

| Board Name:  | Richmond Code Refresh 1                                                                                                                                                | Richmond Code Refresh 2 | Overall Project Timeline                                                                                                                           | Outreach by #    | Outreach: what we heard                                                                                                                                                                                        |
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| Event        | General Comments                                                                                                                                                       | General Comments        | General Comments                                                                                                                                   | General Comments | General Comments                                                                                                                                                                                               |
| Main Library | Proposed zoning doesn't align with Richmond 300 plan. Intent in many areas, Richmand 300 talks about new building matching neighborhood and importance of green space. |                         | How about a phased-upzone beginning in selected corridors and 'sunsetting' in 10 years to assess success? Avoid the legal mess of charlottesville. |                  | Upzoning, directly behind residential buildings should be minimized                                                                                                                                            |
| Main Library |                                                                                                                                                                        |                         |                                                                                                                                                    |                  | Yes!! This is all very confusing.                                                                                                                                                                              |
| Main Library |                                                                                                                                                                        |                         |                                                                                                                                                    |                  | Agree with simplified terminology to increase accessibility and engagement. Zoning should aspire to a layman's development, not a jargon-filled home.                                                          |
| Main Library |                                                                                                                                                                        |                         |                                                                                                                                                    |                  | Duplexes by right need to be 2 stories tall maximum-- you'd get more citizens to agree with this.                                                                                                              |
| Main Library |                                                                                                                                                                        |                         |                                                                                                                                                    |                  | Who "suggests?" Suddenly creating a Rx-4 zone and forcing private residences to have new 4 story commercial establishments next to home is undair and a violation of Design Overlay District (Musuem District) |
| City Hall    |                                                                                                                                                                        |                         |                                                                                                                                                    |                  | Show % of "strong support" as in other categories.                                                                                                                                                             |
| City Hall    |                                                                                                                                                                        |                         |                                                                                                                                                    |                  | Preserve the view that named Richmond from Libby Hill                                                                                                                                                          |

| Board Name                 | Future Land Use Map |                                                                                                                                                                                                                                                | Current Zoning   |                         | Proposed Zoning                                                                                                                                                                                                                                               |                                                                                                                                            | Summary of Districts                                       | Feedback Board                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                |
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| Event                      | General Comments    | Location Based Comments                                                                                                                                                                                                                        | General Comments | Location Based Comments | General Comments                                                                                                                                                                                                                                              | Location Based Comments                                                                                                                    | General Comments                                           | Question 1                                                                                                                                                                                                                                                                                 | Question 2                                                                                                                                                                                     |
|                            |                     |                                                                                                                                                                                                                                                |                  |                         | I very much enjoy the new zoning code. We must add homes to the richmond area to keep home prices down. More supply = lower cost. This zoning code proposal will help, not solve higher and higher home prices. We should consider more RA-A, RA-B, and RA-C. | Meadowbridge and 4th Ave have 15 minute bus service. Should be "enhanced transit" maybe? Upzoning a smudge might be worth considering.     |                                                            | I don't think the impact of changes is clear enough. We have maps of zones and then standard descriptions of what those zones could include, but it is unclear what the impact of those designations will be. Citizens see these and just don't want change. We need to understand impact. | Consider both more doors, but also more opportunity for home ownership. Allowing duplex/ADUS is great. But consider smaller lot sizes to allow for SFH ownership.                              |
| Southside Community Center |                     |                                                                                                                                                                                                                                                |                  |                         | Really excited about where this is going.                                                                                                                                                                                                                     | No Rv4 in the museum district.                                                                                                             |                                                            | How do we hold developers responsible for creating quality structures and caring for the architectural vernacular of the city.                                                                                                                                                             | Duplexes-by-right in all zoning districts is critical tool to allow for a variety of housing types to become more available over time.                                                         |
| Southside Community Center |                     |                                                                                                                                                                                                                                                |                  |                         | I'm very impressed by the thoughtfulness of this proposed zoning change. It is long over due.                                                                                                                                                                 |                                                                                                                                            |                                                            | I think this is going in a great direction. Far more likely to yield positive results at a greater speed than current zoning.                                                                                                                                                              | We need leaders of this city to help increase the supply of housing in the city. We are in a major deficit. It appears that this proposal will be very effective.                              |
| Southside Community Center |                     |                                                                                                                                                                                                                                                |                  |                         |                                                                                                                                                                                                                                                               |                                                                                                                                            |                                                            | Can we include a mechanism to have a review or discussion before demolishing an old building in a historic neighborhood?                                                                                                                                                                   | The city's need for development (housing otherwise) goes beyond just the housing crisis. Allowing development will bring community wealth back to the city, especially for existing residents. |
| Southside Community Center |                     |                                                                                                                                                                                                                                                |                  |                         |                                                                                                                                                                                                                                                               |                                                                                                                                            |                                                            | In order to address developer accountability be made homes more apart of neighborhood vernacular, a playbook of options for designers to utilize would solve any questionable development.                                                                                                 |                                                                                                                                                                                                |
| Southside Community Center |                     |                                                                                                                                                                                                                                                |                  |                         |                                                                                                                                                                                                                                                               |                                                                                                                                            |                                                            | I like the increase of available housing. I would like to see considerations made for walkability in areas like Scott's addition. Can sidewalks be required?                                                                                                                               |                                                                                                                                                                                                |
| Southside Community Center |                     |                                                                                                                                                                                                                                                |                  |                         |                                                                                                                                                                                                                                                               |                                                                                                                                            |                                                            | Res areas with existing narrow lots should be considered for res-attached zoning. e.g. parts of N. Barron                                                                                                                                                                                  |                                                                                                                                                                                                |
| Main Library               |                     | Along Laburnum Ave are many folk who walk and have limited access to transportation. Recommend including more businesses along Laburnum to increase access to stores and ideally a grocery store. Recommend some community mixed use corridor! |                  |                         | Need Rx-2 and Rx-3 where building abuts home/residential neighborhood.                                                                                                                                                                                        |                                                                                                                                            | Legalizing more density doesn't criminalize lower density. | The proposed zoning will take away all the charm of richmond and people won't want to live here anymore. Too much gradual growth.                                                                                                                                                          | Takes away natural light build houses impacted by upzoning behind residential.                                                                                                                 |
| Main Library               |                     | Why is hamilton street between gorver and patterson proposed "major street" its not. Its a residential neighborhood on W side of hamilton there. (with one-story medical office building).                                                     |                  |                         | 2+1 ADU by night no.                                                                                                                                                                                                                                          | Rx-6 is too many stories to be adjacent to one store residential grove and hamilton.                                                       | 30' w lots.                                                | No buildings to lot line, blocking neighbor windows.                                                                                                                                                                                                                                       | Doesn't take neighborhoods into consideration.                                                                                                                                                 |
| Main Library               |                     | Re-think what constitutes "major mixed use streets"                                                                                                                                                                                            |                  |                         | Rx and Mx proposed zoning that abuts historic housing should not exceed 3 stories. Putting stories in those areas will block light and air flow.                                                                                                              | Rx-4 inappropriate for 3500 block of Grove and Hanover. Most of those blocks (eastern half) fit pattern of RA-A.                           |                                                            | Bring mixed-use development to Randolph Neighborhood would like a small grocery store and pharmacy.                                                                                                                                                                                        | Love these changes we need more density.                                                                                                                                                       |
| Main Library               |                     | Consider expanding the nine mile neighborhood node.                                                                                                                                                                                            |                  |                         | Proposed zoning is too timid and watered down, we need to think about the next 50 years which means more density to absorb and faster, sustainable growth.                                                                                                    | Zoning should encourage implementation of grocery stores unknown heat islands and food deserts (southside, parts of north side, east end). |                                                            | Thank you for holding this open house! Please know RVA wants and needs upzoning. Thank you for working for that RVA Yimry can help, plz reach out.                                                                                                                                         | Does not agree with the Richmond 300 plan? Why propose this!!                                                                                                                                  |
| Main Library               |                     |                                                                                                                                                                                                                                                |                  |                         | If a Rx or Mx proposed zoning abuts with homes neighborhoods, height should not exceed 3 stories, blocks all sunlights, stops sun from hitting solar panels, plants die.                                                                                      | G story building should not back up to west Grace. Mx-3 only on South side of Broad.                                                       |                                                            | Too much focus on matching current land use and brining into conformity, should be more forward-thinking about allowing for denser than currently is there to accomodate density.                                                                                                          | Stop giving special use exceptions in current zoning, that encourages higher density but is not affordable.                                                                                    |
| Main Library               |                     |                                                                                                                                                                                                                                                |                  |                         | I live in a one-story house. Rx-6 is perfectly reasonable. Bring the height. I'd love to have the same opportunities to live in my neighborhood.                                                                                                              | Rethink building heights on Broad where it backs onto residential buildings.                                                               |                                                            | We need our leaders to do that hard thing and make it easier to add density.                                                                                                                                                                                                               | Most of the newly built things before built by SUP are not affordable (\$600k plus) nor desirable (not selling or sitting empty).                                                              |
| Main Library               |                     |                                                                                                                                                                                                                                                |                  |                         | No more than MX3 on to residential.                                                                                                                                                                                                                           | 3398 P st --> open space                                                                                                                   |                                                            | #1 No. We need to keep upzoning on a case by case basis. Supply yes, flooding zoning with no rules: no                                                                                                                                                                                     | Carver, Jackson, Ward, Newtown west infrastructure is fragile. Unless investment made no upzoning should be approved.                                                                          |
| Main Library               |                     |                                                                                                                                                                                                                                                |                  |                         | Certain uses allowed by night in RX + MX adjacent to residential can have major negative impacts on restaurants, breweries, etc. in part because of no parking requirement or [SUP permission]                                                                | Move Oakwood RD-B                                                                                                                          |                                                            | Incremental, not jarring change. Than plans in contain instances fo follow the plan.                                                                                                                                                                                                       | RVA named best city by CNN- for our unique blend of neighborhoods upzoning adjacent will be a detriment across the city.                                                                       |
| Main Library               |                     |                                                                                                                                                                                                                                                |                  |                         |                                                                                                                                                                                                                                                               | Broad pulse corridor Heights should be maintained on Broad.                                                                                |                                                            | The Richmond 300 plan is great-- now need it by implementing zoning that is in line with current neighborhood character. Do not cater to schmary developers.                                                                                                                               | This draft map does not allow for nearly enough housing. Weather neighborhoods should not be exempt.                                                                                           |
| Main Library               |                     |                                                                                                                                                                                                                                                |                  |                         |                                                                                                                                                                                                                                                               | Why Rx-4 on 3500 Block of Grove?! 4 stories?! Design overlay has maintained no higher than 30 feet. Many private residences have.          |                                                            | is the constant developer mantra that "we need more housing! There's a shortage!!" even true. We need affordable housing, not just bigger/higher/more buildings.                                                                                                                           | There are many more people who support densification in this city than participate in this process.                                                                                            |
| Main Library               |                     |                                                                                                                                                                                                                                                |                  |                         |                                                                                                                                                                                                                                                               |                                                                                                                                            |                                                            | Allow dense, Mx-B buildings near existing skyscrapers near park.                                                                                                                                                                                                                           | Please, please ignore every racist/classist dog whistlers like "neighborhood character"                                                                                                        |

| Board Name   | Future Land Use Map                                                                                   | Current Zoning                                                                                                                       | Proposed Zoning   | Summary of Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Feedback Board                                                                                                                                                                                                    |
|--------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Main Library |                                                                                                       |                                                                                                                                      |                   | Why is Bellevue literally divided down the middle in zoning? why? East Side more density, west side stays same.                                                                                                                                                                                                                                                                                                                                                                                                                 | Goes too far! Growth should be gradual and incremental and be sensitive to the neighborhood--fit in! Not too tall!                                                                                                |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Mx2 for southside by broad street along historic west drive st.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Increase density and have affordable housing in every neighborhood.                                                                                                                                               |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Please do not destroy the character of Richmond's neighborhoods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Richmond's Black communities also care about our history and neighborhoods. Many want density that also considers the current folks who live in these neighborhoods.                                              |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Draft map doesn't go far enough to sustain future growth. Upzone to unlimited all of downtown upzone MX-6. 1/2 mile from N/S E/W pulse stations.                                                                                                                                                                                                                                                                                                                                                                                | All this proposed density is not addressing affordability! Too far!                                                                                                                                               |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Don't turn RVA into another hideous northern virginia.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | It doesn't go far enough to be serious about responding to the housing crisis. We need to upzone density wealthier neighborhoods. The west end shouldn't continue to have no new growth and only high dollar SFH. |
| Main Library |                                                                                                       |                                                                                                                                      |                   | They are only looking at density.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | North Barton looks like a gerrymandered map. Absolutely insane!                                                                                                                                                   |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Yay density! I am excited to see more growth. We have a great city and need to consider our unique neighborhoods in the process.                                                                                                                                                                                                                                                                                                                                                                                                | If you want affordable housing require it in new developments. Allowing over building in "nice" neighborhoods is a busy strategy.                                                                                 |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Plan increases incentive to tear down historic buildings. Need to create protections for what makes neighborhoods great.                                                                                                                                                                                                                                                                                                                                                                                                        | Richmond needs to concentrate their attention on affordable and low income housing. Not congesting establish neighborhood for the highest price for the developer.                                                |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Transition needed between new buildings & existing neighborhoods --- height limits, setbacks, step backs                                                                                                                                                                                                                                                                                                                                                                                                                        | I want to be able to continue living in the city. Is all home working as a public servant. The city's neighborhoods shouldn't be static pockets of affluence.                                                     |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Look at how districts are drawn.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Green space can include street trees, public parks, community gardens, and so much more. Lot coverage doesn't have to be mutually exclusive with green spaces. Focus on communal green spaces inclusive of all.   |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Excited about growth and want to ensure we grow while preserving what CNN called about RVA: Best small town in the USA in part owing to unique and diverse neighborhoods.                                                                                                                                                                                                                                                                                                                                                       | Richmond 300 talks about preserving green space so city doesn't get too hot. Yes if you allow 80% of a lot coverage means no trees, hardly any grass.                                                             |
| Main Library |                                                                                                       |                                                                                                                                      |                   | How can the city incentivize both not displacing existing characteristics and residents and provide affordable housing, including housing for downsizing seniors of all incomes.                                                                                                                                                                                                                                                                                                                                                | Draft doesn't go far enough to end exclusionary zoning. What about equity? Need affordable opportunities in all neighborhoods.                                                                                    |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Need to consider affordability to ensure residents don't get displaced due to rising housing costs.                                                                                                                                                                                                                                                                                                                                                                                                                             | Current draft doesn't go far enough we need to do more than Mx-3/4 in our already walkable and transit accessible neighborhoods.                                                                                  |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Bring the density!!!! I've been fortunatut but many people I know can't live in the city because of lack of housing. Dense housing has brought down rent in other cities. Be bold! Don't compromise on making the city more equitable.                                                                                                                                                                                                                                                                                          | Upzone there. all by one at least.                                                                                                                                                                                |
| Main Library |                                                                                                       |                                                                                                                                      |                   | What is the plan for all these new tax \$\$\$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Build more housing everywhere to make RVA more affordable.                                                                                                                                                        |
| Main Library |                                                                                                       |                                                                                                                                      |                   | Preserve the tree canopy for all residents. Require some green space, setbacks from sidewalks.                                                                                                                                                                                                                                                                                                                                                                                                                                  | Needs to go farther. The city dense and walkable.                                                                                                                                                                 |
| Main Library |                                                                                                       |                                                                                                                                      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | I don't see an effort to make affordable housing, just expensive condos/apartments (see: Scott's Addition)                                                                                                        |
| Main Library |                                                                                                       |                                                                                                                                      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Hasn't 50 years since last zoning update been "gradual" enough? we need to think about the aspirations of shaping our future, not being schaled by our past.                                                      |
| City Hall    | Excited for a neighborhood node at Brookland phwi AA blud and heritage.                               | Where is ground floor commercial required today by zone (ex B2) or was required prior to street oriented CF change to "acquired use" |                   | Why such a small map and why not several of them so everyone can look at the area that are most important                                                                                                                                                                                                                                                                                                                                                                                                                       | Increase ADU size to 1000                                                                                                                                                                                         |
| City Hall    | Following RVA 300-- need mixed use or micro node in Byrd Park! Rx or Mx in Idelwood and Shields area. | Thank you for revising this-- neighborhoods do not match zoning currently.                                                           | very hard to read | Would love to see a "micro-node" in byrd park and along S, Meadow (Rx or Mx)                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Discuss displacement, focus on truly affordable housing. It does not, It is focused on housing people moving here not people who are being or will be displaced.                                                  |
| City Hall    | Please still prioritize single family homes on southside, oak grove.                                  |                                                                                                                                      |                   | Why not more RA-C in MD, fan? Everywhere                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | the new zoning will allow for more housing types thn currently exist. That will lower housing costs preservation is important but it is not the solution to forward progress.                                     |
| City Hall    |                                                                                                       |                                                                                                                                      |                   | RA-A and RD-C are too intense for battery park and Ginter Park                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                   |
|              |                                                                                                       |                                                                                                                                      |                   | RD-A zoning should be 75' width and 10k SF. The proposal does not match most homes.                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                   |
|              |                                                                                                       |                                                                                                                                      |                   | Cottage courts must offer ownership. More condos, townhomes, affordable ownership. Not luxury/illegal STR rentals.                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                   |
|              |                                                                                                       |                                                                                                                                      |                   | is it possible to address commercial zoning first with residential (i.e. single family neighborhoods) as a second phase? What about increasing ADU limitations (size) modest increase in lot coverage and no duplex? Or what about duplexes being limite to single structure and no ADU? Level of densification in residential neighborhoods is too great in one sweep. Issues related to: overbuilding, green space, old grown treets, short term rentals, infrastructure, stormwater, natural light, overflow, etc., parking. |                                                                                                                                                                                                                   |
|              |                                                                                                       |                                                                                                                                      |                   | Make sure SUP process is revides and made more robust.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                   |
|              |                                                                                                       |                                                                                                                                      |                   | It would be helpful to see an neighborhood overlay showing the maximum proposed density.                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                   |

| Board Name | Future Land Use Map |  | Current Zoning |  | Proposed Zoning                                                                                                                                                   |                                                                                                                                                   | Summary of Districts                                                                  | Feedback Board                                                                                                                                                                                               |                                                                                                                                                          |
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|            |                     |  |                |  | Cottages and condos should be the standard if you are actually trying to increase home ownership. Not replacing 1000-1500 SF housing that already exists.         | MX 3 south broad, no shading neighbors we want Mx3, no higher                                                                                     | MX + RX should not require commercial-only allow.                                     | What about trees? Infrastructure? Green space?                                                                                                                                                               | Looks like free for all for developers.                                                                                                                  |
| City Hall  |                     |  |                |  | More high density housing on quiet streets, apartments shouldn't only be along noisy, polluting major roads.                                                      | Shade is good for heat waves                                                                                                                      | RD-A is low density, should not allow duplexes.                                       | We do not need 2 structures plus an ADU on every property.                                                                                                                                                   | more trees. keep houses small to keep affordable and prevent tear downing.                                                                               |
| City Hall  |                     |  |                |  | There should not be a mixed use 3 story allowed within any residential neighborhood. Richmond's neighborhoods are its character. Why are you trying to ruin that? | MX3 only for south of broad, no higher.                                                                                                           | I think RD-A and all other should allow duplexes                                      | Density alone just brings more cars! services and jobs with more poeople! Zoning makes us car dependent, so it needs to actively undo it.                                                                    | will existing low income housing be protected? Incentivized to remain?                                                                                   |
| City Hall  |                     |  |                |  | Keep neighbors = small ownership and affordable rentals RVA has 9.5 rent vacancy.                                                                                 | Little John Park is OG ther Heritage Addult home is I. The Thriue Ciunch on little john B I. The small lots on Brownly [unreadable] are RD not I. | How many units are allowed in RX-4? Is there a minimum SF per unit?                   | Adding more density while maintaining the form based character of neighborhoods that are currently single family will help solve the housing crisis without damaging our existing character!                 | How do we increase affordable density in SF neighborhoods, w/o losing open spaces, tree coverage, or ending up with mcomansions? Are setbacks too small? |
| City Hall  |                     |  |                |  | I am excited to see open space as it's own district.                                                                                                              | Explore CG on chamberlayne                                                                                                                        | MX needs ground floor commercial RX needs ground floor commercial overlay or trigger. | Preserve existing neighborhoods. Focus on underutilized properties. Listen to residents. For homeowners their home is ther single [unreadable]. They are not trying to continue the sins of the past.        | find other ways to balance city budgets.                                                                                                                 |
| City Hall  |                     |  |                |  | Limit high density to vacant areas. Do not eurooedd and shade hoods.                                                                                              | Heights on Pattersons needs to remain low as it backs to single family homes on both sides.                                                       |                                                                                       | How does this reduce the 10 degree heat difference?                                                                                                                                                          | Can zoning play any role in a check on derelict/abandoned buildings )broad street, arts district)                                                        |
| City Hall  |                     |  |                |  |                                                                                                                                                                   | There is no 05 on Monument West of 195. H is as traffic median, very misleading.                                                                  |                                                                                       | 2600 block of Monument Ave should be RA-C. I'm at 2626 Monument on 12,000 square foot lot                                                                                                                    | People without a car don't want to pay a parking premium!                                                                                                |
| City Hall  |                     |  |                |  |                                                                                                                                                                   | Mx4-5(Rx-4-6) around micro node at Devil's triangle park/patterson west of AA Blvd already have 7 story buildings, horrible surface parking lots. |                                                                                       | RD-C is an entirely new zoning category. Much smaller than R-5. Why can't we stay with R-5 or something larger than RD-C!                                                                                    | finding balance of reinvestment existing units without driving up neighborhood costs for long-term residents.                                            |
| City Hall  |                     |  |                |  |                                                                                                                                                                   | Maintain Mx-3 south of Broad access to sunlight and keep neighborhoods access to affordable, long-term housing.                                   |                                                                                       | We need mixed use in Byrd Park and along S meadow                                                                                                                                                            | Housing that is existing and preserved is much more affordable than new housing yet that is what you are proposing.                                      |
| City Hall  |                     |  |                |  |                                                                                                                                                                   |                                                                                                                                                   |                                                                                       | Preserve not destroy! There seems to be a lot of focus on existing african american communities, Jackson Ward, Carver, Church Hill with more density of buildings most don't fit the neighborhood character. | new apartments are way more expensive and only serve people moving to Richmond, not those already here.                                                  |
| City Hall  |                     |  |                |  |                                                                                                                                                                   |                                                                                                                                                   |                                                                                       | great job in overall in helping with our housing crisis. More supply is a good thing.                                                                                                                        | Does the DPU, DPO, GRTC, CIP plans support this increased zoning? We need clean water.                                                                   |
| City Hall  |                     |  |                |  |                                                                                                                                                                   |                                                                                                                                                   |                                                                                       | Jacob Daunders 2602,2604,2606, monument avenue 3 blocks to the rights RA-C (9 units)                                                                                                                         | There is no housing crisis in Richmond beyond the fact that home ownership is out of reach for everyone! This doesn't get fixed by adding rentals.       |
| City Hall  |                     |  |                |  |                                                                                                                                                                   |                                                                                                                                                   |                                                                                       |                                                                                                                                                                                                              | How is this zoning more equitable?                                                                                                                       |
| City Hall  |                     |  |                |  |                                                                                                                                                                   |                                                                                                                                                   |                                                                                       |                                                                                                                                                                                                              | Only goes too far in RD-A. These are low density neighborhoods? should not allow duplexes!                                                               |
| City Hall  |                     |  |                |  |                                                                                                                                                                   |                                                                                                                                                   |                                                                                       |                                                                                                                                                                                                              | Duplexes allowed doesn't mean they'll happen. Allow choice.                                                                                              |
| City Hall  |                     |  |                |  |                                                                                                                                                                   |                                                                                                                                                   |                                                                                       |                                                                                                                                                                                                              | Respect what makes RVA unique.                                                                                                                           |

| Board Name:  | Residential 1                                                                                                                                                                   | Residential 2                                                                                                                                                           | Residential 3                                                                                                                                                           | Mixed-Use 1                                                                                                                                                             | Mixed-Use 2                                                                                                                                                                                | Industrial Mixed-Use                                                                    | Commercial and Industrial Districts                                                                                                                                          | Institutional and Open Space Districts                                                                                                                                                                                                                           | Height Transition                                                                                                      | Feedback                                                                                                                                                |                                                                                                                    |                                                                                                                                                       |
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| Event        | General Comments                                                                                                                                                                | General Comments                                                                                                                                                        | General Comments                                                                                                                                                        | General Comments                                                                                                                                                        | General Comments                                                                                                                                                                           | General Comments                                                                        | General Comments                                                                                                                                                             | General Comments                                                                                                                                                                                                                                                 | General Comments                                                                                                       | Question 3                                                                                                                                              | Question 4                                                                                                         | Question 5                                                                                                                                            |
| Southside    | Decrease allowed lot widths, setbacks, etc. so we are not enforcing an environmentally friendly grass lawns, among other things                                                 | RA-A, RA-B & RA-C are great ideas to create responsible density within the city                                                                                         | I love the idea of RC! Creating individual parcels would propel development. Can we overlay this zone to other higher density zones?                                    | There used to be enough sidewalks for trees & pedestrians to exist between the street & the facade look at [illegible] setback                                          | Richmond needs more of these buildings! Encourage DPW to improve and "green" our public realm. Great placemaking opportunity!                                                              |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  |                                                                                                                        | I understand the intent of door spacing requirements, however, care should be taken to make sure "what if" scenarios don't create variance requirement. |                                                                                                                    | transitions from nodes to older houses need to be sensitive. Six story apt bldgs next to 2.5 story historic houses are too intimidating & block sight |
| Southside    | Are we going to protect trees & green space when we allow 2.5 bldgs on a lot? We need to be sure some old trees survive or we won't have shade & oxygen for 20 years.           |                                                                                                                                                                         | Please consider small lot sizes or "cluster subdivisions" to permit single ownership of ind. cottages (x1)                                                              |                                                                                                                                                                         | Can setbacks ensure adequate tree growth. Urban heat islands are getting worse                                                                                                             |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  |                                                                                                                        |                                                                                                                                                         |                                                                                                                    |                                                                                                                                                       |
| Main Library | 1 dwelling per lot + ADU at RD-A,B                                                                                                                                              | If you enjoy congestion move to an area like Scott's Addition or Short Pump. Leave quiet neighborhoods for those who do NOT want congestion.                            | What about manufactured homes that have side doors?                                                                                                                     | RX-4 and MX-3 is inconsistent Switch to RX-3 and MX-4 or make both 4 stories                                                                                            | MX-U is a great way to bring investment to downtown and surrounding neighborhoods! Would love to see MX-U in more places.                                                                  | These are really cool. I like that this could also fence (?) buildings we already have. | Would like to move away from strands and sprawl as much as possible. This zoning is ugly, a waste of space, a waste of money, and should be highly discouraged in the city.  | Focus on the many African-American burial grounds that currently exist. They have been abandoned.                                                                                                                                                                | There are ways to position taller buildings against shorter buildings. These aren't them.                              | No setbacks, let a city be a city!                                                                                                                      | New density must not overshadow existing communities                                                               | RX-6, plus next to RD with an alley shouldn't need a step back. It is needed if no alley. 4 story next to more than, no setback or stepback needed    |
| Main Library | Need to assure owner lives in main house to prevent developers coming in and renting units who responsibility to neighborhood like absentee Airbnb owners                       | Allow R attached medium in RA A                                                                                                                                         | These rules make sense some places + no sense in others. Need a public input process on out of place development                                                        | We need trees for shade, air cleaning, protecting pedestrians                                                                                                           | This zone should be expanded in Monroe Ward / downtown and Shockoe! More height!                                                                                                           | allow green space on top of buildings                                                   | Allow residential mix in all districts                                                                                                                                       | Would love to see a plan to incorporate more communal open space where its consistently lacking. Our parks are a treasure. All residents should have at least a small one nearby, maybe a parking lot or two downtown could be converted to a community benefit? | Do cross-sections on birds-eye view to help illustrate                                                                 | Developers are creating the housing crisis                                                                                                              | Keep the North Avenue library                                                                                      | Step backs seem unnecessary. It is okay to allow buildings to exist as-is if they adhere to zoning.                                                   |
| Main Library | Eliminate RD-A and RD-B the lot minimums are too wide                                                                                                                           | I'm RAA + surrounded by MX possibilities. Not on board with this plan!                                                                                                  | Need to require step backs (upper level of 3 story building built back from 2nd floor) where building abuts a home or residential neighborhood. Allow for sun at resid. | Allow for broad sidewalks & setbacks for trees, outdoor seating, displays, movie night on MacArthur                                                                     | Not enough green space. Where are people going to park?                                                                                                                                    | Stunning building (arrow pointing to IX-B) - Is this Richmond?                          | Eliminate CGI! No more pedestrian hostile developments should be allowed, especially in corridors like Richmond HWY where the Fall Line train will be or on the BRT corridor | Recommend increasing parks + dense development simultaneously so there is a balance of green space + hopefully affordable housing                                                                                                                                | Need to make transition between Carytown/Iellwood + floyd better. Need stepback in height [illegible] MX3-->RX4-->RAA. | Not building is not an option and is not the answer. Let's blend the older & new together, welcome new neighbors, and grow smarter.                     | Higher zoning + anti-demolition overlay = everyone happy                                                           | Brookland Park Boulevard Fendall --> through Cliff should not be higher than 3 stories. We love over existing small businesses.                       |
| Main Library | RD-A, RD-B (1 single family)                                                                                                                                                    | Not every section needs to look like Short Pump. Leave green spaces and setbacks from road. Include parking! Do not congest our streets                                 | Need green space tree requirements                                                                                                                                      | Transitions are critical. MX-3 works adjacent to residential, MX-3 does not.                                                                                            | Folks have for years left the city for the adjacent counties in search of green palpable/breathable spaces                                                                                 |                                                                                         | All parking in rear (+1)                                                                                                                                                     |                                                                                                                                                                                                                                                                  | This would create vibrant neighborhoods + bring life to neighborhoods that haven't changed in 50 years.                | Not easy to understand. All residential areas, even RX-3 need to have setbacks in front side & rear of buildings! 20 ft                                 | Form-based zoning = everyone happy                                                                                 | Yes all building height needs to be mindful of neighbors. Gradual height increases. Good design principle.                                            |
| Main Library | Hard to envision the width in RD-A, but seems large. Why not eliminate RD-A or combine with RD-B? (+1)                                                                          | No minimum lot requirements is great! Has worked in Austin, TX to create housing on vacant/blighted lots. Great for Richmond!                                           | Needs to be side & rear setbacks in RX-3 of 20 feet!                                                                                                                    | What about public space use of expanded sidewalks, parking lots used for public events, parades, arts & events -- keep spacious feeling on MacArthur                    | This seems like a subject for laws + regulations for bldgs on historic regular, semmes beyond scope of zoning since there is no requirement to knock down any existing historic structure. |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  | Having no setback destroys the tree canopy! (+2)                                                                       | Build densely on 4 lane streets. Save our historic neighborhoods.                                                                                       | looks like selling out to developers                                                                               |                                                                                                                                                       |
| Main Library | 90' lots are not compatible with increased housing units. It moves pressure to already dense areas.                                                                             | No min lot size will cause a loss of open space as structures are jammed into tiny spots                                                                                | Needs to be a RX-3 where building abuts a home/neighborhood or you shade out the house -- solar panels won't work anymore. Plants won't thrive.                         | Maintain setbacks to meet current setbacks on existing buildings/streets. Context matters!                                                                              | I haven't seen one thing about preserving structures that date to colonial times or pre-Civil War                                                                                          |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  | Yes to alley w/setback and stepback                                                                                    | Contextual setback --> code refresh? <- current use                                                                                                     | Yes -- need an RX-3! Where new building abuts a home/residential neighborhood especially where no alley in between |                                                                                                                                                       |
| Main Library | Will existing overlays (e.g. COMD, etc) transfer over? When does that part of the discussion happen? Neighborhoods have v. diff. characters -- a "one size fits all" won't work | Need tree/open space requirements!                                                                                                                                      | Some lots in residential areas are large + prevailing lot coverage is small. Allowing 80% height will lead to over-built, out of place development                      | Make MX-3 into MX-4. Three stories is too short!                                                                                                                        |                                                                                                                                                                                            |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  | Always good. They allow smaller side setbacks due to no driveway. Very Richmond.                                       | I live in apartment and don't want to maintain a yard. Remove open space requirement                                                                    |                                                                                                                    |                                                                                                                                                       |
| Main Library | No duplexes in RD-A, RD-B                                                                                                                                                       | Allow up to 4 units. 4-plexes are key to meeting housing goals.                                                                                                         | Think about family child care homes, and changing the zoning ordinance for needing 2 parking spots                                                                      | Trees? Green space? Yes!                                                                                                                                                |                                                                                                                                                                                            |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  | Yes to alley w/setback & setback preferred option                                                                      | I like the drafts as is. I would reduce setback requirements to open up room for more variation                                                         |                                                                                                                    |                                                                                                                                                       |
| Main Library | Make duplexes and tri-plexes in RD-A!                                                                                                                                           | No green space should be required                                                                                                                                       | lower lot area min to allow for more possibilities                                                                                                                      | What determined the 6 and 8 story heights? Building code allows timber construction up to 7 (75%). A developer would rarely build a concrete building to 8 due to cost. |                                                                                                                                                                                            |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  | I love this option                                                                                                     | Monument apartments need RA-C to allow for heights                                                                                                      |                                                                                                                    |                                                                                                                                                       |
| Main Library | Richmond needs more duplexes! It's a way to make homes more affordable.                                                                                                         | Yes - continue to allow organic modest infill, but do not give the store away by fostering investor infill that makes prices for all -- contrary to affordability goal! | landscaping is critical to make this work                                                                                                                               | Need to require pedestrian friendly walkways and green spaces in front of MX-6 units (+1)                                                                               |                                                                                                                                                                                            |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  | Height restrictions hamper future growth but alleys/stepbacks are great for pedestrians                                |                                                                                                                                                         |                                                                                                                    |                                                                                                                                                       |
| Main Library | Only one single family detached unit per lot                                                                                                                                    | Find under-utilized areas of the city to develop -- leave established neighborhoods alone!                                                                              | Make this four floors again! RX-3 is not enough!                                                                                                                        | Understand the need for density along transportation corridors. But remember people live right across alley. MX 6/13 [illegible] museum district [illegible]            |                                                                                                                                                                                            |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  | Not this place! **Illustration with tall buildings surrounding 2 story house)                                          |                                                                                                                                                         |                                                                                                                    |                                                                                                                                                       |
| Main Library | Min 90 ft lot width and max 40% coverage leaves a lot of empty space. Could there be fewer restrictions for property owners?                                                    | allow a greater range of setbacks. Especially where sidewalks are too narrow for trees. large front yards can provide space for essential shade trees!                  | I like this                                                                                                                                                             |                                                                                                                                                                         |                                                                                                                                                                                            |                                                                                         |                                                                                                                                                                              |                                                                                                                                                                                                                                                                  | Setback & stepback will make buildings near one to two story residences palatable                                      |                                                                                                                                                         |                                                                                                                    |                                                                                                                                                       |

| Board Name:  | Residential 1                                                                                                                                                   | Residential 2                                                                                                                                          | Residential 3                                                                                      | Mixed-Use 1                                                                                                                 | Mixed-Use 2                                                                                                                                          | Industrial Mixed-Use         | Commercial and Industrial Districts                                                                                | Institutional and Open Space Districts                                                                           | Height Transition                                                                                                                                                                                             | Feedback                                                                                                                                         |                                                           |                               |  |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------|--|
| Main Library | Only one single family detached unit per lot                                                                                                                    | Monument Ave from Belmont to at least Meadow should be RA-C or RX-4 with setback                                                                       | I too like this                                                                                    |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | Stepbacks are good -- allow sunlight. Don't shadow your neighbor.                                                                                                                                             |                                                                                                                                                  |                                                           |                               |  |
| Main Library | Max 60% coverage seems too little if 2 units were to fit on a lot. Consider increasing building coverage to make this feasible + reducing setback requirements. | RA needs to have at least 6-9 setbacks                                                                                                                 | Love the increase in housing but this needs to be mixed with affordability + regular character     |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | Agree w/more trees and sunlight [illegible] with increased [illegible]. Setbacks seem like a fair compromise and help increase fabric of cohesion between zones. Just not so large it compromises [illegible] |                                                                                                                                                  |                                                           |                               |  |
| Main Library | Love this! Allows for gentle infill in existing neighborhoods, especially in ones that are exclusionary.                                                        | Recommend minimum lot size width for RA C - RA B                                                                                                       | So long as there is an abundance of affordable housing options within these buildings, I love this |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | I like the setbacks letting the buildings and space "breathe" more, feels less claustrophobic and balances density w/o feeling overwhelmed by giant buildings                                                 |                                                                                                                                                  |                                                           |                               |  |
| Main Library | This is not sustainable in a growing city. It compromises finances + climate goals. The suburbs + interstate still exist if you want more distance.             | More B&C                                                                                                                                               |                                                                                                    |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | Step backs seem like a really weird solution. They don't seem necessary. Just allow buildings to exist as is.                                                                                                 |                                                                                                                                                  |                                                           |                               |  |
| Main Library | Only one single family detached unit per lot                                                                                                                    | green spaces on buildings                                                                                                                              |                                                                                                    |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | Anything over 3 stories destroys the resident feel of a neighborhood + privacy loss + causes more bamboo to be built for screening                                                                            |                                                                                                                                                  |                                                           |                               |  |
| City Hall    | More units lower cost for new homeowners                                                                                                                        | More micro nodes! How can we [illegible] common [illegible] in new RA construction at intersections?                                                   | Encourage green space!                                                                             | Require commercial building standard on the ground floor of all RX + MX buildings                                           | Need to incentivize individual owned apartment units + condos. Discourage rental apartment complexes especially the "luxury" ones (x2 "fully agree") | Match YOD-1 height with IX-8 | Is there a way to purge out or restrict CG if area starts becoming more walkable? [illegible] to MX [illegible]... | Can INS become OS easily or automatically?                                                                       | For MX-6 have setback and setback next to residential                                                                                                                                                         | Must transition for R300 goals/sun/health. Match neighbor heights + do shadow analysis.                                                          | Respect boundaries to historic neighborhoods              | Consider shade!               |  |
| City Hall    | This will result in destruction of existing properties and rebuild by developers -- rental properties, short term rentals, parking issues, storm water          | Micro nodes are essential to creating livable + walkable communities                                                                                   | Make sure there are setbacks to avoid heat islands                                                 | Command use of MX-3 in Westhampton node                                                                                     | No RES only in MX!                                                                                                                                   | No RES only in IX!           | How can we encourage high tech low pollution industry on transit?                                                  | Will INS parcels all be required to develop master plans for CPC approval?                                       | Make sure to protect residential properties adjacent to height.                                                                                                                                               | for many Richmond neighborhoods, a "on-size fits - all" density will adversely affect character. Not all neighborhoods should look like the Fan. | Really like what is being proposed. Alice Tousignant Fan. | More transition tools needed. |  |
| City Hall    | Is street parking sufficient in RD-C areas? How accommodate bike lanes and parking for these RD-C areas along corridors?                                        | Limit residential development in alley parcels with no street frontage; increasing lot coverage only results in huge additions that are not affordable | Contextual setbacks                                                                                | Please make Residential code (i.e. NC Sprinklers, etc MEPs) for residential buildings. Make it less \$ and easier to build. |                                                                                                                                                      |                              |                                                                                                                    | INS must respect neighbors! 6 tennis courts in a backyard is a nuisance. INS uses need big setbacks on all lines | What about RX-4 next to RD-B? Would like to see setback + step up!                                                                                                                                            | Trees need space to grow their full crown + canopy. Increase street setbacks everywhere.                                                         |                                                           |                               |  |
| City Hall    | RD-C -- Please change setbacks to keep more green space. Front yards, side yards + backyards are invaluable to creating + maintaining community                 |                                                                                                                                                        | Can 4 stories NOT require sprinkler systems?                                                       | What is the enforcement for buildings/businesses that don't comply? (transparent windows/black walls)                       |                                                                                                                                                      |                              |                                                                                                                    | INS = no tax. Can we [illegible] community benefit? Higher density? Smaller parcels with MX/RX inter mixed?      | not sure setback is necessary b/t MX-8 and RX-4                                                                                                                                                               | We need more examples overlay existing business & existing zoning limits                                                                         |                                                           |                               |  |
| City Hall    | Also, please keep alleys - don't let developers take alleys away                                                                                                |                                                                                                                                                        | Mandate a maximum window finestration to be contextual w/neighbors                                 |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | setbacks are great to allow for more pedestrian pathways and connections between buildings                                                                                                                    | RD -- encourages higher density duplex/triplex                                                                                                   |                                                           |                               |  |
| City Hall    | Allowing duplexes + ADUs while maintaining the existing scale and form will not ruin neighborhoods that are currently single family                             |                                                                                                                                                        | RX-6 should require commercial                                                                     |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | Consider the shading of existing adjoining neighborhoods                                                                                                                                                      |                                                                                                                                                  |                                                           |                               |  |
| City Hall    | Current lot sizes do not match. Should be 7.5' wide? 10k sf so it matches better to current lot patterns                                                        |                                                                                                                                                        | RES only should not be allowed in RX within or adjacent to any node or mixed-use land use area     |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | setbacks + stepbacks waste land                                                                                                                                                                               |                                                                                                                                                  |                                                           |                               |  |
| City Hall    | Why are you ruining single family neighborhood around the city with RD-A,B, C. Keep R-5 levels instead of destroying neighborhoods.                             |                                                                                                                                                        |                                                                                                    |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | Keep setbacks beautiful                                                                                                                                                                                       |                                                                                                                                                  |                                                           |                               |  |
| City Hall    | Upzoning doesn't destroy neighborhoods. Unaffordable costs do.                                                                                                  |                                                                                                                                                        |                                                                                                    |                                                                                                                             |                                                                                                                                                      |                              |                                                                                                                    |                                                                                                                  | New mass must meet neighboring height form + details. Save sunlight. Must do shadow studies!                                                                                                                  |                                                                                                                                                  |                                                           |                               |  |

| Board Name | Residential 1                                                                                                                                                 | Residential 2 | Residential 3 | Mixed-Use 1 | Mixed- Use 2 | Industrial Mixed-Use | Commercial and Industrial Districts | Institutional and Open Space Districts | Height Transition                                                                                                         | Feedback |  |  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|-------------|--------------|----------------------|-------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------|--|--|
| City Hall  | This will lead to demo of small homes to large duplexes + ADU rentals. Keep small ownership for neighborhoods! Neighbors must approve projects, not by right. |               |               |             |              |                      |                                     |                                        | Height, regardless of use, adjacent to RD should have limits to create transition. Caps, planes, setbacks, green & trees. |          |  |  |

| Board Name: Use Table 1 |                                                                                                                                     | Use Table 2                                                                                                                   | Key Standards    |                                                                                                                                                                  | Feedback                                                                                                                                             |                                                                                                                                                                                                                   |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Event                   | General Comments                                                                                                                    | General Comments                                                                                                              | General Comments | Question 6                                                                                                                                                       | Question 7                                                                                                                                           | Question 8                                                                                                                                                                                                        |
| Southside               | Likes that RX-4 includes assisted living in museum district (another person likes this too)                                         |                                                                                                                               |                  | The proposed flexibility will benefit our community of families, entrepreneurs, churches, etc. greatly.                                                          | I'm not "pro-car" per se, but understand the need to sanction certain uses. The fact that there are other uses permitted in these districts is good. | I think it's a good starting point! The "conditional" aspect can ensure neighborhood concerns are addressed on a case by case basis.                                                                              |
| Southside               |                                                                                                                                     |                                                                                                                               |                  |                                                                                                                                                                  |                                                                                                                                                      | commercial in residential neighborhoods should be in pockets like the way the Fan was developed -- see Strawberry St & Shields commercial proximity                                                               |
| Main Library            | No duplexes in RD-A, RD-B                                                                                                           | Why not Data Centers? More tax revenue! Build!                                                                                |                  | Chamberlayne was once a fashionable address in Richmond. Today is is known for group homes. How are proposed changes in zoning going to revive the neighborhood? | No new gas stations on Chamberlayne or Brook! There are already plenty!                                                                              | City is trying to chase long-time residents out of their homes by changing a residential block into mixed use and going vertical despite longstanding height limitations. 3500 block of Grove should NOT be RX-4! |
| Main Library            | Needs to be a RX-3 and RX-2 where buildings about one-story homes/neighborhoods! Jarring height differences are ugly.               | No data centers!                                                                                                              |                  | Give us more density.                                                                                                                                            | No - fine in more general commercial                                                                                                                 | Love it! Maybe increase allowed SF slightly, and allow by-right in more zoning or larger commercial conditionally                                                                                                 |
| Main Library            | yes food and bev in residential neighborhoods should be broadly allowed                                                             | Data centers in the city would be a mistake -- negative impacts on grid + water. Need regulations + oversight before allowing |                  | Raise 1,500 SF food+bev limit. Allow more corner restaurants                                                                                                     | Allow small gas stations dispersed, like 1 per neighborhood. They must be X miles from each other                                                    | I love it! Walking to Strawberry Street is my favorite part of the Fan.                                                                                                                                           |
| Main Library            | 4 units by-right in all neighborhoods                                                                                               | No data centers!                                                                                                              |                  | Needs to be bolder and more dense!                                                                                                                               | These should have the input of neighbors. Not automatically allowed.                                                                                 | I think in areas where it already exists, fine. Don't cram commercial in established streets by tearing houses down.                                                                                              |
| Main Library            | Allow up to 4 units in all residential districts                                                                                    | Data centers = "clean" industry. Allow!                                                                                       |                  | The city is replacing well-built housing with construction that will not last                                                                                    | Ok if small like current ones in city. Small and not tall is key.                                                                                    | Problems with commercial [illegible] when it is too intense & too large. Small establishments - low square ft, [illegible], like the Fan, should be encouraged                                                    |
| Main Library            | Trying to create mixed use (RX-4) in an established residential neighborhood makes no sense. 3500 block of Grove should not be RX-4 | Shared/public parking should be allowed more freely to decrease the need for each house to have own parking space             |                  | RD-A&B: No duplex zoning                                                                                                                                         | Do not allow drive throughs in the city. Make auto oriented use in SUP process                                                                       | Commercial use is ok if not means building a tall building! Restrict height to 3 stoires in any building that abuts residence or home!                                                                            |
| Main Library            | Units are fine but blocking sun & airflow is unacceptable                                                                           |                                                                                                                               |                  | Manchester node. Need gas station + grocery store                                                                                                                | No not in mixed use.                                                                                                                                 | [illegible] mixed use, but not more than 3 stoires if it abuts current houses. Also -- are all these mixed use [illegible]                                                                                        |



| Board Name: Use Table 1 |                                                                                              | Use Table 2                                                           | Key Standards                                                              | Feedback                                                                                                                                                 |                                                                   |                                                                                           |
|-------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Main Library            | a small senior care community or facility might be a nice/inclusive addition                 |                                                                       |                                                                            | More bus stops of Jefferson Davis near residential                                                                                                       |                                                                   | OK if it's not vice                                                                       |
| Main Library            | a designated food program might be considered. There seems to be a need                      |                                                                       |                                                                            | I think the zoning should stay as is and keep special projects as SUP.                                                                                   |                                                                   | It's not enough allow small commercial throughout the city                                |
| Main Library            | Allow small food & bev in all residential. Neighborhood cafes are great!                     |                                                                       |                                                                            | Lot widths should be wider if duplex is allowed. Need air & green in city so we don't get too hot & block all breezes!                                   |                                                                   | Fine & good with form-based overlays. Not good without form-based overlays.               |
| Main Library            |                                                                                              |                                                                       |                                                                            | 2 units + 1 ADU by right is too much.                                                                                                                    |                                                                   | [illegible] maybe commercial                                                              |
| Main Library            |                                                                                              |                                                                       |                                                                            | Too many uses that are not compatible with a residential neighborhood.                                                                                   |                                                                   |                                                                                           |
| City Hall               | Remove "C" from RD districts for F & B, medical, retail + personal service (+1)              | What is a family day home? Short term rentals must be truly regulated | Give examples of what is built vs what is allowed now vs what will be new? | 3 blocks east of Arthur Ashe Blvd on Monument should be RA-C                                                                                             | Restrict C4 uses in MX w/overlay or streets                       | Mixed use is great and encourages walking. Love the increase in mixed use land allocation |
| City Hall               | Not enthusiastic about some of the conditional uses allowed in RD-C                          |                                                                       |                                                                            | Any zoning assignment which significantly changes an existing/contextual use needs a robust/early public input process such as in SUP process now in use | We should require commercial use in all MX. auto centric included | Allowed & good. How can we encourage for new micro nodes?                                 |
| City Hall               | Does general lodging make sense in MX-3 too low? Should it be conditionally allowed in RX-6? |                                                                       |                                                                            | Looks great! Excited for more housing! Commercial! Transit!                                                                                              | Yes - we need these items!                                        | Too much C4 in RD-C                                                                       |
| City Hall               | Consider a quad unit use in RD-C & RA-A. See Fan/museum/[illegible] & Church Hill            |                                                                       |                                                                            | Yes - great work                                                                                                                                         | Preferably not, but understand exceptions exist                   | Mixed use is the lifeblood of all great cities!                                           |
| City Hall               | Nothing non car required should be CG only                                                   |                                                                       |                                                                            | Keep the green spaces (yards in each lot) in Residential. Families need yards.                                                                           |                                                                   | Yes we need mixed use capabilities within residential areas. Every great city has them!   |
| City Hall               |                                                                                              |                                                                       |                                                                            | I am glad to see that surface parking by-right use is limited while transit stop is almost entirely allowed by-right (+1)                                |                                                                   |                                                                                           |
| City Hall               |                                                                                              |                                                                       |                                                                            | special need housing allowed in all residential zones -- what are the use standards?                                                                     |                                                                   |                                                                                           |
| City Hall               |                                                                                              |                                                                       |                                                                            | looks good, need more density                                                                                                                            |                                                                   |                                                                                           |

| Board Name:  |                                                                                                                                                  | Feedback                                                                                                                                |                                                                                                                                                                                                     |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Event        | Question 9                                                                                                                                       | Question 10                                                                                                                             | Question 11                                                                                                                                                                                         |
| Southside    | Pretty good.                                                                                                                                     | I would expect there to be a desire for rear setback plane requirements along Chamberlayne, Hull, and Midlothian.                       | North Avenue should be mixed-use.                                                                                                                                                                   |
| Southside    | Consider non-conforming lots and reducing lot sizes.                                                                                             | In Bellevue, please respect the current architecture. A facelift is great as long as the face doesn't change.                           | Portions between Brooklyn Park and over Brook - Portions between Brookland Park                                                                                                                     |
| Southside    | Allow for irregular lots, such as flag lots.                                                                                                     | Support single-family homes and one ADU in RD districts, not two ADUs.                                                                  | More density around transit.                                                                                                                                                                        |
| Southside    | Leave more of the Brooklyn Park neighborhoods as residential detached.                                                                           | Yes, transitions need to be sensitive.                                                                                                  | Brookland Park, a six-point intersection, should allow for more density.                                                                                                                            |
| Southside    | I live in Brooklyn Park and enjoy the many attractive multifamily buildings that currently exist, and I would love for there to be more of them. | Do not introduce four-story structures into the 3500 block of the Museum District.                                                      | That would increase the chance for a grocery store.                                                                                                                                                 |
| Southside    | Request that zoning and DPW work together on setbacks to ensure current sidewalks and trees are kept intact.                                     |                                                                                                                                         | Appreciate the change of MX-4 to MX-3 in the Fan.                                                                                                                                                   |
| Southside    | Example: the wall on MacArthur Avenue was built so close to the existing tree on city property that it is no longer ADA compliant.               |                                                                                                                                         |                                                                                                                                                                                                     |
| Southside    | The proposed RX4 zones on my property at the 3500 block of Grove Avenue represent a failure to properly implement the Richmond 300 plan.         |                                                                                                                                         |                                                                                                                                                                                                     |
| Main Library | Awful. 3,500 block of Grove should not be RX4.                                                                                                   | Downtown fades off too quickly.                                                                                                         | Fine with form-based overlays, not good without form-based overlays.                                                                                                                                |
|              | A 30-foot height requirement has been established for decades.                                                                                   | Allow higher buildings near existing high-rises.                                                                                        | This is not enough. Allow small commercial throughout the city.                                                                                                                                     |
|              | Many single-family residences. Are you trying to chase them away?                                                                                | Extend MX-13 consistently around the high-rises on Monroe Park.                                                                         |                                                                                                                                                                                                     |
|              | Need resilience? Bulldoze West Hampton and build dense affordable housing.                                                                       | Legalize the Fan across the city.                                                                                                       | West Grace and Museum District concerned about zoning for 13 stories — please consider how we can support density and housing without literally overshadowing the amazing commercial on West Grace. |
|              | In West Hampton, density is desirable in commercial areas, not existing older residential areas.                                                 | Zoning should not require max four stories with a top floor setback.                                                                    | Only MX-3 in Bellevue, but maintain existing setbacks and parking on MacArthur.                                                                                                                     |
|              | Keep existing housing as they are.                                                                                                               | No special exemptions to build two homes on single-family lots.                                                                         | I don't like the MX next to residential homes.                                                                                                                                                      |
|              | Overlay for form-based zoning.                                                                                                                   | Yes, yes, yes, RX-4 shouldn't abut RDC, especially when current neighborhood in proposed RDC is all one-story houses.                   | This plan goes too far. Hands off our neighborhood. This is a land grab. Citizens have no voice in debates, only post-it notes.                                                                     |
|              | I'm happy with my street, but Chamberlain Street should not be MX6.                                                                              | Four-story buildings next to this is too tall.                                                                                          | Can't see well, but maintain integrity and humanity of the Arts District.                                                                                                                           |
|              | It's too much in the 3,800 and 3,900 blocks, and it goes too far north at Brooklyn Park Boulevard node.                                          | Downtown has loads of empty buildings that should be repurposed for residential instead of building new residential in 23221 and 23226. | MX-U is not good.                                                                                                                                                                                   |
|              | I really hope we can not be so polarized in this process.                                                                                        | Cities, by their nature, need to grow to adapt.                                                                                         | Need a digital map to better gauge.                                                                                                                                                                 |
|              | Let's not reflect the national politics.                                                                                                         | The plan here is good, but it has been watered down and cannot afford to be watered down more.                                          | Less height on Brookland Park Boulevard.                                                                                                                                                            |
|              | We can grow, support density, affordable housing, and preserve amazing neighborhoods.                                                            | Be bold, build dense, and make the city prepared for a growing future.                                                                  | Less height on Chamberlayne — MX-6 is too much.                                                                                                                                                     |
|              | Agree developers are creating a housing crisis.                                                                                                  | New density must not overshadow existing communities.                                                                                   | Three- to four-story seems like a healthy range for mixed use — allows communities to still be comfortable and cohesive with desirable amenities without being huge and overburdensome.             |
|              | Richmond renters have 9.5% vacancy.                                                                                                              | Brooklyn Park Boulevard is not a major corridor. Keep it at three levels and below.                                                     | Don't want to be overwhelming, but one to two stories is too limiting.                                                                                                                              |
|              |                                                                                                                                                  | Keep it proportional to the space.                                                                                                      |                                                                                                                                                                                                     |
|              |                                                                                                                                                  | Chamberlayne and Seminary and Chamberlayne and Hawthorne — RX and MX next to RDA is too big of a difference.                            |                                                                                                                                                                                                     |
|              |                                                                                                                                                  | Four-story residential isn't a real complaint. Density and upzone in all neighborhoods.                                                 |                                                                                                                                                                                                     |

| Board Name: |  | Feedback                                                                                                                                           |  |
|-------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------|--|
|             |  | Need to have a demolition review process to ensure what is being built reflects the goals of affordability.                                        |  |
|             |  | Why does none of this mention inclusionary zoning?                                                                                                 |  |
|             |  | Several neighborhoods have asked the city for design overlays. These should be included with the new map to protect their architectural character. |  |
|             |  | A number of streetcar suburbs have been mapped to RAA, which looks more like the Fan. Are you trying to make them look like the Fan? Why?          |  |
|             |  | Hybrid development can lead to displacement. Need to consider existing residents.                                                                  |  |
|             |  | Consideration should be given to architectural character of neighborhoods.<br>New development should fit in..                                      |  |

| Category            | General                                                                                                                                                                                                                                                                | Neighborhood Specific Comments                  |                                                                                                                                                                                    | Street Specific Comments             |                                                                                                                                                              | Address Specific Comments        |                                                                                                                                                                                                                                  |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | Comment                                                                                                                                                                                                                                                                | Neighborhood                                    | Comment                                                                                                                                                                            | Street/Intersection                  | Comment                                                                                                                                                      | Address                          | Comment                                                                                                                                                                                                                          |
| Affordable Housing  | How can we ensure affordable density in neighborhoods that historically prohibited it?                                                                                                                                                                                 | Battery Park/Barton Heights/Ginter Park         | Take a look at building pattern in Battery Park, Barton Heights, and Ginter Park. RA-A and RD-C look very similar to what is there in real life.                                   | 25th Street from 9 Mile to East Main | Maybe continue MX-3 all the way down 25th Street from 9 Mile to East Main.                                                                                   | 1000 Idelwood                    | RX-6 is not appropriate for the Sprout School Playground, 1000 Idlewood. This should be RA-A or institutional.                                                                                                                   |
|                     | RRHA properties: zone as institutional - Goal: use the city's bargaining power to ensure the redevelopment of these neighborhood's match our values, protect residents with 1:1 replacement of units                                                                   | Black History Museum/other churches surrounding | BHM should be INS and other churches surrounding                                                                                                                                   | Arthur Ashe Blvd                     | 3 blocks to East of Arthur Ashe Blvd and 3 blocks west should be RA-C                                                                                        | 4101 Grove Avenue                | Church on 4101 Grove (intersection of Grove and Malvern) is empty. How about keep the facade and put apartments inside? Minimum two-bedroom apartments.                                                                          |
|                     | Young people want to call this place home but can't afford to live here. Please help us be able to live close to where we work and we can form a community here.                                                                                                       | Carytown                                        | No parking and higher rent will drive out local business that makes Carytown great.                                                                                                | Barton                               | Keep Barton up below three stories.                                                                                                                          | 601 Spring                       | Parsons House condos are two-story individually owned homes. Parsons House condos at 601 Spring, etc. should be RA-A.                                                                                                            |
|                     | Affordable housing is being displaced.                                                                                                                                                                                                                                 |                                                 | MX-3 and MX-4 are good for Carytown.                                                                                                                                               |                                      | Entire 2400 block Barton should be RX-4.                                                                                                                     | Barton Heights School Facilities | Institutional school property not currently being used. Can we convert these to grocery stores in a food desert? Can we convert these to housing? I'm referring to the Barton Heights School facilities proposed rezoning these. |
|                     |                                                                                                                                                                                                                                                                        |                                                 |                                                                                                                                                                                    |                                      |                                                                                                                                                              |                                  |                                                                                                                                                                                                                                  |
| Amenities           | Additional protections for tenants can't replace affordable housing with more luxury.                                                                                                                                                                                  | Carver                                          | We need to make sure our neighborhoods allow food and beverage in Carver.                                                                                                          |                                      | BP node transit will require significant widening. RA-B on 2900 block on Barton backed up to MX-3.                                                           |                                  |                                                                                                                                                                                                                                  |
|                     | Increase of grocery stores in green space and water stations in zones with more proposed density.                                                                                                                                                                      | Chamberlayne                                    | The master plan talks about great streets. Chamberlayne is a gateway to the city. It should be treated as a great street, not Broad Street.                                        | Broad and Sheppard                   | more MX-13                                                                                                                                                   |                                  |                                                                                                                                                                                                                                  |
|                     | Add more grocery stores and gas stations.                                                                                                                                                                                                                              |                                                 | Chamberlayne between Brooklyn Park and Azalea is residential. Why tear down trees and cause a heat corridor? MX-6 is too much. Use and height 3800 and 3900 block of Chamberlayne. | Brookland and Dove                   | Consider extending MX-3 or RX-4 down North Ave to connect the nodes at Brookland and Dove                                                                    |                                  |                                                                                                                                                                                                                                  |
| Commerical          | Ensure softer uses are retained at sufficient level to provide adequate peak parking supply and outdoor event spaces for sports events, races, outdoor festivals, etc.                                                                                                 |                                                 |                                                                                                                                                                                    | Brookland Parkway                    | Why are we losing residential spaces to industrial uses like VCU childcare on Brookland Parkway?                                                             |                                  |                                                                                                                                                                                                                                  |
|                     | There needs to be requirement for publicly available commercial on ground floor, multi-floor buildings, especially MX, but also RX.                                                                                                                                    |                                                 |                                                                                                                                                                                    | Cary                                 | Up zone Cary, MX-6 minimum, along the 5 to MX-4 minimum.                                                                                                     |                                  |                                                                                                                                                                                                                                  |
|                     | Commercial space currently is not working. No tenants in the current spaces.                                                                                                                                                                                           |                                                 | Absolutely love seeing the change from the initial draft to incorporate more transit supportive zoning along Chamberlayne to support BRT                                           |                                      | There should be no MX-6 zoning or RX-4 zoning on Cary Street in Oregon Hill Historic District. This would dwarf the historic buildings. MX-3 is appropriate. |                                  |                                                                                                                                                                                                                                  |
| Community Character | Maintain a sizable inventory of suburban-type commercial as entrepreneurial spaces with parking to serve a wide market area.                                                                                                                                           |                                                 | 3-4 stories max to avoid displacement                                                                                                                                              | Elwood Avenue                        | Elwood RX-4 will remove lots of affordable housing along Elwood Avenue, many single family houses will be destroyed.                                         |                                  |                                                                                                                                                                                                                                  |
|                     | How can zoning maintain character of a community?                                                                                                                                                                                                                      |                                                 | Would it make sense to have CG on parts of Chamberlayne?                                                                                                                           |                                      | Concerned about heat island effect due to loss of tree canopy along Elwood and RX-4.                                                                         |                                  |                                                                                                                                                                                                                                  |
|                     | I like the changes made to adjust/increase density on corridors                                                                                                                                                                                                        | Colonial Place/Malvern Gardens                  | Colonial Place Malvern Gardens make RD-B, not RD-C.                                                                                                                                | Fendall Parcel next to RX-4          | I think the city just sold this lot in Fendall for residential uses (the open space in Fendall next to the RX-4.)                                            |                                  |                                                                                                                                                                                                                                  |
| Density             | Would love to see more density.                                                                                                                                                                                                                                        | Devil's Triangle                                | MX-4 in Devil's Triangle micronode would be a good minimum, MX-6 too                                                                                                               | Forest Hill Parkway                  | Need RD-C or RA zones anywhere near Forest Hill Parkway.                                                                                                     |                                  |                                                                                                                                                                                                                                  |
|                     | More density west of I-95.                                                                                                                                                                                                                                             | East of Richmond Highway                        | Need more separation between heavy industry and residential – East of Richmond Highway, this area has bad asthma rates and is a heat desert.                                       | Grove (3500 Block)                   | For the 3500 Grove Avenue not in compliance with the West of the Boulevard Design Overlay District background and design guidelines. It's a mismatch.        |                                  |                                                                                                                                                                                                                                  |
|                     |                                                                                                                                                                                                                                                                        | Fall Line Trail                                 | No development along the fall line trail.                                                                                                                                          |                                      | RX-4 doesn't make sense on 3500 block of Grove, RD-A or B instead.                                                                                           |                                  |                                                                                                                                                                                                                                  |
|                     | There needs to be space between yards, no zero lot lines. Rather than a blanket upzone, a targeted density increase along distinct corridors gives the city a fighting chance to keep up with infrastructure upgrades, particularly water service has been disastrous. | Ginter Park                                     | No duplexes in our neighborhood, Ginter Park.                                                                                                                                      |                                      | Why is 3500 block of Grove RX-4?                                                                                                                             |                                  |                                                                                                                                                                                                                                  |

|                        | General                                                                                                                                                          |                        | Neighborhood Specific Comments                                                                                                                                                                                                                                       |                                  | Street Specific Comments                                                                                                                                                                                         | Address Specific Comments |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                        | How do we avoid displacement?                                                                                                                                    | Jackson Ward           | Jackson Ward Old Historic District - expand it. Jackson Ward needs a design overlay, range of home product types, height, architectural design, home ownership, and affordability. Encourage more shops along Jefferson Ave.                                         | Grove/Hamilton                   | Grove and Hamilton RX-6 adjacent to a one-story house with no setbacks violates the spirit of Richmond 300.                                                                                                      |                           |
| Displacement           | Protect employment areas. We need to draw the line of jobs on bus lines after complete displacement from Scott's Addition in Carver.                             | Libbie                 | Make Libbie MX-6.                                                                                                                                                                                                                                                    |                                  | Respectfully disagree with the Hamilton comment - it is right next to a major interstate, should be RX-6.                                                                                                        |                           |
|                        | Do not diminish the livability of our neighborhood by allowing mixed-use to force out needed services such as auto repair and fuel, etc.                         | Libby Hill             | Viewshed from Libby Hill down the river should be protected.                                                                                                                                                                                                         |                                  | Four parcels on the corner of Hamilton and Grove should not be RX-4.                                                                                                                                             |                           |
|                        | Do not incentivize major new infill in hot areas. These all will be overpriced and distort markets and the goal of affordability.                                | Little John Park       | Little John Park should be OS                                                                                                                                                                                                                                        | Grove/Patterson                  | Why not more RA-C near Grove and Patterson?                                                                                                                                                                      |                           |
| Environment            | Heavy industry directly adjacent to homes along major access roads between neighborhood increases pollution exposure.                                            |                        | Little John just became a park, not RDA?                                                                                                                                                                                                                             | Huguenot                         | Make a micro-node near Huguenot Street.                                                                                                                                                                          |                           |
| Green Space            | Keep green areas                                                                                                                                                 | Main Street/Grove area | RA-A seems like it's downzoning this area. Given the current conditions, this is where people want to live, we should make that easier. This is the RA-A parcels near                                                                                                | MacArthur                        | MacArthur already has a parking problem. Where will everyone park?                                                                                                                                               |                           |
|                        | Need RX-3 and RX-2 for buildings that abut houses and neighborhoods.                                                                                             | Manchester             | River accessibility for Manchester.                                                                                                                                                                                                                                  | MacArthur/Bellevue               | East side of MacArthur and Bellevue should be RD-B just like the west side.                                                                                                                                      |                           |
| Height                 | Generally swap MX-3 or MX-6. Why are we doing this to our citizens?                                                                                              | Midlothian             | Go even higher to MX-8 or MX-13 on Midlothian. There is so much extra infrastructure capacity - be bold! Midlothian, along corridors, turn buildings and storefronts away from busy traffic corridors and towards walkable neighborhoods that are quieter and safer. | Malvern/Lafayette                | RA-C parcel between Malvern and Lafayette should be RA-B                                                                                                                                                         |                           |
|                        | Height needs to be gradual. Do not go from one story to four right away.                                                                                         |                        |                                                                                                                                                                                                                                                                      | Meadow Bridge                    | Many residents along Meadow Bridge rely on public transit, possible to lobby for enhanced transit service, including safer shaded bus stops rezoned for mixed use east of Meadow Bridge to enable corner stores? |                           |
| Historic Preservation  | Identify "historic" highway commercial area buildings and encourage reuse as garden centers, restaurants, etc.                                                   | Museum District        | Would love to see RA-B in more of the museum district.                                                                                                                                                                                                               | Midlothian/Hull                  | Need a BRT stop here – Midlothian and Hull where they intersect.                                                                                                                                                 |                           |
|                        | 60% of historic housing has windows on all four sides and is not attached. Attached zoning will not protect. Would love mixed use to be able to enable business. | Oregon Hill            | Oregon Hill should be removed from the VCU node south of Cary Street.                                                                                                                                                                                                | Monument Ave                     | Reduction in unit # 2602, 2604, 2606 Monument Avenue                                                                                                                                                             |                           |
| Mixed-Use              |                                                                                                                                                                  |                        | Maximum lot coverage in RA-A in Oregon Hill Historic District should be 55%. Increasing max lot coverage would incentivize demolition of our historic affordable homes.                                                                                              | North Chamberlayne               | North Chamberlayne on the west side is RX-6/RX-4 — this is a huge change.                                                                                                                                        |                           |
| Opposition             | No code refresh.                                                                                                                                                 |                        | Need anti-demolition overlay for Oregon Hill, Fan, Carver, etc. Higher zoning possible with anti-demolition.                                                                                                                                                         | North of route 1/warwick         | Above route 1/Bells/Warwick Node RC: Instead, zone as INS or OS - Goal: less pressure to redevelop! Any redevelopment should require on SUP. That would reduce development pressure                              |                           |
| Overlap District       | Overlap districts to allow certain business and activities with all neighborhood boundaries. no car zones!                                                       |                        | Oregon Hill should be RA-C.                                                                                                                                                                                                                                          | Patterson                        | Allow higher density on Patterson in existing commercial and mixed-use.                                                                                                                                          |                           |
|                        |                                                                                                                                                                  |                        | We need more housing in Oregon Hill.                                                                                                                                                                                                                                 | Peebles/Nicholson                | Area along river from Peebles to Nicholson should be three stories, not six.                                                                                                                                     |                           |
| Reduce auto-dependency | Exclusive lower-density residential zones increases car dependency antithetical to the overall transportation goals.                                             |                        | Zoning code should have protections against demolition in national historic districts like Oregon Hill.                                                                                                                                                              | Pocahontas/Stockton/Cambridge/WI | Why not make mixed-use here to make it more walkable near the streets: Pocahontas, Stockton, Cambridge, Windsor, Hillcrest, Hillwood.                                                                            |                           |
| Setbacks               | Landscaping and trees make Richmond beautiful. Minimum setback for residential should be 15 to 20 feet.                                                          |                        | Oregon Hill is the densest neighborhood in Richmond, and greater density should be sought in lower density areas.                                                                                                                                                    | Seminary and Brook               | RA-A for Seminary and Brook: More housing near BRT But Also: 3 or 4 story max on Chamberlayne to prevent displacement                                                                                            |                           |

|                | General                                                                                                                                                                                                                                                                                      | Neighborhood Specific Comments |                                                                                                                                                                                                                                               | Street Specific Comments |                                                                                                                                                                                                                                                                 | Address Specific Comments |  |
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| Wetlands       | Auxiliary buildings and additions should conform to existing side setbacks.                                                                                                                                                                                                                  | Randolph                       | More duplexes in Randolph.                                                                                                                                                                                                                    | Stratford Hills          | Not sure that MX-6 makes sense for the Walmart and Publix in Target at the shops at Stratford Hills. Maybe that should be CG.                                                                                                                                   |                           |  |
| Sidewalks      | How can we make sure there are sidewalks?                                                                                                                                                                                                                                                    | S. Broad                       | High buildings on South Broad will block the sun on West Grace and museum district homes.                                                                                                                                                     | W Broad/W. Grace         | W Broad and Grace should be MX-3                                                                                                                                                                                                                                |                           |  |
| Sunlight       | We need to remember how important the sun is to our city.<br>More transit and transportation connections between nodes.<br>Bus routes to river.                                                                                                                                              | Scott's Addition               | More MX-13 is good for Scott's Addition.                                                                                                                                                                                                      | W. Grace                 | MX-6                                                                                                                                                                                                                                                            |                           |  |
|                |                                                                                                                                                                                                                                                                                              | Southside                      | How can we reduce car dependency in Southside?<br>More Southside bases.                                                                                                                                                                       |                          | Don't let 6 story buildings back up to West Grace, MX-3 only.<br>Please repeat the Pulse Quarter Plan regarding building heights behind the West Grace Historic District, four story limit, Ryland to Strawberry, three story from Strawberry to the Boulevard. |                           |  |
| Transportation | A traffic study is essential on Main Street.                                                                                                                                                                                                                                                 | Staples Mills                  | More RA-C Broad Staples Mills Node                                                                                                                                                                                                            |                          | MX-3 for West Broad from Ryland to Boulevard behind West Grace except, please no buildings over four stories, four to five stories West Grace Museum District.                                                                                                  |                           |  |
|                | Excited for the GRTC pulse and bike trail connections. Let's connect north and south into a cohesive community. They are very disjointed right now. More mass transit. What about the trees?                                                                                                 | Stratford Hills                | Why keep Stratford Hills so exclusionary?<br><br>^ I agree, this should be upzoned. Stratford Hills has excellent river access that should be more open to additional new residents.<br>Legalize the Fan RA-B in every District               |                          | These are thriving communities. Southside and Broad on West Grace should be limited to three floors.                                                                                                                                                            |                           |  |
| Trees          | Avoid cutting trees.                                                                                                                                                                                                                                                                         | The Fan                        | More RA-C in the Fan.                                                                                                                                                                                                                         |                          |                                                                                                                                                                                                                                                                 |                           |  |
| Water          | We are failing at water delivery today. How will we fund a doubling of demand and density?<br>SFH is unsustainable infrastructure, requires lots of pipes and labor to serve very few customers. More density will be an opportunity to invest in infrastructure. We can afford to maintain. | West End                       | Upzone wealthy areas in the West End. All areas should contribute to new housing supply.<br><br>Why keep West End so exclusionary?                                                                                                            |                          |                                                                                                                                                                                                                                                                 |                           |  |
|                |                                                                                                                                                                                                                                                                                              |                                | Upzone the West End, more mixed use in West End.<br>Density shouldn't destroy good green space and cover tree in West End.<br>RA for half a mile west of I-95, too close to transit, commercial, and downtown to remain residential detached. |                          |                                                                                                                                                                                                                                                                 |                           |  |
|                |                                                                                                                                                                                                                                                                                              | Westhampton                    | Change Westhampton MX-3 to MX-4. West Hampton should be MX-6 minimum. Lots of people need homes, and there's plenty of land in the West End.                                                                                                  |                          |                                                                                                                                                                                                                                                                 |                           |  |
|                |                                                                                                                                                                                                                                                                                              | Windsor Farms                  | What are the taxes paid on vacant lots in Windsor Farms?                                                                                                                                                                                      |                          |                                                                                                                                                                                                                                                                 |                           |  |