

The Shockoe Partnership, Inc.
1553 East Main Street
Richmond, Virginia 23219

April 28, 2021

City of Richmond Planning Commission
c/o Matthew Ebinger, Secretary
900 E Broad St, Rm 511
Richmond, VA 23219

RE: 300, 400, and 510 Oliver Hill Way Rezoning Request (RZON-080481-2020)

Esteemed Commissioners,

The Shockoe Partnership is pleased to offer its strong support for the proposal to rezone the properties at 300, 400, and 510 Oliver Hill Way to the TOD-1 zoning district.

A large portion of these properties has been significantly underutilized under the current M-1 and M-2 industrial zoning over the past several years. Specifically, to address this issue in Shockoe, the recently adopted Richmond 300 Master Plan classifies these properties for Destination Mixed Use with higher-density, transit-oriented development to encourage planned development on vacant or underutilized sites. In addition, these properties are part of the Plan's Shockoe Priority Growth Node. The Richmond 300 Plan calls for rezoning properties in this Node to create quality developments that will make the Shockoe area a neighborhood, regional, and national destination.

The Shockoe Partnership believes that this rezoning request is consistent with the goals for the area as detailed in the Richmond 300 Plan. We also believe that, under TOD-1 zoning, a development will occur of appropriate scale and character befitting of this key gateway to the City. Finally, we believe that development of these properties under TOD-1 will spur similar quality development of nearby underutilized properties and push forward the continued revitalization of the Shockoe neighborhood to the benefit of businesses, residents, property owners, visitors and those interested in seeing the Shockoe Bottom Heritage sites memorialized in an appropriate setting.

Thank you for including our support as part of your consideration for the rezoning request of these properties in Shockoe.

Sincerely,



Brian White
President, Shockoe Partnership

The **Shockoe** Partnership, Inc.
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