaining the Branch House. The Branch House has been a valuable neighbor and we are willing to work with it to find a reasonable compromise, not the extraordinary transformation the proposed SUP represents, that brings it more financial stability and also protects our residential enjoyment of our homes.

We urge you to not pass this SUP amendment in its current form to allow us (and our fellow neighbors) to engage in a reasonable discussion with the Branch House to work towards a reasonable compromise.

Sincerely,  
Park and Davis Homeowners Association

[REDACTED]

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**From:** Eric Holzwarth [REDACTED]  
**Sent:** Thursday, October 29, 2020 5:06 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Ebinger, Matthew J. - PDR  
**Subject:** Planning and Dev - Center for Architecture

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October 29, 2020

Mr. Jonathan Brown  
Richmond Planning and Development Review

Dear Mr. Brown,

I have reviewed ORDINANCE No. 2020- 226 which proposes changes to the rules under which 2501 Monument Avenue, the Virginia Center for Architecture, operates, and I write to oppose the changes.

I live at [REDACTED] just around the corner from the Center. While I appreciate its contributions to our cultural life, I do not want to see an increase in special events (weddings, receptions, and the like) hosted by the Center. They are not directly related to the cultural mission for which the city authorized the Center, and will create a significant burden on those of us living in the neighborhood, as we are forced to accommodate increased traffic, noises litter, and other serious inconvenience. We are happy with the Center as it now operates, but do not wish to suffer the consequences of these additional events which are unrelated to the Architecture arts, however they may be desirable by the center.

Cordially,

Eric Holzwarth  
\*\* \*\* \*

Eric Holzwarth  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, October 29, 2020 3:03 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Branch House

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.

[REDACTED]

October 29, 2020

To: City Planning Commission Chair, Mr. Rodney Poole  
City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John "Jack" Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy  
Cc: Ms. Kim Gray, City Council Representative, Second District  
Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am opposed to the proposed amendments

I live on (or near) the perimeter of the Branch House (BH) property and I did not learn of the possible zoning change until the signs went up just a little over a week ago. On Tuesday October 20, 2020, I learned that the property owner organized a Zoom meeting (by invitation) to explain the proposed changes but I was unable to join it. From what I have heard, the meeting was not very productive in terms of informing the perimeter neighbors about how the proposed changes will impact their neighborhood.

My opposition to the proposed changes includes the following considerations:

1. The increase in regulated events from 52 to 105.
2. The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
3. The increase in the maximum attendance limit from 150 to 300.
4. The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society (Maps). I have no affiliation with Maps.

5. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.

The current SUP has worked fairly well over the past 7 years and I urge you to not support the new amendments.

Sincerely,

Mr. & Mrs. Andrew S. Price

[REDACTED]

October 30, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John “Jack” Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am **opposed** to the proposed amendments

I live on (or near) the perimeter of the Branch House (BH) property and I did not learn of the possible zoning change until neighbors alerted me last evening, 10/29/20.

My opposition to the proposed changes includes the following considerations:

1. The increase in regulated events from 52 to 105.
2. The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
3. The increase in the maximum attendance limit from 150 to 300.
4. The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society (MAPS). I have no affiliation with MAPS.
5. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.

**Comparison of Branch House SUP restrictions**

Restrictions	2001 SUP	2013 SUP (Current Prevailing)	Proposed 2020 SUP
Number of un-regulated events per year	Unlimited museum events if held during museum hours	Unlimited museum events if attendance is less than 50	Unlimited museum or non-museum events if attendance is 75 or less

<b>Maximum number of reception events</b>	8	12	Not specified
<b>Maximum number of museum events</b>	18	48	Not specified
<b>Number of regulated events Per Year</b>	26	52	105
<b>Number of events Permitted Per Week</b>	No restriction	No restriction for reception events. No more than one event per week for museum events	No restriction for museum or non-museum events held between Thanksgiving and New Year. No more than 2 museum or non-museum events per week with attendance greater than 75
<b>Max Attendance Limit</b>	200	150	300
<b>Noise Abatement</b>	None	No amplified music, public address or loud speaker system for events held in the back yard. Doors and windows must be closed for indoor events with amplified music, public address or loud speaker system. No more than 2 events may involve the use of a tent in the back yard. No more than 4 events per year may be held outside the building. No more	For events in back yard no amplified music. There is no restriction on public address or loud speaker systems, the use of tents, the number of outside events or the number of people allowed at an outdoor event.

		than 150 people allowed at an outdoor event.	
<b>Parking</b>	On street or satellite parking	Adjacent FBC lot must be used for all events exceeding 50 people when available. When the FBC lot is unavailable, satellite parking must be provided.	Adjacent FBC lot must be used for all events exceeding 75 people when available. When FBC lot is unavailable, "best efforts" must be made to provide satellite parking.
<b>Notice of an Event</b>	No notice required	Notice of a regulated event must be provided on website.	No notice required.
<b>Regulation</b>	Prior approval of all regulated events must be obtained from the Zoning Administrator	Prior approval of all regulated events must be obtained from the Zoning Administrator	No prior approval is required
<b>Process for changing event regulations</b>	Specified by the city zoning laws	Specified by the city zoning laws	Specified in the Covenant between Maps and Branch. Changes to the Covenant are not subject to regulatory review

The current SUP has worked *fairly* well over the past 7 years and **I urge you to not support the new amendments.**

Sincerely,  
Eric Smith

[REDACTED]

October 29, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John "Jack" Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kimberly Gray, Second District City Council Representative, Mr. Mathew Ebinger, Principal Planner - Land Use Administration & Secretary to the Planning Commission

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am **opposed** to the proposed 2020 amendments for the Branch Property SUP

This is the fourth SUP for the Branch House (BH) that the neighborhood has addressed in the past 23 years. I have been opposed to the previous three SUP's and am opposed to the current 2020 SUP amendments. I live in the second home on Monument Avenue on the North East side of the street, close to the Branch property.

Some of the reasons I am opposed are based on the following considerations

1. The parking problems that are associated with the Branch House events. We do not have off street parking and are impacted by these events when attendees park in front of our house and along our street.
2. The huge increase in regulated events from 52 to 105.
3. The increase in the most disruptive events, reception events, from 12 to possibly 105.
4. The increase in the maximum attendance limit from 150 to 300.
5. Events with 75 people or less are unlimited and the attendees at these events are not required to park in the FBC lot.
6. When the FBC lot's unavailable an event can still occur without required satellite parking
7. The shift in the process for changing the event regulations from one based on the City zoning laws to one based on a covenant between the Branch Museum and Monument Avenue Preservation Society (Maps).
8. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.
9. A Certificate of Zoning Compliance is no longer required for regulated events.

The restrictions for the new proposed amendments would result in a significant increase in the land use intensity of the Branch House and adversely impact us at 2338 Monument Ave. For these reasons I urge you to not support the new amendments.

Sincerely,

  
Lee Cherry

[REDACTED]

October 29, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John "Jack" Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kimberly Gray, Second District City Council Representative, Mr. Mathew Ebinger, Principal Planner - Land Use Administration & Secretary to the Planning Commission

Subject: Branch Museum of Architecture and Design SUP amendment

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8. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.
9. A Certificate of Zoning Compliance is no longer required for regulated events.

The restrictions for the new proposed amendments would result in a significant increase in the land use intensity of the Branch House and adversely impact us at 2338 Monument Ave. For these reasons **I urge you to not support the new amendments.**

Sincerely,

  
Becie Cherry

**From:** [REDACTED]  
**Sent:** Friday, October 30, 2020 4:10 PM  
**To:** Addison, Andreas D. - City Council; Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Lynch, Stephanie A. - City Council Office; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; Wagner, Daniel M. - City Council Office; Bieber, Craig K. - City Council Office; Townes, Lisa F. - City Council Office; Bond, Aaron A. - City Council; Robins, Amy E. - City Council Office; Floyd, Tavares M. - City Council; Patterson, Samuel - City Council Office; Bishop, Richard K. - City Council Office; Morris, Summer A. - City Council; [REDACTED] Reid, Lenora G. - DCAO Of Finance And Administration; Robertson, Ellen F. - City Council; [REDACTED] Brown, Jonathan W. - PDR; [REDACTED] Ebinger, Matthew J. - PDR  
**Subject:** OPPOSING OF THE SUP FOR BRANCH HOUSE

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Lars Gunlicks  
[REDACTED]

October 28, 2020  
To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law,  
Vice Chair; Mr. John "Jack" Thompson;  
Ms. Lenora Reid, Acting Chief Administrative Officer;  
Ms. Ellen Robertson, City Council Representative;  
Ms. Elizabeth Greenfield;  
Mr. Max Hepp-Buchanan;  
Mr. David Johannas;  
Mr. Vic Murthy  
Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

I am opposed to the proposed amendments  
I live directly facing the garden of the Branch House (BH) property and I did not learn of the possible zoning change until the signs went up just a little over a week ago.  
I just received a certified letter this week regarding the planning commission meeting on Monday Nov. 2.

How is it possible to not have informed the surrounding neighbors who will be directly impacted during all this time? It does not show good faith. How can you move ahead with us not being informed?

My opposition to the proposed changes includes the following considerations:

1. The increase in regulated events from 52 to 105.
2. The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
3. The increase in the maximum attendance limit from 150 to 300.
4. The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society which I have no affiliation with Maps
5. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.

The current SUP has worked fairly well over the past 7 years for the neighborhood and the BH and I urge you to not support the new amendments. It will cause disruption that is not necessary.

Sincerely,

Lars Gunlicks

Susan Delgado

October 29, 2020

To: City Planning Commission Chair, Mr. Rodney Poole  
City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John "Jack" Thompson;  
Ms. Lenora Reid, Acting Chief Administrative Officer;  
Ms. Ellen Robertson, City Council Representative;  
Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan;  
Mr. David Johannas; Mr. Vic Murthy  
Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment  
2020-226 Special Use permit for 2505 Monument Ave.

Where do I begin? I have been an owner at 2505 Park Ave since 1992. I directly face the gardens of the Branch House (BH). Through the years I have been involved in writing letters to help establish the current SUP. It provided an agreement with the BH and the neighborhood which has been working well.

I am very surprised that I was not informed until mid October of any possible zoning changes for the BH. I saw a small sign placed across the street from my house saying of a rezoning change. I understood from a neighbor that a meeting was to be scheduled on Zoom call for October 20th. I was not able to attend due to the short notice. I did just receive at the beginning of this week - Oct 26th a certified letter regarding the planning meeting on Monday Nov. 2. This was the first correspondence from the BH. My understanding now is that the Branch house has been working on this for many months.

My first comments are this is not enough time to be prepared for the changes that are being proposed and to allow the neighbors opinions .It appears that the BH corresponded with MAPS and not the other neighbors. How is this correct or being a good neighbor to those around you? It seems to me this was done with no consideration of the people who are directly impacted.

I have lived in this house, seen so many changes in this neighborhood, married and now have 2 children. We are all impacted in many ways. Since the pandemic, i am now working virtually most of the time in my front rooms. My children that attend RPS middles schools are in the home working since March as well. In the past 3 weeks we have experienced loud opera in the garden ( interrupting our schooling and conference calls) and a wedding that was rowdy till the late hours last Sat evening. in the time of COVID it was more disturbing as most were not masked etc. Our front rooms that face the garden are our bedrooms and workspaces- to be able to be in our home and have music and noise overtake our conversations and activities is an unpleasant and unwelcome disruption. It is different to know of events and be prepared but these past 3 events were louder than we have experienced with amplified music which is not following the current SUP rules.

Parking is another issue- we do not have any garages to our house on these blocks. We park and have to unload our children, groceries, etc. We do not want to have to park in other areas when events are happening because the BH is proposing to have so many more events and attendance. We want our families to feel safe. In the years prior to this current SUP, we would have drunk people from the events on our stoops with no regard to our homes. This is not kind, or safe for our families as well. We are all trying to be neighborly however by doing this behind

our backs with no notice to the neighbors on Park and Davis and continuing to have disregard to our homes is not an acceptable situation for the neighbors.

In addition to a year of a pandemic, disruptions to our work and schools, protests up and down Park and Davis for over a month in May and some starting again and now a proposal of so many events, amplified music, 3rd party usage, etc. it seems to be just wrong.

My opposition to the proposed changes includes the following considerations:

- The increase in regulated events from 52 to 105.
- The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
- The increase in the maximum attendance limit from 150 to 300. ( parking and noise issues)
- The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society (Maps). I have no affiliation with Maps. (They are not impacted as they do not face the events or hear the noise)
- The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.( i had to call 311 the other day for the noise)

The current SUP worked since 2013. We as neighbors had worked together with the BH to help make it workable for all. We were excited about the idea of a museum in our neighborhood bringing culture to this area.

Today and moving forward we ask you to not support the new amendments that disregard our neighborhood and will cause more disruption for the citizens.

Thank you for our attention to this matter,



Susan P. Delgado



October 26, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John “Jack” Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kimberly Gray, Second District City Council Representative

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am **opposed** to the proposed amendments

This is the fourth SUP for the Branch House (BH) that I have been involved with in the past 23 years. I have put together a history of my experience with SUPs for the BH in a separate section of this letter. This section of my letter also includes a table that compares the major restrictions included in the various SUPs that have been proposed for the property.

My opposition to the proposed changes is based, in part, on the following considerations:

1. The definition of the term “Events” in the covenant is ambiguous in that it does not explicitly include museum accessory events along with special events (reception events, weddings, meetings or other gatherings). As a result, the event restrictions in the covenant would apply only to the special events and not museum accessory events. For an SUP that authorizes a museum use, this means that museum accessory events, and their numbers, would be unregulated (see Land Use Administration notes from the Enforcement Meeting held on Nov 15, 2012).
2. The increase in regulated events from 52 to 105.
3. The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
4. The increase in the maximum attendance limit from 150 to 300.
5. The shift in the process for changing the event regulations from one based on the City zoning laws to one based on a covenant between the BH and Monument Avenue Preservation Society (Maps). I have no affiliation with Maps.
6. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.

The restrictions for the new proposed amendments would result in a significant increase in the land use intensity of the BH and adversely impact the neighbors who live on the

perimeter of the property. For these reasons **I urge you to not support the new amendments.**

Sincerely,

David Porter

### **A Brief History of the Recent SUP's related to the Branch House Property**

For several years the Branch House (BH) was owned by Robert Pogue who operated an insurance business in the house. At some point in the mid 90's Mr. Pogue decided to let his son rent a portion of the house for office and Christmas parties. In time, the frequency and size of these third-party reception events increased dramatically and became very disruptive to the neighborhood, especially for the neighbors who lived behind the Branch Museum on Park Avenue and Davis Avenue.

During this period, a member of the Planning Commission who happened to live a short distance away on Monument Ave. alerted the City Zoning Office of the ongoing zoning infractions. To continue the third-party reception use Mr. Pogue was required to file for an SUP. This SUP was overwhelmingly rejected in 1997 by the neighborhood, the City Staff, the Planning Commission and the City Council. At the time Tim Kaine was the 2<sup>nd</sup> District City Council representative and was very responsive to the concerns of the neighbors.

In the early 2000s the Virginia Foundation for Architecture (VFA) decided to purchase the Branch House with the intent of establishing a museum for architecture *with events*. Because the BH property was zoned as R6 residential (with a non-conforming office use), the Zoning Administrator required the property owner to file for an SUP. This SUP eventually became the 2001 SUP.

Just prior to the October 22, 2001 vote on the 2001 SUP, several neighbors who lived on the perimeter of the BH property (the perimeter neighbors) met at 2509 Park Ave. to discuss their concerns regarding the pending SUP with then City Councilman for the Second District, William Pantele. Mr. Pantele left this meeting stating that he would not support the SUP unless the neighbors could craft amendments to address their concerns. Ultimately, the neighbors agreed to support the 2001 SUP on the condition that the sponsors of the SUP would amend the SUP immediately subsequent to its approval and incorporate certain restrictions recommended by the perimeter neighbors and MAPS. This unusual procedure for amending the SUP was adopted because Bill yielded to the tremendous pressure placed on him by the sponsors of the SUP to bring it forward for a vote so they could proceed with the closing on the purchase of the house. They never closed on the house until 2003.

One key amendment included in the agreement between the neighbors and the sponsors of the SUP was designed to prohibit third party rental reception use of the property. Unfortunately, the language for the amendment banning third party reception use proved to be unacceptable to the City legal staff. As a result, the amended paper (referred to as the SUPA) continued to allow for third party reception use. A small reduction in the number of events (22 events from 26) was included in the SUPA, as requested by the neighbors.

On November 2, 2001, shortly after the 2001 SUP was approved, the sponsors of the SUP hosted a large party at the BH where they failed to provide many of the protections for the neighborhood included in the SUP. To worsen matters, the sponsors of the SUP were insensitive to the issues later raised by neighbors regarding the November 2, 2001 party. In response, Councilman Pantele repeatedly postponed the vote on the SUPA. He also initiated a series of discussions with the sponsors of the SUP and the perimeter neighbors in an effort to craft amendments to the 2001 SUP that more fully addressed the concerns of the perimeter neighbors. After thirteen months of negotiations involving hundreds of man-hours with the City Staff, Councilman Pantele and the neighbors, a new SUP emerged. This new amended SUP for the Branch House was referred to as the 2001 Pantele SUP.

On November 25, 2002, hours before a scheduled vote by City Council on the 2001 Pantele SUP, the VCA withdrew its request to amend the 2001 SUP. As a result, the 2001 Pantele SUP was never brought forward for a vote. **The sponsors of the SUP failed to fulfill their obligation to amend the original SUP based upon the 2001 agreement with the neighbors.** In addition, third party rental receptions at the Branch House became commonplace and many were very disruptive to the perimeter neighbors.

Circumstances changed in 2012 after the First Baptist Church (FBC) agreed to amend the SUP governing their parking lot adjacent to the BH property for the purpose of allowing the BH to use the FBC lot when it was not in use by the FBC. This change allowed the VFA to incorporate the lot as part of their obligation to provide parking for SUP events. These new circumstances prompted the VFA to begin working on amending the 2001 SUP.

The perimeter neighbors were not made aware of the property owner's plans to amend the 2001 SUP until the middle of September of 2012 when signs were posted around the neighborhood advertising the pending zoning change. In early October of 2012 the perimeter neighbors were given their first and only opportunity to express their concerns to the property owner regarding the proposed changes to the 2001 SUP. These concerns included: how best to incentivize event guest to use the FBC lot, the failure of the satellite parking system, noise related to outdoor events, enforcement, lack of supervision during events, neighborhood congestion associated with the increase in event intensity, etc. Our efforts to negotiate meaningful changes with the property owner were not successful.

On October 31, 2012 the Planning Commission met to discuss the amendments to the 2001 SUP. At this meeting we raised two very significant issues. The first issue dealt with enforcement. In the absence of an independent zoning enforcement officer at each event, compliance with the event restrictions was achieved only through a self-policing complaint driven mechanism. This approach is inherently problematic.

The other major issue discussed in the October 31, 2012 meeting dealt with the definition of the permitted events. The perimeter neighbors had decided they were willing to accept the burden of a museum with events provided there was a benefit in return. This benefit was supposed to take the form of the **cultural benefit** provided to the community as a whole in the form of museum exhibitions, lectures on architecture and other activities adjunct to the museum. However, with the event definition in the 2001 SUP there was no guarantee that events of this type would occur. As a result, it was possible under the amended SUP that the use of the property would more closely resemble a reception and fund-raising facility for the benefit of the property owner rather than a museum for architecture. Moreover, there was some discussion as to whether the Zoning Administrator believed that because the 2001 SUP authorized the museum use, museum events held during the permitted museum hours could not be regulated.

In response to the issues discussed in the October 31, 2012 meeting, the Commission postponed a vote on the proposed amendments and directed a representative of the perimeter neighbors and a representative of the property owner to meet with the Zoning Administrator to clarify the interpretation of the event definition and to try and resolve the enforcement issues. This meeting took place on November 15, 2012. In this meeting the Zoning Administrator affirmed his belief that given the event definition in the 2001 SUP, museum events would not be regulated if held during normal museum hours. He also clarified that the proposed amendments for the 2013 SUP would be no less problematic in terms of enforcement than the provisions in the 2001 SUP.

The Planning Commission met again on December 3, 2012 to further consider the proposed amendments to the 2001 SUP. In this meeting the perimeter neighbors presented the results from a comparison of the banquet licenses issued by the Virginia State ABC Board for reception events held at the BH and Certificate of Zoning Compliances (CZC's) issued for the property during 2012. This comparison indicated that CZC's were not obtained for all of the reception events and there were more receptions held than permitted by the 2001 SUP. Through the discussion of these results, it became clear that this type of comparison could provide an independent mechanism to police the annual limit placed on reception events. The perimeter neighbors also presented evidence that some of the reception events held at the BH were extremely disruptive.

The Planning Commission did not vote to approve the proposed amendments at the December 3, 2012 meeting. Instead they directed the property owner to amend their proposal to clarify the event definition so as to make clear what constituted a

regulated event and to incorporate the requirement that when an ABC license is issued for an event a copy is included with the CZC application. The Planning Commission also requested the property owner to consider the reasonable event restrictions suggested by the perimeter neighbors. Almost eight months later, after countless discussions involving the property owner, the perimeter neighbors and the staff from the Land Use Administration, the 2001 SUP was amended and repealed on October 28, 2013 creating the 2013 SUP. **This is the prevailing ordinance.**

In March of 2020, the property owner once again decided to try and amend the BH SUP. The new amendments, if adopted, would create the 2020 SUP. These amendments are scheduled to go before the Planning Commission on November 2, 2020. The table below provides a comparison of the major restrictions between the 2001 SUP, 2013 SUP and the proposed 2020 SUP.

**Comparison of Branch House SUP restrictions**

Restrictions	2001 SUP	2013 SUP (Current Prevailing)	Proposed 2020 SUP
Number of un-regulated events per year	Unlimited museum events if held during museum hours	Unlimited museum events if held during museum hours and attendance is less than 50	Unlimited non-museum events if attendance is 75 or less. If museum events are excluded from the definition of "Events", possibly unlimited museum events
Maximum number of reception events	8	12	Not specified
Maximum number of museum events	18	48	Not specified
Number of regulated events Per Year	26	52	105
Number of events Permitted Per Week	No restriction	No restriction for reception events. No more than one event per week for museum events	No restriction for museum or non-museum events held between Thanksgiving and New Year. No

			more than 2 museum or non-museum events per week with attendance greater than 75
<b>Max Attendance Limit</b>	200	150	300
<b>Noise Abatement</b>	None	No amplified music, public address or loud speaker system for events held in the back yard. Doors and windows must be closed for indoor events with amplified music, public address or loud speaker system. No more than 2 events may involve the use of a tent in the back yard. No more than 4 events per year may be held outside the building. No more than 150 people allowed at an outdoor event.	For events in back yard no amplified music. There is no restriction on public address or loud speaker systems, the use of tents, the number of outside events or the number of people allowed at an outdoor event.
<b>Parking</b>	On street or satellite parking	Adjacent FBC lot must be used for all events exceeding 50 people when available. When the FBC lot is unavailable, satellite parking must be provided.	Adjacent FBC lot must be used for all events exceeding 75 people when available. When FBC lot is unavailable, "best efforts" must be made to provide satellite parking.
<b>Notice of an Event</b>	No notice required	Notice of a regulated event	No notice required.

		must be provided on website.	
<b>Regulation</b>	Prior approval of all regulated events must be obtained from the Zoning Administrator	Prior approval of all regulated events must be obtained from the Zoning Administrator	No prior approval is required
<b>Process for changing event regulations</b>	Specified by the city zoning laws	Specified by the city zoning laws	Specified in the Covenant between Maps and Branch. Changes to the Covenant are not subject to regulatory review



October 27, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John “Jack” Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kim Gray, Second District City Council Representative

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am **opposed** to the 2020 SUP amendments for The Branch Museum

Residents on Park Avenue and Davis Avenue, the perimeter neighbors residing on the back side of the Branch Museum of Architecture and Design, first learned of the proposed SUP on Oct 15 when city zoning signs were placed around the property. This last-minute notification of a zoning change for the Branch property is a repeat of what occurred in 2012. The perimeter neighbors were left in the dark for months while Monument neighbors and MAPS began working with The Branch in March 2020 to develop the proposed amendments and the covenant. As was the case in 2012, the Branch administration and MAPS again showed little concern for, or interest in, input from the perimeter neighbors despite the fact that Park and Davis residents are disrupted by events at the Branch Museum. Monument Avenue neighbors are not disrupted by noise or other event activities held in the house and backyard, and most have no parking issues as they have off street parking. Sadly, fairness and transparency have not been the part of the normal and expected vetting process related to the last two Branch House SUPs.

Park and Davis residents have had little time to study, digest or evaluate the changes, as well as “meet” to discuss the impact of the amendments (more complicated by the pandemic). This is extremely unfortunate given that Park and Davis residents worked for months in 2012 and 2013, with The Branch Museum Director, to come to an agreeable compromise that resulted in the current successful 2013 SUP. In this regard, The Branch and MAPS have not been good neighbors. This has divided the neighborhood and greatly upset the perimeter residents. The Branch House neighbors have been forced to deal with four SUPs related to the property over the past 23 years.

Upon cursory inspection of the SUP it is evident that virtually all of the protections established for the perimeter neighbors on Park and Davis, intended to reduce the impact of the events, have been deleted. I have many issues about the SUP amendment but am extremely concerned about the following:

- Event numbers have more than doubled and all of the events can be third party events

- The events are not necessarily tied to the museum.
- The maximum number of attendees has doubled from 150 -300 and that number of attendees outside will be very disruptive
- An unlimited number of events can occur with 75 people or less in attendance
- Satellite parking is no longer required when the First Baptist Church lot is unavailable
- Noise abatement is totally and inadequately addressed
- The effective “resident parking only” signs required along Park and Davis streets during events are not required
- Any decisions regarding changes to the restrictions on events in the covenant are now up to MAPS and The Branch, as described in the covenant, so neither Park nor Davis residents have a voice related to future SUP amendments and there is no requirement to notify the residents most impacted
- Future amendments are automatically adopted if MAPS does not respond within 60 days of being notified of changes
- No city approval (CZC) is required for regulated events
- No prior notice of events is required to inform neighbors or zoning staff of any Branch Museum activity

This proposed amendment is alarming in many ways but, perhaps, what is most concerning is the change regarding the nature of the events proposed, which now can all be third party rental events versus Museum Accessory events to support the museum. It’s also disturbing to realize that the museum, which first opened in 2001, has been unable to garner, through membership sales, public and private friendships, and the philanthropic community, the necessary financial support to create a reserve to maintain the building without having to rely on intrusive third party events at the expense of perimeter neighbors. These reception events greatly disturb the peace and quiet in this congested, older residential neighborhood. The amendments proposed are unjust and inappropriate solutions to address the Branch Museum’s financial challenges. If Monument Ave. residents experienced what Park and Davis Ave. residents endure, I can assure you they would be in opposition to this amendment.

In today’s social climate, where exclusion is no longer acceptable and sensitivity to other’s needs and rights is front and center, the attitude demonstrated during this process, by the staff of The Branch Museum and MAPS is disturbing.

I am asking the Planning Commission to recognize the reasonable expectations of the perimeter neighbors and **oppose the SUP** amendments before you.

Sincerely yours,

Carol Sawyer

Sue Robertson

October 28, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John "Jack" Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am opposed to the proposed amendments

I have lived in the Fan for close to fifty years and in a condo I own on N. Davis Ave across from the Branch House property for the past eleven years. I consider myself a good Fan resident and good neighbor to the Branch Museum. As a supporting member of five museums, I truly care about cultural life, art, and architecture.

Parking in our area on N. Davis Ave is already impacted by street closures and parking problems for Easter on Monument, the Christmas parade, the Marathon, the Monument Ave 10K, plus parking for weekly AA meetings and church activities. In the future, it is highly likely there will be additional development in the 2400 block of Park Ave on Mrs. Taylor's property leading to more parking issues. Under the current SUP, the Branch Museum puts "Resident Only Parking" signs in the 600 block of N. Davis and directs their guests to the First Baptist lot. This process has worked for the last seven years and has made parking possible for residents, protecting the immediate neighborhood from an onslaught of cars that it cannot absorb, as the number of resident cars from 601, 603, and 605 N. Davis plus nearby Park Avenue take all available spaces. Please continue to require that the Branch Museum put these signs up when there are events. Without the signs, the impact on our area will be hard to overstate.

It is not clear to me how the Monument Avenue Preservation Society (MAPS) will handle noise and parking situations. Most Monument Avenue neighbors have garages, so very limited street parking is not dangerous or inconvenient for them and not a MAPS focus. Our neighborhood does not belong to MAPS so our parking protection is not a priority.

With COVID, the election, and demonstrations, our neighborhood is under great stress. Due to COVID and short notice of the zoning hearing, we have been unable to meet, especially not with Kim Gray or the Fan District Association. Please allow more discussion to occur before a vote, especially as I understand this SUP would be transferable to a future owner or commercial developer.

Thank you,  
Sue Robertson

**From:** [REDACTED]  
**To:** [PDR Land Use Admin](#)  
**Subject:** Ordinance No. 2020-226- Special Use Permit Amendment for 2501 Monument Avenue  
**Date:** Tuesday, October 27, 2020 12:24:41 PM

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To whom it may Concern ;

I am opposed to any alteration or change in the present Special Use permit the Branch House presently has for the following reasons.

1. They fail to comply with their present permit except when it is convenient for them.
2. They were supposed to keep the effected neighbors informed of any variation in the present special use permit
3. They have been discussing the change with the monument avenue association since midyear and the people impacted by change found out about the request last week.
4. Parking is more of an issue now than before since more people are working from home.
5. Adding more events ,with larger numbers of people will only make matters worse , especially since they seldom comply with the present special use permit.
6. There is no defined method to enforce the old permit or a new addition.
7. The people on Monument Avenue are not impacted by this permit request and therefore should place no weight on this decision.
8. The addition of an apartment and another store seems only another way to make money . And opens the door for more residence. Who will monitor this .. Richmond city police.
9. In the past large gatherings were suppose to have a Branch House representative there...and yet that didn't stop the send off of many Chinese lanterns (BURNING ) at one of the events. When reported to officials there... I was told I was wrong.. I must have miss saw these burning balloons.
10. Adding 2 feet to lights in the garden will add more light to the garden and more irritation to the home along Park Avenue.

I feel the Branch House organization has been a poor neighbor at best and a irritation for the most part. There are several more people living along Park and Davis Avenue who feel as I do but are unaware of this proposal..I suggest the request be turned down or delayed .

Thank you for your consideration.  
Thomas B. Hardage

[REDACTED]

[REDACTED]



October 25, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John "Jack" Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am opposed to the proposed amendments.

I moved to the area three years ago because it is a peaceful, scenic, safe and tranquil area and parking is relatively easy.

The proposed amendments will have a catastrophic impact on noise levels, particularly at night, create an impossible parking situation and may even encourage criminal predators to the area .

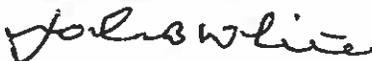
I live on the perimeter of the Branch House (BH) property and I did not learn of the possible zoning change until the signs went up just a little over a week ago.

My opposition to the proposed changes includes the following considerations:

1. The increase in regulated events from 52 to 105.
2. The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
3. The increase in the maximum attendance limit from 150 to 300.
4. The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society (MAPS). I have no affiliation with MAPS.
5. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.

The current SUP has worked fairly well over the past 7 years and I urge you to not support the new amendments.

Sincerely,  
John B White





October 28, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John “Jack” Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am **opposed** to the proposed amendments

One of the main reasons I fell in love with Richmond and decided to move here was its architecture, so it’s rather ironic that a small architecture museum is trying to make my home unlivable. I moved to Richmond 10 years ago; and finally bought my dream home in my dream neighborhood, the Fan, 2 years ago. I was moving from a much noisier, wilder part of the city, so I was extremely careful about selecting my place. I chose to buy in a quiet, residential part of the Fan, not on the Boulevard, Robinson, or Main Street. I was concerned about the Branch Museum, but I actually read the entire existing SUP, talked to residents, and even called the museum. I was reassured, AT EVERY STEP, that the number of events were strictly limited, with noise and parking restrictions. The last two years have been really nice in my place – a few annoying, loud Branch events, and some annoyance with the church on that corner, but generally a perfect slice of quiet Fan awesomeness.

This SUP amendment completely ruins the peace and tranquility of our residentially zoned area. The Branch Museum proposes doubling the attendance limits, going from 12 reception events (only 4 outside) to 105 (as many as they want outside), removing restrictions on outside tents and PA systems, extending museum hours until 10 pm on weekdays, and turning dedicated parking protections into “Best efforts” at providing parking. Is this a group acting as a cultural benefit, or a group looking to maximize funding? **I do not want to live next to what will essentially be a commercial event hall – would you?**

For me, it’s mainly the noise – I will freely admit I’m a homebody who works from home, and I hear everything – the set up banging during the day, the outside ceremony yelling and cheering, the music later in the evening, the people drunkenly leaving at the end – you hear every bit of it, **inside my home**. It’s not being kept from sleep that’s awful, it’s the fact that after a long day of work and/or stress, I can’t go home and enjoy my evening without the intrusion of other

people's events – people who don't live here, and are often celebrating once in a lifetime events. Being considerate of the people who live around here is the last thing on their minds.

I strongly believe the current SUP is already a compromise between a museum and a residential neighborhood. I want to say, if their museum is not profitable, well – that's on them. Maybe figure out a way to be a more compelling museum, instead of deciding to balance your finances through destroying your neighbor's enjoyment of their homes. That strikes me as so profoundly unfair and unneighborly. We ALREADY have compromised with you on events. Make it work as written.

**In conclusion, I thought a main purpose of zoning was to provide stability, so you know what you're buying into, and what to expect.** To drastically change the terms of the zoning, as this SUP amendment does, does not seem fair to us residents who made purchasing decisions with the understanding that the zoning protects us. Also, we found out about this when the zoning signs went up only about two weeks before the planning commission meeting. I received my certified letter from the city today – only five days before the commission meeting. This is incredibly rushed, and the Branch Museum has made no effort to include the neighbors who are impacted the most by this. Makes sense, since we're likely in opposition.

Please, please, please, from the bottom of my heart, do not pass this SUP amendment. **This is my very beloved home you would ruin if you do so.**

Regards,  
Laura Friese

[REDACTED]

**From:** [REDACTED]

**Sent:** Monday, November 2, 2020 9:23 AM

**To:** [REDACTED]

Reid, Lenora G. - DCAO Of Finance And Administration; Robertson, Ellen F. - City Council; [REDACTED] Brown, Jonathan W. - PDR; [REDACTED] Ebinger, Matthew J. - PDR; Max Hepp-Buchanan  
**Subject:** Letter of Opposition - 2501 Monument Ave Ord. No. 2020-226

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To the members of Planning Commission:

As a resident at [REDACTED] I live in the same block as the Branch Museum of Architecture and Design. Counter to staff's report, we have not received any communication from museum staff regarding the revision to the SUP, even though we have received flyers and letters from the museum in the past. We did, however, receive the required city notification one week ago. My opposition is as follows:

- No. of special events: **The proposed number of special events seems excessive for a boutique museum and brings to question the mission of the facility.** The museum should ensure that they are first and foremost a museum.
- Parking: The agreement with First Baptist Church to use their parking lot for events has worked very well. **The museum should commit to continue to hang no-parking signs along the adjacent streets and direct visitors to use the parking lot. If the parking lot is not available, the museum should commit to provide valet parking.** The language of "best efforts" in the proposed revisions is discretionary and cannot be enforced.
- Parking Lot monitoring: **The Museum should also be responsible to clean up the parking lot and enforce timely departure after events.** This will only get worse as event sizes get larger/more frequent.
- Covenant between MAPS and Museum: If the covenant allows revisions to the detailed types and limits of use for the property without City Zoning involvement, then there is an intentional disregard for the adjacent property owners who were not notified by the Museum of the current application. **Citizens should not have to pay a membership to MAPS to be informed and have a voice in future changes to the management plan. The process for future revisions should stay as currently defined in the city ordinance.**

Thank you for your consideration and we look forward to finding a way to hear directly from the museum in the future,  
Jill Nolt

[REDACTED]

---

**From:** carol sawyer [REDACTED]  
**Sent:** Monday, November 2, 2020 8:57 AM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** [REDACTED] Gray, Kimberly B. - City Council; Bieber, Craig K. - City Council Office  
**Subject:** Fwd: Petition with neighbors who are opposed to BH SUP amendments  
**Attachments:** BH Petition.pdf

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Please note that the correct ordinance number on the attached petition should be 2020-226. Thank you.

Carol

----- Forwarded message -----

**From:** carol sawyer [REDACTED]  
**Date:** Mon, Nov 2, 2020 at 8:48 AM  
**Subject:** Petition with neighbors who are opposed to BH SUP amendments  
**To:** Ebinger, Matthew J. - PDR <Matthew.Ebinger@richmondgov.com>  
**Cc:** [REDACTED] <kimberly.gray@richmondgov.com>, <craig.bieber@richmondgov.com>

Dear Matthew,

Attached please find a petition containing signatures of four Park Ave. neighbors who are opposed to the BH SUP amendments to be included in the material for the Planning Commission meeting today, November 2, 2020. You should have received a second petition this weekend from Laura Fries or Sue Robertson containing signatures of six additional neighbors opposed to the SUP. Please provide both petitions to all the Planning Commission members for their meeting today.

Thank you for your assistance,

Carol Sawyer

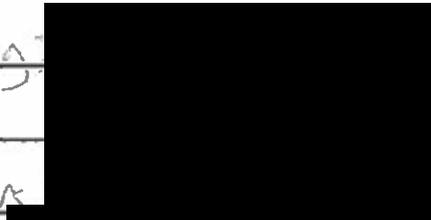
The following list of neighbors who live on the perimeter of the Branch House property are opposed to Ordinance No. 2020-26 which would amend the Special Use Permit for the Branch House.

Name and Address (Please Print)

Signature

Date

Justin McClung



*Justin McClung* 10-31

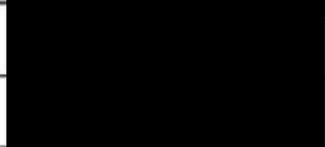
Sean Holleran

*Sean Holleran* 10-31

Peter Fafara

*P. Fafara* 10-31

Jordan Lafon



*Jordan Lafon* 10-31

Empty lined area for additional entries.

[REDACTED]

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**From:** Laura Friese [REDACTED]  
**Sent:** Sunday, November 1, 2020 1:38 PM  
**To:** Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Branch House SUP - petition  
**Attachments:** Branch opposition - Petition.pdf

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Hello Jonathan, attached is a petition of additional nearby neighbors opposed to the Branch House SUP change.

Regards,  
Laura



[REDACTED]

---

**From:** William Winters, III [REDACTED]  
**Sent:** Sunday, November 1, 2020 10:03 PM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** William E. Winters  
**Subject:** Branch Museum SUP zoning application. Opposed as currently written.

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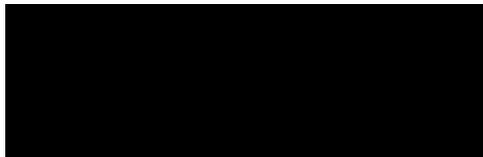
Good evening Mr. Ebinger,

My name is William Winters and I am writing this correspondence in opposition to Branch Museum SUP zoning application as it is currently written. My Mother, Ms. Claudia Winters, owns an expensive condo on the periphery of the Branch Museum at [REDACTED]. My mother, who is a widow in her mid-70s and has health issues, bought this condo reasonably believing that she would be able to park on the street as she has no off street parking and up to this point she has had no issues in finding a parking location at or very near to her condo. In her current condition and with COVID under no circumstance would she be able to walk blocks and blocks to find parking. It is my understanding that the Branch Museum SUP zoning application as currently written will significantly increase the number of events to include longer event times. Based on this I respectfully request that any new SUP stipulate the provision that the Branch Museum must continue to put up Resident Only Parking signs when they host large events. My Mother loves her condo, her neighbors, the Fan, and her porch, and I want her to be able to continue to successfully live in the Richmond Fan district. I do not think this is burdensome request on the Branch Museum to preserve the rights of those living in the community to have reasonable access to their homes during events. Thanks in advance for your time and consideration of this request.

V/R - William Winters  
[REDACTED]

November 1, 2020

Olin Gunlicks and Sabina Gunlicks



To whom it may concern:

We are in virtual schools at RPS schools. We are in 7th and 8th grades. One of us is starting to work on applications for high school and have a huge course load and lots of homework.

We were not able to concentrate because of how loud and disruptive the music was. recently, it was very hard to hear the teacher with an opera that sounded loud inside our home while we were on the computer.

. There are also too many people without masks inside and outside of the building. This made us very uncomfortable with COVID. We have been very nervous and also with all the protests in our neighborhood just want everyone to be aware of each other.

Please think about all of us.

Olin Gunlicks- 8th grade  
and Sabina Gunlicks., 7th grade

[REDACTED]

---

**From:** Claudia Winters [REDACTED]  
**Sent:** Saturday, October 31, 2020 3:39 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Fwd: Branch Museum of Architecture and Design SUP Amendment

**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.

Sent from my iPad

Begin forwarded message:

**From:** Claudia Winters [REDACTED]  
**Date:** October 30, 2020 at 4:39:56 PM EDT  
**To:** jonathanbrown@richmondgov.com  
**Subject:** Branch Museum of Architecture and Design SUP Amendment

City Planning Chair, Mr. Rodney Poole  
City Planning Commissioners

Dear Sir,

I am writing to express my opposition to the SUP amendments requested by the Branch Museum. As a resident of a condo on N. Davis Ave., directly across from the outdoor area behind the museum, I am concerned about the effect these changes will have on our neighborhood. It is troubling to see the proposed modifications such as doubling the size of regulated events per year, as well as doubling the the maximum attendance limit. Also concerning is the fact that the number and size of outdoor events will have no restrictions, including no restriction on loud speaker systems. I feel each of these will have a detrimental impact on our community, specifically in regards to noise and parking. On any given evening, street parking on both N. Davis Ave. and Park Ave. across from the museum, is full with resident parking.

I am opposed to the SUP as written and hope some compromises can be reached which will satisfy both the museum and its neighbors.

Sincerely,

Claudia Winters  
Sent from my iPad

**From:**

**Sent:**

**To:**

Friday, October 30, 2020 4:10 PM

Addison, Andreas D. - City Council; Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Lynch, Stephanie A. - City Council Office; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; Wagner, Daniel M. - City Council Office; Bieber, Craig K. - City Council Office; Townes, Lisa F. - City Council Office; Bond, Aaron A. - City Council; Robins, Amy E. - City Council Office; Floyd, Tavares M. - City Council; Patterson, Samuel - City Council Office; Bishop, Richard K. - City Council Office; Morris, Summer A. - City Council; [REDACTED] Reid, Lenora G. - DCAO Of Finance And Administration; Robertson, Ellen F. - City Council; [REDACTED] Brown, Jonathan W. †  
PDR; [REDACTED] Ebinger, Matthew J. - PDR

**Subject:**

OPPOSING OF THE SUP FOR BRANCH HOUSE

**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.

Lars Gunlicks  
[REDACTED]

October 28, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law,  
Vice Chair; Mr. John "Jack" Thompson;  
Ms. Lenora Reid, Acting Chief Administrative Officer;  
Ms. Ellen Robertson, City Council Representative;  
Ms. Elizabeth Greenfield;  
Mr. Max Hepp-Buchanan;  
Mr. David Johannas;  
Mr. Vic Murthy  
Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

I am opposed to the proposed amendments

I live directly facing the garden of the Branch House (BH) property and I did not learn of the possible zoning change until the signs went up just a little over a week ago.

I just received a certified letter this week regarding the planning commission meeting on Monday Nov. 2.

How is it possible to not have informed the surrounding neighbors who will be directly impacted during all this time? It does not show good faith. How can you move ahead with us not being informed?

My opposition to the proposed changes includes the following considerations:

1. The increase in regulated events from 52 to 105.
2. The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
3. The increase in the maximum attendance limit from 150 to 300.
4. The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society which I have no affiliation with Maps
5. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.

The current SUP has worked fairly well over the past 7 years for the neighborhood and the BH and I urge you to not support the new amendments. It will cause disruption that is not necessary.

Sincerely,

Lars Gunlicks

[REDACTED]

---

**From:** Susan Delgado [REDACTED]  
**Sent:** Friday, October 30, 2020 3:34 PM  
**To:** Addison, Andreas D. - City Council; Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Lynch, Stephanie A. - City Council Office; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; Wagner, Daniel M. - City Council Office; Bieber, Craig K. - City Council Office; Townes, Lisa F. - City Council Office; Bond, Aaron A. - City Council; Robins, Amy E. - City Council Office; Floyd, Tavares M. - City Council; Patterson, Samuel - City Council Office; Bishop, Richard K. - City Council Office; Morris, Summer A. - City Council; [REDACTED] Robertson, Ellen F. - City Council; Reid, Lenora G. - DCAO Of Finance And Administration; [REDACTED] Brown, Jonathan W. - PDR; [REDACTED] Ebinger, Matthew J. - PDR  
**Subject:** SUP for Branch House- Opposition- PDF attached  
**Attachments:** Susan- SUP Branch.pdf

**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.  
Susan Delgado  
[REDACTED]

Susan Delgado  
[REDACTED]

October 29, 2020

To: City Planning Commission Chair, Mr. Rodney Poole  
City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John “Jack” Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer;  
Ms. Ellen Robertson, City Council Representative;  
Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan;  
Mr. David Johannas; Mr. Vic Murthy  
Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment 2020-226 Special Use permit for 2505 Monument Ave.

Where do I begin? I have been an owner at [REDACTED] since 1992. I directly face the gardens of the Branch House (BH).  
Through the years I have been involved in writing letters to help establish the current SUP. It provided an agreement with the BH and the neighborhood which has been working well.

I am very surprised that I was not informed until mid October of any possible zoning changes for the BH. I saw a small sign placed across the street from my house saying of a rezoning change. I understood from a neighbor that a meeting was to be scheduled on Zoom call for October 20th. I was not able to attend due to the short notice. I did just receive at the beginning of this week - Oct 26th a certified letter regarding the planning meeting on Monday Nov. 2.

This was the first correspondence from the BH. My understanding now is that the Branch house has been working on this for many months.

My first comments are this is not enough time to be prepared for the changes that are being proposed and to allow the neighbors opinions .It appears that the BH corresponded with MAPS and not the other neighbors. How is this correct or being a good neighbor to those around you? It seems to me this was done with no consideration of the people who are directly impacted.

I have lived in this house, seen so many changes in this neighborhood, married and now have 2 children. We are all impacted in many ways. Since the pandemic, i am now working virtually most of the time in my front rooms. My children that attend RPS middles schools are in the home working since March as well.In the past 3 weeks we have experienced loud opera in the garden ( interrupting our schooling and conference calls) and a wedding that was rowdy till the late hours last Sat evening. in the time of COVID it was more disturbing as most were not masked etc. Our front rooms that face the garden are our bedrooms and workspaces- to be able to be in our home and have music and noise overtake our conversations and activities is an unpleasant and unwelcome disruption. It is different to know of events and be prepared but these past 3 events were louder than we have experienced with amplified music which is not following the current SUP rules.

Parking is another issue- we do not have any garages to our house on these blocks. We park and have to unload our children, groceries, etc. We do not want to have to park in other areas when events are happening because the BH is proposing to have so many more events and attendance. We want our families to feel safe. In the years prior to this current SUP, we would have drunk people from the events on our stoops with no regard to our homes. This is not kind, or safe for our families as well. We are all trying to be neighborly however by doing this behind

our backs with no notice to the neighbors on Park and Davis and continuing to have disregard to our homes is not an acceptable situation for the neighbors.

In addition to a year of a pandemic, disruptions to our work and schools, protests up and down Park and Davis for over a month in May and some starting again and now a proposal of so many events, amplified music, 3rd party usage, etc. it seems to be just wrong.

My opposition to the proposed changes includes the following considerations:

- The increase in regulated events from 52 to 105.
- The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
- The increase in the maximum attendance limit from 150 to 300. ( parking and noise issues)
- The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society (Maps). I have no affiliation with Maps. (They are not impacted as they do not face the events or hear the noise)
- The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.( i had to call 311 the other day for the noise)

The current SUP worked since 2013. We as neighbors had worked together with the BH to hep make it workable for all. We were excited about the idea of a museum in our neighborhood bringing culture to this area.

Today and moving forward we ask you to not support the new amendments that disregard our neighborhood and will cause more disruption for the citizens.

Thank you for our attention to this matter,



Susan Delgado  
[REDACTED]

October 29, 2020

To: City Planning Commission Chair, Mr. Rodney Poole  
City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John "Jack" Thompson;  
Ms. Lenora Reid, Acting Chief Administrative Officer;  
Ms. Ellen Robertson, City Council Representative;  
Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan;  
Mr. David Johannas; Mr. Vic Murthy  
Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment  
2020-226 Special Use permit for 2505 Monument Ave.

Where do I begin? I have been an owner at [REDACTED]. I directly face the gardens of the Branch House (BH). Through the years I have been involved in writing letters to help establish the current SUP. It provided an agreement with the BH and the neighborhood which has been working well.

I am very surprised that I was not informed until mid October of any possible zoning changes for the BH. I saw a small sign placed across the street from my house saying of a rezoning change. I understood from a neighbor that a meeting was to be scheduled on Zoom call for October 20th. I was not able to attend due to the short notice. I did just receive at the beginning of this week - Oct 26th a certified letter regarding the planning meeting on Monday Nov. 2. This was the first correspondence from the BH. My understanding now is that the Branch house has been working on this for many months.

My first comments are this is not enough time to be prepared for the changes that are being proposed and to allow the neighbors opinions. It appears that the BH corresponded with MAPS and not the other neighbors. How is this correct or being a good neighbor to those around you? It seems to me this was done with no consideration of the people who are directly impacted.

I have lived in this house, seen so many changes in this neighborhood, married and now have 2 children. We are all impacted in many ways. Since the pandemic, i am now working virtually most of the time in my front rooms. My children that attend RPS middles schools are in the home working since March as well. In the past 3 weeks we have experienced loud opera in the garden ( interrupting our schooling and conference calls) and a wedding that was rowdy till the late hours last Sat evening. in the time of COVID it was more disturbing as most were not masked etc. Our front rooms that face the garden are our bedrooms and workspaces- to be able to be in our home and have music and noise overtake our conversations and activities is an unpleasant and unwelcome disruption. It is different to know of events and be prepared but these past 3 events were louder than we have experienced with amplified music which is not following the current SUP rules.

Parking is another issue- we do not have any garages to our house on these blocks. We park and have to unload our children, groceries, etc. We do not want to have to park in other areas when events are happening because the BH is proposing to have so many more events and attendance. We want our families to feel safe. In the years prior to this current SUP, we would have drunk people from the events on our stoops with no regard to our homes. This is not kind, or safe for our families as well. We are all trying to be neighborly however by doing this behind

our backs with no notice to the neighbors on Park and Davis and continuing to have disregard to our homes is not an acceptable situation for the neighbors.

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The current SUP worked since 2013. We as neighbors had worked together with the BH to help make it workable for all. We were excited about the idea of a museum in our neighborhood bringing culture to this area.

Today and moving forward we ask you to not support the new amendments that disregard our neighborhood and will cause more disruption for the citizens.

Thank you for our attention to this matter,



Susan P. Delgado

[REDACTED]

---

**From:** Eric Smith [REDACTED]  
**Sent:** Friday, October 30, 2020 10:04 AM  
**To:** Brown, Jonathan W. - PDR; Addison, Andreas D. - City Council; Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Lynch, Stephanie A. - City Council Office; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; [REDACTED]  
Reid, Lenora G. - DCAO Of Finance And Administration; Robertson, Ellen F. - City Council; [REDACTED]  
**Cc:** Wagner, Daniel M. - City Council Office; Bieber, Craig K. - City Council Office; ermik@verizon.net; Townes, Lisa F. - City Council Office; Bond, Aaron A. - City Council; Robins, Amy E. - City Council Office; Floyd, Tavares M. - City Council; Patterson, Samuel - City Council Office; Bishop, Richard K. - City Council Office; Morris, Summer A. - City Council  
**Subject:** ORD. 2020-226: Branch House - Opposition to Proposed SUP Changes  
**Attachments:** Branch House - Opposition to Proposed SUP Changes.docx

**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.

Good morning,

Attached above is a letter detailing my **opposition** to the [proposed SUP changes](#) of the Branch House at 2501 Monument Ave.

Thank you for your consideration.  
Eric Smith

[REDACTED]

**Eric Smith**

October 30, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John “Jack” Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am **opposed** to the proposed amendments

I live on (or near) the perimeter of the Branch House (BH) property and I did not learn of the possible zoning change until neighbors alerted me last evening, 10/29/20.

My opposition to the proposed changes includes the following considerations:

1. The increase in regulated events from 52 to 105.
2. The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
3. The increase in the maximum attendance limit from 150 to 300.
4. The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society (MAPS). I have no affiliation with MAPS.
5. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.

**Comparison of Branch House SUP restrictions**

Restrictions	2001 SUP	2013 SUP (Current Prevailing)	Proposed 2020 SUP
Number of un-regulated events per year	Unlimited museum events if held during museum hours	Unlimited museum events if attendance <b>if less than 50</b>	Unlimited museum or non-museum events <b>if attendance is 75 or less</b>

<b>Maximum number of reception events</b>	8	12	Not specified
<b>Maximum number of museum events</b>	18	48	Not specified
<b>Number of regulated events Per Year</b>	26	52	105
<b>Number of events Permitted Per Week</b>	No restriction	No restriction for reception events. No more than one event per week for museum events	No restriction for museum or non-museum events held between Thanksgiving and New Year. No more than 2 museum or non-museum events per week with attendance greater than 75
<b>Max Attendance Limit</b>	200	150	300
<b>Noise Abatement</b>	None	No amplified music, public address or loud speaker system for events held in the backyard. Doors and windows must be closed for indoor events with amplified music, public address or loud speaker system. No more than 2 events may involve the use of a tent in the backyard. No more than 4 events per year may be held outside the building. No more	For events in backyard no amplified music. There is no restriction on public address or loud speaker systems, the use of tents, the number of outside events or the number of people allowed at an outdoor event.

		than 150 people allowed at an outdoor event.	
<b>Parking</b>	On street or satellite parking	Adjacent FBC lot must be used for all events exceeding 50 people when available. When the FBC lot is unavailable, satellite parking must be provided.	Adjacent FBC lot must be used for all events exceeding 75 people when available. When FBC lot is unavailable, "best efforts" must be made to provide satellite parking.
<b>Notice of an Event</b>	No notice required	Notice of a regulated event must be provided on website.	No notice required.
<b>Regulation</b>	Prior approval of all regulated events must be obtained from the Zoning Administrator	Prior approval of all regulated events must be obtained from the Zoning Administrator	No prior approval is required
<b>Process for changing event regulations</b>	Specified by the city zoning laws	Specified by the city zoning laws	Specified in the Covenant between Maps and Branch. Changes to the Covenant are not subject to regulatory review

The current SUP has worked *fairly* well over the past 7 years and **I urge you to not support the new amendments.**

Sincerely,  
**Eric Smith**

[REDACTED]

---

**From:** Bikram Sandhu [REDACTED]  
**Sent:** Thursday, October 29, 2020 2:47 PM  
**To:** Addison, Andreas D. - City Council; Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Lynch, Stephanie A. - City Council Office; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; Wagner, Daniel M. - City Council Office; Bieber, Craig K. - City Council Office; Townes, Lisa F. - City Council Office; Bond, Aaron A. - City Council; Robins, Amy E. - City Council Office; Floyd, Tavares M. - City Council; Patterson, Samuel - City Council Office; Bishop, Richard K. - City Council Office; Morris, Summer A. - City Council  
**Cc:** [REDACTED] Reid, Lenora G. - DCAO Of Finance And Administration; Robertson, Ellen F. - City Council;  
[REDACTED]  
**Subject:** Proposed changes to the SUP for Branch Musuem  
**Attachments:** Planning commision BH SUP changes.docx

**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,

Please find attached a letter from the residents/owners of [REDACTED] and their opposition to the proposed changes.

Thank you,  
Bikram Sandhu



October 29, 2020

To: City Planning Commission Chair, Mr. Rodney Poole

City Planning Commissioners, Mr. Melvin Law, Vice Chair; Mr. John “Jack” Thompson; Ms. Lenora Reid, Acting Chief Administrative Officer; Ms. Ellen Robertson, City Council Representative; Ms. Elizabeth Greenfield; Mr. Max Hepp-Buchanan; Mr. David Johannas; Mr. Vic Murthy

Cc: Ms. Kim Gray, City Council Representative, Second District

Subject: Branch Museum of Architecture and Design SUP amendment

Summary: I am **opposed** to the proposed amendments

I live on Park Ave and Davis, near the perimeter of the Branch House (BH) property and I did not learn of the possible zoning change until my neighbors informed me since I was out of town. On Tuesday October 27, 2020, I learned that the property owner organized a Zoom meeting (by invitation) to explain the proposed changes but I was unable to join it. From what I have heard, the meeting was not very productive in terms of informing the perimeter neighbors about how the proposed changes will impact their neighborhood.

I'm the president of the Halifax condo association and represent all six units at this address with this letter. All six of our units were purchased after 2017, and we were unaware of the SUP or its impact. Our major concern is with parking, as we have no other option except On-Street parking in front of our building. The proposed changes will impact parking availability, especially in the nights/evenings when a majority of these events take place. Currently BH does put up signs indicating that street parking around our buildings are for residents only, but that is rarely (or if ever) enforced.

My opposition to the proposed changes includes the following considerations:

1. The increase in reception events (the most disruptive type of event for the neighborhood) from 12 to possibly 105.
2. The increase in the maximum attendance limit from 150 to 300.
3. The shift of the process for changing the event regulations from one based on the City zoning laws, to one based on a covenant between the BH and Monument Avenue Preservation Society (Maps). I have no affiliation with Maps.
4. The elimination of virtually all of the protections in the current SUP designed to mitigate the high noise level associated with outdoor events.

The current SUP has worked fairly well over the past 7 years and **I urge you to not support the new amendments.**

Sincerely,  
Bikram Sandhu

**From:** [Courtney Clements](#)  
**To:** [City Clerk's Office](#)  
**Subject:** COMMENTS-Ordinance #2020-230-Special Use Permit 3411 Kensington Avenue  
**Date:** Monday, November 2, 2020 10:15:46 AM

---

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.

My name is Courtney Clements.  
I reside at [REDACTED], Richmond, Virginia, 23221.

I DO NOT approve the City authorizing construction of a duplex family dwelling directly behind the existing four unit multi-family dwelling.

Directly behind, on the the west side of my property and running north/south, is the alley that is accessible from Kensington Avenue. This alley communicates with and TEES in to the alley that communicates between Roseneath Road and Nansemond Road.

I oppose the consideration and authorization of this special use permit for 3411 Kensington Avenue because:

1. There would be an extra strain placed on the already highly travelled alley. It is important to note the alley bordering my property flows to and assists in adding a traffic burden. Both alleys are already greatly littered with trash and have deep ruts in the gravel surface, making auto passage difficult. There is minimal city upkeep and maintenance to the alley road surfaces.
2. Trash and recycle cans are scattered throughout the alley ways making auto passage auto challenging.
3. More residences equals more parked vehicles and concern for passage of vehicles.
4. The proposed construction and building, if allowed, would bring the density ABOVE the designated 8-20 units per acre to 27 units. This number is considerably ABOVE the single- family density allowed.
5. There is an existing grouping of condominium units at the corner of Roseneath and Stuart which bring high traffic to both alleys, east/west and north/south directions.
6. I am proud of the Museum District area. I chose to live here because of its beauty and integrity. To override the building limits for one instance will be an invitation for more of the same in the future.

I strongly object to the City even considering authorizing a special use for the reasons above

The limit was set to be maintained to keep building expansion within reasonable limits. The existing property should contain no more than one four unit multi-family residence for which it was approved, period. I am against the City subverting the 3411 Kensington Avenue from its current designation.

If the City allows similar situations to occur, the Museum District, which is relatively low density in nature, is at risk for future undesirable change.

Thank you.

Courtney Clements

**From:** [Robins, Amy E. - City Council Office](#)  
**To:** [Reid, Candice D. - Clerk's Office](#)  
**Subject:** Letter of Support - 2020-R051  
**Date:** Monday, November 9, 2020 9:59:02 AM  
**Attachments:** [RandolphAssociation-Letter of Support.docx](#)

---

Candice,

Can you please add this attached letter of support to RES. 2020-R051?

Thank you,  
Amy

**Amy Robins**

5<sup>th</sup> District Liaison

Office of The Honorable Stephanie A. Lynch

Richmond City Council

900 East Broad Street, Suite 305

Richmond, Virginia 23219

Office: 804-646-5724

Email: 

[RVA Strong – COVID-19 Information](#)

[Monthly e-Newsletter Signup Link](#)

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---

# RANDOLPH

# RVA



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October 19, 2020

Honorable City Council  
City of Richmond  
900 East Broad Street  
City Hall, 3<sup>rd</sup> floor  
Richmond VA 23219

Dear Honorable Council,

The Randolph Neighborhood Association supports RES. 2020-R051 to add an enhanced speeding fine along South Harrison Street and Colorado Street for speeding. We have been advocating for additional traffic calming throughout the neighborhood to improve safety for our neighbors walking, jogging, and bicycling throughout our community.

Please feel free to contact me at [REDACTED] with any questions regarding the resolution and Randolph Neighborhood Association's support.

Sincerely,

Latasha Wyche

President, Randolph Neighborhood Association

**From:** [Ron](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Attention Candice D. Reid/City Council 3406 E Broad Street  
**Date:** Sunday, November 8, 2020 4:49:29 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.

Ms. Candice D. Reid  
City Clerk  
Richmond, Virginia

Dear Ms. Reid,

I am writing about the owner ( Ms. Uju Warek) of 3406 East Broad Street wishing to change her dwelling's current status from a single-family to a duplex (making her basement into an apartment). Giving this careful consideration, I feel it would be a mistake to allow Ms. Warek to change her property's status from a single-family to a duplex. We are already stressed about parking in the 3400 and 3500 blocks of East Broad, making the parking situation very difficult. Reading your notice, I see that the area is already beyond the desired level of population density. With 3406 becoming a duplex, it would increase the density to approximately 29 units per acre. Therefore, causing the parking situation to be even more impossible. If some of the neighbors could not park their vehicles in Chimborazo park, many of us would have nowhere to park. I do not know of any houses that have off-street parking.

Also, 3406 doesn't have enough land to offer at least two off-street parking spaces, I'm not sure, but I do not think there is enough land to offer even one off-street parking space. I know there are currently no off-street parking spaces, and with the new porch, I feel sure there would be no land for any parking.

One more thing that concerns me, and this isn't truly part of the zoning department, but how would a tenant get to the basement apartment? 3406 is built on the property line on both sides of the house, making the alley the only access to a basement apartment.

Also, it concerns me that people who would live in the basement apartment might park in the alley preventing fire personnel or emergency vehicles from reaching a house if they ever need the alley for an emergency. There have been instances when a neighbor called emergency, and they had nowhere on the street to stop forcing them to use the alley, which could be very scary. Especially since we have seniors living on our block and thinking that emergency couldn't get to their houses in time is quite unsettling. Ms. Warek is a great neighbor, but we have no idea if she plans to continue living there or possibly renting her portion of the house too. That could potentially result in additional cars on the street; if example, four adults were to rent the house's central part. It is a significant concern to think instead of three vehicles being on the street from her home, an additional two, and the extra two to four from the basement apartment.

Thank you for informing the neighbors of Ms. Warek's desire to convert her house from a single-family to a duplex. And I hope the council understands my viewpoint and disapproves of her wish to transform her home into another duplex causing the population density to increase and limiting the parking for all of us.

Thank you for your consideration,  
Ronald E. Guill



**From:** [H Downing](#)  
**To:** [City Clerk's Office](#)  
**Subject:** special use permit for 3406 E. Broad St.  
**Date:** Sunday, November 8, 2020 10:15:46 PM

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I am writing to oppose the special use permit for 3406 E. Broad St. I feel that the density of the neighborhood is high and on street parking in this neighborhood has recently been reduced by the City with the use of "no parking" signage. The restrictions implemented by the City to limit expansion of single family usage of these properties into duplexes should require owners of these properties to provide off street parking sufficient to accommodate such expanded uses and if there is insufficient land behind these sites to provide such off street parking, then special use permits to allow such expansion should be denied. I have ownership interests in three properties near the subject property and I would like to see the neighborhood become more single family oriented and less oriented toward duplex expansion. H. Downing.

**From:** [Kimberly Marlowe](#)  
**To:** [City Clerk's Office](#)  
**Subject:** 3406 E. Broad St.  
**Date:** Monday, November 9, 2020 8:58:24 AM  
**Attachments:** [Broad St. Letter.docx](#)

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Please find attached my response.

Thanks

To: Candice D. Reid, City Clerk

RE: Special Use permit for 3406 E. Broad St. Richmond, Va. 23223

This letter is in response to the proposed special use permit allowing the owner of 3406 E. Broad to use the property as a 2 family detached dwelling.

This property is located in an already limited parking area caused by:

- a neighboring home used as an Airbnb housing at any given time several occupants each with his/her own automobile.
- The corners of Broad St. and Chimborazo Boulevard having large spaces designated as “no parking zones” on 3 areas of the intersection.
- Property owners with 2 or more automobiles.
- Events at Chimborazo Park where visitors leave their automobiles on Broad Street preventing residents from parking near their own homes.

Additionally, Broad Street is an extremely busy throughfare during the day and into the evening. As a disabled person I find walking across Broad to be very difficult and dangerous. Parking down the block or on Chimborazo is preventing me from having reasonable access. I respectfully request the permit to allow 3406 E. Broad St to be designated a 2 family detached dwelling be denied in the interest of public safety.

Thank You for your attention.