

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

May 19, 2021

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

RE: 501 Oliver Hill Way Special Use Permit Request

Esteemed Commissioners,

The Shockoe Partnership is pleased to offer its support for the Special Use Permit (SUP) requested for the parcel at 501 Oliver Hill Way.

Approval of the SUP would authorize the property to be utilized for breweries and beverage manufacturing, and the warehouse and distribution of food and beverages as described in the TOD-1 Zoning District Regulations. The Richmond 300 Master Plan offers a land use recommendation for this parcel as "Destination Mixed Use", and the applicant's proposed use would be consistent with such a designation.

Additionally, the SUP would allow the property to resume its last known use as a warehouse until such time that conditions warrant further, full redevelopment of the property. The proposed Shockoe Valley Streetscape Improvement Project could greatly influence the future redevelopment of the subject property. Until timing and plans for the City ROW improvements are better known, the SUP will allow reasonable use of the property until such time that a more complete development context is determined.

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 has endorsed the recommendations of Richmond 300, and we believe this request to be entirely consistent with the plan's ultimate land use recommendations for the area.

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