From: Faith Alejandro
To: Richmond300; EconDev
Cc: Breton, Andrew S. - City Council
Subject: First District Support for Draft 2 of Code Refresh!
Date: Wednesday, February 25, 2026 10:44:04 PM

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Dear Zoning Advisory Council and Councilor Breton:

I am a Richmond native and have been a resident of the First District with my husband for nearly 17 years, first in a charming duplex off Fitzhugh and, since 2011, in our recently renovated home. My kids attend Albert Hill and Mary Munford. We love our neighborhood and we are excited to see the ways the City is trying to address the housing crisis.

I am writing in strong support of Draft 2 of the Code Refresh as an important step toward implementing Richmond 300 and modernizing our zoning ordinance to reflect how people actually live, work, and build community in 2026.

I support Draft 2 for several reasons:

1) Incremental Density and Housing Choice. I know first hand the benefits of duplex living l. My husband and I found a great duplex in the City to rent while in law school and we immediately found community with our lovely landlords who lived in the downstairs unit and the multiple generations of neighbors all around us. It gave us a great, affordable space while my husband and I were starting out as young professionals and helped us fall in love with the neighborhood and eventually buy our first home nearby. Allowing duplexes, accessory dwelling units, and other missing middle housing types truly expands housing choice without dramatically altering a neighborhood's character. It seems to me that such incremental density is a great way to increase housing supply, can support older generations staying in their current homes, and can create opportunities for young families, essential workers, and first-time buyers to move into and—importantly—remain in the City.

2) Preservation Bonus. The preservation bonus seems like a great idea to address the concerns about demolition by balancing new housing with incentives to maintain existing structures. It seems to encourage adaptive reuse rather than demolition, which protects neighborhood character while allowing responsible growth. Indeed, adapting our neighborhoods to modern living arrangements is critical to get us out of being stuck in the 1960s and to expand our tax base.

3) Contextual Standards. The addition of contextual front setbacks, contextual height provisions, and reduced lot coverage demonstrates that the City has listened to community input.Having these standards ensures compatibility with existing neighborhoods while still permitting much-needed flexibility to meet the increasing housing demand. Coupled with enforcement, this approach promises to support gradual growth while reducing the worry that

a nearby sale may invite the giant eyesore of a tall building amidst a bunch of little cape cods, for example.

4) Walkable Mixed-Use Spaces. Strategic mixed-use zoning along established business corridors seems to achieve the very important goal of creating "complete communities." I love the idea of concentrating mixed-use development to further support small businesses, reduce car dependency, and strengthen our neighborhoods. I particularly love the proposed ability for churches to created apartments and other mixed use opportunities. Churches take up so much of the land in the First District and we know that attendance is dropping nationwide, making the upkeep of these cavernous buildings hard for churches to sustain (I'm speaking from the experience of my own church!). The possibility of being able to provide affordable housing is likely in line with the mission of many churches, who make great landlords, and are one of the few places left for building inclusive communities.

5) Inclusive Definition of "Household." Modernizing the term "household" to include up to 8 unrelated people seemed like a big number at first—until I learned that it allows for small home healthcare situations that are very much needed for our aging population. I also think it helps to recognize the diversity of living arrangements in today's times, including roommates, multigenerational families, and nontraditional households. While I'm not keen to live next door to a fraternity house (which seems very low risk in the First District), I truly don't think we should be concerned with the relationships among those who choose to live together so much as we rely on building and safety codes to protect public health and welfare, with appropriate and nondiscriminatory enforcement.

6) Environmental Considerations. I appreciate the inclusion of tree canopy protections that reflects a commitment to climate resilience and equitable environmental policy. As implementation continues, I encourage further refinement and incentives to protect mature trees and expand canopy coverage citywide. After all, the tree canopy in the First District is enviable even with many older trees reaching the end of their life. It's time for the City to focus on the tree deserts outside of our district especially when we know that tree shade is correlated with physically healthy neighborhoods.

As Richmond continues to grow and the nationwide housing shortage persists, I appreciate the City's efforts to take steps to advance Code Refresh with as much community input and education as possible. Planned, equitable approaches like this may not be perfect for everyone but they will help the City modernize its housing opportunities to reduce the risk of displacement and inequitable development patterns. I welcome more diversity and community into the First District where there is so much to share with our neighbors.

Thank you for your work on this important initiative and for considering these comments.

[I submitted the above via the Code Refresh Google form too! But let me add here that I also serve on the board of a nonprofit that supports survivors and domestic violence and they need more short term housing solutions to help them and their children get on their feet. Another great reason to keep focus on affordability and flexibility.]

Faith A. Alejandro
3916 Kensington Ave
Richmond, VA 23221
Mobile: 804-339-0404
Email | LinkedIn | Work

From: James Alexander
To: Breton, Andrew S. - City Council
Cc: Richmond300
Subject: Code Refresh Draft 2
Date: Friday, February 27, 2026 9:36:21 PM

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Dear Mr. Bretton and Richmond 300:

BACKGROUND

1. On 2/25/26 it was reported that $14.7 million from the city's emergency reserve fund was used to purchase Sports Backers Stadium and that many including several on council had concerns the transfer was in violation of the City Code. The mayor stated that the city would receive a promissory note and in the event the $14.7 million was needed for a true emergency, the city could sell the note on the open "market". That transaction and answer leaves me befuddled.

2. On 2/26/26 it was reported that the city had failed to put $ dollars into Richmond's Affordable Housing Trust Fund as required by City Code dating to 2019 when an ordinance was passed that would require annual transfers of $1 million. We continue to hear about the city Code and Code Refresh but this is an example where the city is not following the code. That does not give me much confidence.

3. On 1/13/26 Mayor Avula posted on RVA.GOV that passing Code Refresh would allow the production of over 30,000 new homes. That is hyperbole pure and simple. Where would 30,000 new homes be built?

4. On 2/27/26 Mayor Avula, in discussing the budget, stated that a priority is getting people to stay in the city by establishing a reliable funding stream for building and preserving homes. Where will that funding come from? Exactly whose priority is that? Is it his?, is it a priority of council? Is it a priority of the planning commission?

5. Last fall, Mayor Avula stated that CODE REFRESH is a tool to meet the growing demand for housing and the people who are moving here. Shouldn't we be hyper focused on being fair to the families who already own homes and live in the city as well as those who would like to own a home or condo instead of renting?

6. Recently, city planning director Kevin Vonck said, "city officials are being thoughtful and have their eyes wide open". Which city officials is he specifically referring to? Is he including City Council?

MY COMMENTS on CODE REFRESH DRAFT 2

1. ADU Changes: Allowing more lots to have larger ADUs is unnecessary and more time should be given for uptake to evolve.

2. Preservation Bonus: I believe every detached residential property should be allowed to have one primary dwelling and one ADU.

3. Lot Coverage Percentages: Reducing lot coverage percentages makes sense.

4. Contextual Front Setbacks: Avoiding disrupting the streetscape of existing neighborhoods is the right thing to do.

5. Contextual Heights: The planning commission is correct that many smaller lots in the city do not have 3 story homes and a surge in 3 story homes would negatively impact a neighborhood's appearance.

6. Sublots: I do not support sublots for obvious reasons of reduced air and light, overtaxed infrastructure and because sublots will increase short term rentals and that is not a goal of CODE REFRESH.

7. Commercial Uses. More information is needed to understand the proposal. However, I contend commercial uses should occur on on existing commercial corridors.

8. Tree Canopy: Good job acknowledging that tree canopy should be protected.

9. The process- I have grave concerns here. CODE REFRSH potentially impacts more than 70,000 separate properties, and the process for dissemination of information, review and comment is cumbersome, clumsy and disjointed. Draft 2 contains almost 300 pages of code provisions and was released on November 18, 2025 with open houses right before Thanksgiving. Mayor Avula's QR code mailing was ill timed to say the least.

10. In most jurisdictions in Virginia, residential zoning restricts unrelated individuals in single family dwellings to a limit of 3 or 4. Allowing 8 is not acceptable. Nothing is accomplished whatsoever. Think of the trash, the parking, etc.

I have lived in the city of Richmond for almost 50 years. I consider myself well read, thoughtful and objective. The overhaul of regulations and permitting with the aim of increasing housing supply and improving affordability will only be successful if CODE REFRESH is fair and equitable to existing home owners and neighborhoods. Interest rates, inflation, the economy, real estate tax rates, and governance all have a role.

I would ask that you take the time to produce the best final product understanding that real estate developers and investors(many from outside of Richmond and Virginia), are anxious to get started and pounce on opportunities to make money in the City of Richmond. Don't think for one minute that developers and builders care about doing the right thing. They are motivated by making money per and simple. And will they take advantage of every opportunity afforded them in this massive rewrite of the code.

Please place a high priority on doing the right thing for exiting residents and neighborhoods.

Thank you.

James T. Alexander
214 Berkshire Road
Richmond, VA 23221
804-366-3828
[redacted]

From: Marti Alexander
To: Richmond300; Breton, Andrew S. - City Council
Subject: Code Refresh Draft 2
Date: Saturday, February 28, 2026 9:08:14 PM

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Dear Members of the Richmond Planning Commission and City Council,

As a lifelong resident of Richmond and a homeowner in the city for over 45 years alongside my husband, we have lived in four homes across three distinct neighborhoods. Our deep roots in this community fuel our commitment to preserving Richmond's unique character, environmental health, and quality of life. I write to express strong opposition to several aspects of the Code Refresh zoning ordinance, particularly those that increase density in single-family zones without adequate safeguards. While Draft 2 includes some improvements over Draft 1, such as reduced lot coverage and contextual setbacks, significant risks remain that could irreparably harm our neighborhoods. Below, I outline my concerns and suggestions to strengthen protections.

Limiting Density in Single-Family Zones:

Properties zoned for single-family detached or attached dwellings should remain limited to one primary dwelling unit plus one accessory dwelling unit (ADU). The preservation bonus in Draft 2 is a step forward, but allowing two dwelling units plus an ADU on these lots risks overdevelopment. ADUs were only permitted by right in September 2023, and we need time to assess their impact before further densification. To bolster this, all secondary units or ADUs should be required to be located behind the primary dwelling to minimize visual disruption and maintain street-facing architectural consistency. Evidence from other cities, such as Portland, Oregon, shows that rushed density increases can lead to mismatched infill that erodes neighborhood cohesion.

Environmental and Infrastructure Concerns:

The reduced lot coverage in Draft 2 is welcome, but it does not go far enough to address the environmental fallout from added impervious surfaces. Increased rooftops and hardscapes exacerbate urban heat islands, raising temperatures by 2-5°F in densely built areas and impairing air quality, according to EPA studies. This also diminishes green space, harming wildlife habitats and biodiversity—research from the University of Wisconsin indicates urban heat islands disrupt ecosystems, potentially reducing bird diversity by shifting migration patterns. Richmond's stormwater infrastructure is already strained, with frequent combined sewer overflows during heavy rains leading to pollution in the James River, as documented in recent reports from the Virginia Department of Environmental Quality. Where is the comprehensive impact study proving our aging sewer, water, gas, electricity, and road systems can handle the proposed density surge? Without it, these changes could worsen flooding and environmental degradation. I urge commissioning an independent infrastructure assessment

before proceeding.

Preserve low density along both banks of the James River by creating a defined and well-protected James River Zoning Corridor.

Opposition to Sublots:

Sublots pose unacceptable risks, including inconsistent lot divisions, owner conflicts, reduced light and air, overloaded infrastructure, emergency access challenges, and a proliferation of short-term rentals. Allowing property subdivision into multiple ownerships invites chaos, as seen in examples from Atlanta, where sublot developments led to disputes over shared utilities and maintenance, ultimately degrading neighborhood stability. This would also undermine architectural integrity by fragmenting cohesive streetscapes. Instead of sublots, focus on responsible ADU expansions that keep properties under single ownership.

Commercial Uses in Residential Areas:

Introducing commercial uses into residential neighborhoods requires stricter conditional use processes and clear decision criteria to prevent incompatible developments. Without robust guidelines, this could introduce noise, traffic, and visual blight into quiet areas. I support the MX-3 zoning for commercial corridors like Grove, Libbie, and Patterson in the Westhampton Node, as aligned with Richmond 300, but urge extending similar context-specific zoning to all areas with consideration for nearby neighborhood character, integrity and neighborhood input.

Zoning for Houses of Worship:

Blanket MX-3 zoning for houses of worship represents an unwarranted density increase without regard for site-specific characteristics or surrounding neighborhoods. Include neighborhood input and tailor zoning to each property's context to avoid overburdening local resources.

Tree Canopy Protections:

The introduction of tree canopy protections is positive but lacks detail and incentives. To enhance this, adopt proven strategies from other cities, such as tax rebates for preserving mature trees (e.g., Hawaii's $3,000 deduction program) or density bonuses for exceeding canopy requirements, as in Charlotte, North Carolina. Prioritize incentives for old-growth trees, which provide outsized benefits for carbon sequestration and cooling.

Limits on Unrelated Persons in Households:

Permitting up to eight unrelated persons in a single dwelling and removing the single housekeeping unit requirement threatens neighborhood stability. Homes were designed for balanced family occupancy, and this change could lead to overcrowding, increased parking demands, and strain on utilities. Many Virginia jurisdictions, including Fairfax County (limit of four unrelated persons) and Williamsburg (three unrelated, expandable to four with approval), maintain stricter limits to preserve residential character. Richmond should align with these standards to avoid unintended consequences like de facto rooming houses.

Inadequate Communication and Engagement:

The rollout of Code Refresh has been flawed, with Draft 2's 284 pages released on November 18, 2025, followed by poorly timed open houses just before Thanksgiving. A small postcard from Mayor Avula was insufficient outreach, and subsequent district meetings and working groups provided only high-level overviews without deep Q&A. This process burdens neighborhood associations and disadvantages non-tech-savvy or underserved residents, as the clunky online tools favor desktop access. Public feedback on platforms like X (formerly Twitter) echoes these concerns, with residents decrying the rushed timeline amid a declared housing crisis. To rebuild trust, extend the comment period, host inclusive town halls, and provide plain-language summaries. Absence of comments should not be interpreted as consent —authentic engagement is essential for an ordinance affecting over 70,000 properties.

I strongly support preserving each neighborhood's architectural character through contextual setbacks and heights, but these must be paired with robust protections against over-densification. Richmond's charm lies in its diverse, livable communities—let's not sacrifice that for hasty changes. I urge you to incorporate these suggestions and delay adoption until thorough studies and inclusive input confirm the plan's viability.

Thank you for considering my views.
Sincerely,
Marti Alexander
District 1

Robert Kent Alford
111 Nottingham Road
Richmond, VA 23221

February 4, 2026

VIA Email

Richmond City Council
[redacted]

Andrew S Breton
[redacted]

Whitney Brown
[redacted]

City of Richmond Planning Commission
[redacted]

Dear Planning Commission,

We are writing to inform you of our strong opposition to Code Refresh Drafts 1 & 2. Having been a resident of the City for almost 30 years along with my wife who was born here, we believe that the Code Refresh will destroy the character, livability, attractiveness, and property values of our city.

This rezoning is entirely designed for developers and not the citizens nor does it create affordable housing.

Increasing density in our already underserved community will make Richmond an undesirable place to live. After attending the panel discussion on November 17, 2025, it was clearly apparent that Code Refresh is designed as a money grab for the City to pay for its mismanagement and for the city's multi-million dollar deficits and indebtedness.

Simply stated, Rezoning is not the answer!

Sincerely,

Robert K Alford
Jane M Alford
[redacted]
804-822-0879

From: Ellen Ball
To: Richmond300
Subject: Code Refresh
Date: Thursday, February 26, 2026 6:08:39 PM

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Planning Commission:
My name is Ellen Ball. I live in the Westhampton area of District One. I was born and raised in Richmond, moved to rural Virginia, returned to Richmond in 2007.

I have long been proud of this city: its history, beauty, charm and uniqueness. Code Refresh concerns me as it threatens these qualities.

I do thank the Commission for changes made in Draft 2:the preservation bonus, contextual front setbacks and contextual heights, tree canopy protections and old-growth protections (?).

However, chief among my concerns: INFRASTRUCTURE. How much additional stress can our already problematic systems (water, sewage) take? Current feasibility studies? Is not Code Refresh the cart before the horse? The unsexy necessities must be addressed by properly trained personnel first and foremost before any further talk on "density".

TRAFFIC, PARKING, PEDESTRIAN SAFETY -- definite concerns. Even Councilman Breton says "parking will be a problem" (2/25/2026, VMFA). Why exacerbate an existing nightmare? I did not think that was the intent of a "new and better plan"?

GREEN SPACES. Where did that discussion go? Developers seem to have squashed that environmental concern and very legitimate request.

AFFORDABILITY. This buzz word puzzles me endlessly. Affordable for whom? Does density construction also mean quality construction, or simply cheap, fast builds?

EIGHT unrelated persons living in a single dwelling unit. This is baffling. A typo perhaps? If not, an open invitation for drug dens.

Must Code Refresh be city-wide? So ambitious? Can there be a more targeted approach, thus more sensible? Are there not appropriate areas more suitable for "density" development: Stony Point Mall, Azalea Mall, numerous corridors along mass transit lines?

Richmond neighborhoods are lauded for their unique qualities. People who live in Richmond cherish their homes, their neighbors, their community. As a gentleman asked Wednesday, February 25, at the First District meeting: Code Refresh - city or community.- what happens to "community"?

Respectfully submitted,

Ellen Ball

From: Cain, Ronald A.
To: Breton, Andrew S. - City Council
Cc: Richmond300; brenda cain; Emily Smith
Subject: Code Refresh
Date: Thursday, February 26, 2026 9:52:41 AM
Attachments: image001.png

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Hello Gumby and Richmond300...I am writing to express my strong disapproval of this entire Code Refresh rezoning effort. I was born and raised in RIC and have lived my entire 69 years in 23226.There is absolutely nothing in Code Refresh that brings any benefit to my neighbors and me. It would only result in more traffic and decreased green space. Plus, it won't solve the problem of affordability in the city. I would guess the opposition in District 1 to this plan is 90% or more. Please don't ram this down our throats. Ron Cain

Ronald A. Cain, Jr.

Managing Partner
Granite Wealth Management
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February 11, 2026

Richmond 300

900 E Broad St. Room 511

Richmond VA 23219

Re: Code Refresh:

Dear Sir or Madam:

I have lived in the City of Richmond for 45 years, owned 3 single family homes and been a member of the Boards of both the Fan District Association and the Westhampton Citizens Association. My wife and I now reside in the City's 1st District.

In summary, the Code Refresh proposal allows and encourages owners and developers (house "flippers" and "renovators") to jam additional single family houses and duplexes onto lots currently containing just 1 SF house. This proposal violates an implied covenant to current owner/residents who do not want this additional density and related parking challenges in their neighborhood. The "covenant" I refer to flows from historical zoning that has for decades used the term "R-1" for owner occupied SF neighborhoods. If the Code Refresh is approved, the ease with which ADUs can be added to neighborhoods like mine may improve the total taxable value of the property that previously contained just 1 house and now holds 2 or more, but could degrade the value of nearby properties in the same neighborhoods and impact the quality of life. This not what long time homeowners should suffer after purchasing the higher priced housing in the City.

In recent years the City has allowed oversized construction (sometimes with four floors instead of three as written) to occur in the 1st District nearly every time a developer has applied for this privilege. This has happened on Libbie Ave., Grove Ave. and now pending at Libbie and Patterson. The Planning Commission and Board of Zoning Appeals has approved almost any proposed construction to grow the tax base, even when neighborhood associations have been opposed. Does anything matter besides growing the tax base? Has not the massive increase in assessed values of residential properties grown, sufficiently, the tax base while the City refuses to roll back the tax rate?

I do not know what position the closest neighborhood associations took regarding the six-story apartment building recently completed at Grove and Thompson but that apartment building is a monstrosity that belongs on Peachtree Rd. in Atlanta. Many of us in in the 1st District fear that this could be the future for Grove and Patterson Avenues west of I-195 if the Zoning Refresh is approved in the form of Draft 2. More height limitations ignored. I would also love to know what meaningful remediation was required for the urban forest that was destroyed for that apartment project. The entire RVA region is already a "heat island" and more dense construction like this project will only make the situation worse; It will take years for newly planted trees to replace what has been lost, wherever it may have been planted, if at all.

The City's population has grown nicely in the past 2two decades without a Code Refresh. There must be "brown fields" and similar spaces, like the barely used parking lots downtown, and near the Altria manufacturing facility that can be redeveloped for reasonably priced owner occupied SF housing. Why does it need to be forced into predominantly SF neighborhoods that are already providing more than their fair share of real estate tax collections?

Sincerely,

George Calvert

4321 Hanover Ave.

Richmond VA 23221

From: Lauren DeLuca
To: Richmond300; Breton, Andrew S. - City Council
Cc: Brown, Whitney H. - City Council Office; Steven DeLuca
Subject: District 1 Resident Feedback - Richmond 300 Code Refresh
Date: Friday, February 27, 2026 9:48:15 AM

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Hi Richmond 300 team and Councilman Breton,

I've lived in Richmond since the fall of 2002 when I moved from my hometown of Memphis, Tennessee to start my freshman year at the University of Richmond.

I've rented apartments in **The Fan** and **The Museum District**; worked **Downtown** and in **Scott's Addition;** own a business in **Church Hill;** and have bought homes in **Forest Hills** and **Near West End** where I now reside with my husband and young daughter at 5500 Bewdley Road in Glenburnie.

As a result I have over two decades of experience living and working throughout this city as a student, taxpayer, employee, employer, and now parent. I hope my voice carries some weight.

The city's size, distinct neighborhoods, job opportunities, and people drew me in and have kept me here. I do not take for granted how lucky and blessed we are to have a city that is this size with all of those characteristics and amenities — something many don't achieve until they become the size of Charlotte, Northern Virginia, Nashville, Atlanta, or Austin.

The irony is that many from those same major metropolitan areas (and NYC) have moved here precisely to escape density and high cost of living and in doing so are creating the demand for it here. So I understand that one important goal of the Master Plan is to increase density in our city, and I believe we can continue to accommodate a gradual increase in density in our city while still preserving characteristics of what makes it special.

I am by no means a NIMBY. I love being able to walk to shops/restaurants at nearby Libbie/Grove. It should absolutely be easier for homeowners to renovate and add on to their homes. It should absolutely be easier for developers to transform and repurpose dilapidated, vacant structures into vibrant spaces to work and live (ex: The Ellison Museum District was once a vacant, run down nursing home. It's surrounded by commercial space, community space, and a highway - perfect for redevelopment without changing the character of the neighborhood).

My alarm and deep concern is that the proposed zoning changes in the Code Refresh are not cognizant of neighborhood character and surroundings, but broad brush, "one-size-fits-all", in approach. In time, fully realized, they will decimate the very things that make Richmond attractive to diverse renters and homeowners in the first place.

My specific concerns and requests are as follows:

1. Concern About "One Size Fits All" Density

Please eliminate the provision allowing three dwelling units by right on every lot throughout the city. Eliminating minimum lot sizes and significantly reducing setbacks may be appropriate in some areas that address major transit corridors, but applying this uniformly across all neighborhoods ignores important differences in lot size, infrastructure capacity, and neighborhood character, like our own.

Glenburnie was developed with specific spacing, green space, and scale in mind. A blanket policy allowing multiple residences on every lot risks overdevelopment that is incompatible with our existing streets and infrastructure. I respectfully request that the City Planning Department reconsider a "one size fits all" approach and provide neighborhood-specific protections.

2. Concern About Sublot Subdivision

The proposal allowing each property to be subdivided into three separate sublots raises serious concerns in our neighborhood. People want to live in Glenburnie because they want a place in the city that has a yard, a place to park, space for their kids to play in and specifically because it is NOT as congested as the Fan/Museum District. It is not inclusive to eliminate this kind of neighborhood in our city -- it will exclude an entire demographic. It will also **not** be affordable by any stretch of the imagination for a different kind of demographic. A 564 sq. foot studio apartment in The Ellison on Grove Avenue is $1,800 a month.

I urge the Planning Department to eliminate sublot provisions in our neighborhood.

3. Church Rezoning to MX-3 Commercial

The automatic rezoning of all church properties to MX-3 Commercial is deeply troubling.

Church properties vary significantly in size, context, and surrounding land use. A blanket rezoning that allows three-story mixed-use development by right—potentially including retail and restaurants—is not appropriate in every neighborhood. Rezoning decisions should be context-sensitive and require community review, especially when adjacent to residential areas.

Such development would significantly alter neighborhood character and increase traffic, noise, and parking pressures. Please require a more tailored zoning approach that reflects surrounding residential uses rather than automatic commercial mixed-use entitlements. There have to be other ways to allow churches flexibility to do what they need to do without this blanket rezoning for all.

4. Infrastructure and Traffic Concerns

Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity.

Glenburnie's streets, sidewalks, drainage systems, and on-street parking were not designed for tripled density on every parcel. Increased congestion and stormwater runoff are serious concerns. Growth must be aligned with infrastructure capacity to avoid unintended consequences.

5. Neighborhood Character and Property Values

Glenburnie is a long-established residential neighborhood with a defined scale and character.

While I support thoughtful growth and additional housing opportunities, zoning changes should respect existing neighborhood context. Dramatic density increases, reduced setbacks, and commercial encroachment risk undermining the stability and property values of long-term homeowners. Please incorporate neighborhood-sensitive overlays or transition zones.

6. Request for Phased or Context-Based Implementation

Rather than implementing these sweeping changes simultaneously across all zoning districts, I urge the City to consider a phased or context-based approach.

Target increased density in areas near major corridors, transit, and existing commercial districts, while preserving the integrity of established interior residential neighborhoods like Glenburnie. **Balanced growth requires nuance, not uniformity.**

I understand much hard work and listening has gone into the Code Refresh and I thank you for taking the time to consider my concerns and requests as someone who loves this city and my neighborhood.

With care,
Lauren and Steve DeLuca
5500 Bewdley Road
Richmond, VA 23226

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Lauren E. DeLuca
5500 Bewdley Road
Richmond, VA 23226
804.349.6851 (cell)

From: Deborah DiazGranados
To: Richmond300; EconDev
Cc: Breton, Andrew S. - City Council
Subject: Support for Code Refresh: A Resident's Perspective on Growth and Equity
Date: Friday, March 6, 2026 11:30:44 AM

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Dear Zoning Advisory Council and Councilor Breton:

I have lived in Richmond for 15 years, and have owned a home in the First District since 2014. My child attends Lois Harrison Jones Elementary and we love our neighborhood and the XXX that it offers. I am happy to see the actions taken by Richmond City to address the housing crisis and a very old zoning code.

I am writing in strong support of Draft 2 of the Code Refresh as an important step toward implementing Richmond 300 and modernizing our zoning ordinance to reflect how people actually live, work, and build community in 2026. I support Draft 2 for many reasons and want to highlight a few below:

As the owner of a house that has stood for 103 years, I have a deep, personal appreciation for the historic character of our community. I don't want to see our history erased, but I also recognize that we cannot solve a modern housing crisis with a 1960s mindset. This is why I strongly support the **Preservation Bonus**. By requiring developers to prioritize adaptive reuse, we can protect the architectural legacy of homes like mine while still creating the density we need. It's a balanced approach that allows for responsible growth and an expanded tax base without sacrificing the very things that make our neighborhoods feel like home.

I am a huge proponent of strategic **mixed-use zoning**, particularly along our established business corridors. My goal is to live in a 'complete community' where we reduce car dependency and support our local small businesses. In the First District, churches occupy a massive amount of our land. While I am not a churchgoer myself, I believe these spaces should be central to our community-building efforts rather than remaining isolated blocks of asphalt or empty pews. By allowing churches to develop affordable housing and mixed-use spaces, we can transform these 'cavernous' buildings into active, inclusive hubs. It's a common-sense way to help churches sustain their missions while providing the housing our city desperately needs.

Modernizing the term 'household' is more than just a technical update; it is a critical tool for aging in place. I have parents in their late 80s whom I want to include in my own household, and our current code shouldn't make that harder. By allowing for small home healthcare situations and recognizing the reality of multigenerational living, we give families the flexibility to care for their elders at home. While some fear 'nontraditional' living arrangements—like the low-risk possibility of a fraternity house in the First District—the real-world benefit is far greater: it allows our seniors to live with dignity and support. We should

focus on building and safety codes to protect the neighborhood, rather than using outdated definitions of 'family' that prevent us from taking care of our parents as they age.

As we modernize our city code, we must address the **environmental** gap between our historic neighborhoods and our 'tree deserts.' While I appreciate the shade our older neighborhoods provide, we need a code that incentivizes canopy coverage citywide. The health implications are undeniable. Research shows that extreme heat, exacerbated by a lack of trees, threatens our healthcare system and our economy (Krist et al., 2023). By refining our tree protections and focusing on areas outside the First District, we are making a commitment to an equitable environmental policy. We need to ensure that every resident, regardless of where they live, has the cooling benefits of a mature tree canopy to support a physically healthy neighborhood and city.

As Richmond continues to be a top destination, we can’t afford to let a housing shortage define our future. I’m grateful for the work the City has put into this Code Refresh. It is a necessary, planned approach to move us toward more equitable development patterns and away from the risk of displacement. I love my historic home and my neighborhood, but I am even more excited about a Richmond that is inclusive, walkable, and healthy for all. I fully support these efforts to bring more housing and community into the First District, and I look forward to seeing our city grow into its next century with grace and equity.

Thank you for your work on this important initiative and for considering these comments. I appreciate the efforts so far to advance these changes with transparency and community input.

Reference: Krist, A., Chapman, D., Morina, J., Sabo, R., Fong, S., Woolf, S., & Funk, A. (2023). Extreme Heat Threatens Health, Health Care, and the Economy: Combining Health and Claims Data to Understand Climate Change.

All the best,
Debbie DiazGranados
mobile: 281.216.8484

From: May Fox
To: Richmond300
Cc: andrew breton
Subject: Comments on Code Refresh
Date: Sunday, March 1, 2026 2:33:41 PM

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February 28,2026

To: Kevin Vonck
Director , Department of Planning and Development Review

I am writing to provide comments on the second draft of the zoning maps and Code refresh process relating to the draft issued November 18, 2025. These comments are not all inclusive but just the main ones at this point. I am very concerned that the process has been rushed (which I discuss below) and that the City is trying to force feed "density" into well established neighborhoods.. richmond's primary tax base. The changes are too fast and not in sync with Richmond 300 master plans. We should make a more gradual change to see "what works" and then move to implement the policies that achieve our ultimate goals. But only after they have demonstrated success.

Thank you for your consideration of these comments.

May H. Fox
15 Towana Road

1. The City should retain current zoning which only allows a primary dwelling unit and an auxiliary dwelling unit (ADU) on a detached residential property.

— The initial CR proposal allowed for two dwelling units plus an ADU on any property with residential detached housing. That rule would ultimately have done away with the concept of having single detached homes.

— To address some of the significant pushback to that change, city planners and their consultants have tweaked the initial proposal to only allow a second dwelling unit if the original primary dwelling unit is preserved for at least five years and the second dwelling is located behind the original dwelling unit and facing the primary street.

---The permission for this additional dwelling unit is called a "preservation bonus". It was introduced to reduce the likelihood that developers would buy a residential lot and demolish existing housing to take advantage of the ability to have two dwelling units plus an ADU as proposed in the first draft.
Such demolition would likely result in displacement of homeowners in some neighborhoods, could significantly change the appearance of existing neighborhoods, and would be environmentally

detrimental.

- Displacement protections in the form of tax and other forms of relief must be developed and implemented in parallel with rezoning.

— While the “preservation bonus“ ameliorates some of the extreme density associated with the first draft, it is still “too much, too fast“ and we do not support it.

— The current authorization for the owner of a detached residential property to add an ADU by right has only been in place for 2 ½ years and uptake of that should be given time to evolve. This aligns with the Richmond 300 approach of incrementally increasing density in established neighborhoods.

2. The City should retain existing zoning regarding the permitted size of an ADU at a detached residential property that is a primary residence.

— Currently, due to zoning changes authorized in September 2023, the size of an ADU a homeowner can build is either 500 square feet, or 1/3 of the floor space of the primary residence, whichever is greater. Both drafts of CR expand that limit and allow an ADU to be up to 1000 square feet by right on any detached residential lot. This would allow lots to have much larger ADUs.

— The uptake on the new ADU rules has not been given the opportunity to evolve. This is an unnecessary change at this point in time.

3. The newly introduced concept of allowing a property owner to subdivide his/her residential plot into 2 or 3 sublots by right for the purpose of conveying ownership of some of the sublots is alarming and a recipe for chaos. We do not support it.

— Empirical evidence that sublots typically lead to “missing middle or starter home” housing is sparse. However, the resulting problems this approach creates are significant and obvious: lots are divided inconsistently; conflicts among the sublot owners erupt; air, light, and green space are diminished; infrastructure is overloaded; emergency access is difficult, and short term rentals predominate.

— This newly introduced approach of creating sublots also raises questions regarding easements, access, and responsibility for the property, infrastructure and utilities management. An abundance of sublots within a particular neighborhood could also strain basic infrastructure such as water and sewage, parking, and capacity of the local schools.

— It is one thing to allow a property owner to expand the use of their property by adding an ADU, but transferring the ownership of that ADU or creating sublots for multiple owner creates way more problems than solutions.

4. The City needs to specifically articulate a reasonable limit (3-4) on the number of unrelated individuals who can live in a dwelling unit and maintain the current requirement that they should be “living together as a housekeeping unit”.

—Currently, CR appears to allow up to 8 unrelated individuals to live in the same dwelling unit. This is far from the current restriction of 3 unrelated individuals and double the limit of 3-4 unrelated individuals used by several other Virginia jurisdictions that have recently revised their zoning.

— This has become an issue, because CR has eliminated the definition of “family” from the zoning code. It is the current definition of “family” that limits the number of unrelated individuals who can live in a dwelling unit and requires that they “ live together as a single housekeeping unit”. By eliminating the definition of family, CR is increasing the number of unrelated individuals who can live in the same dwelling unit to 8 and is doing away with the requirement that the group live together as a single housekeeping unit.

—Instead, under CR, “household living” means residential occupancy of a dwelling unit by a household. A household is defined as one or more persons living together in a dwelling unit with common access to and common use of all living, kitchen, and eating areas within the dwelling unit. Tenancy is arranged for 30 days or more.“

— If this language currently included in CR is adopted, there could be exponential increases in density within residential neighborhoods, resulting from up to 8 unrelated people living in each dwelling unit. This not only would affect the character of a neighborhood, but raises parking issues, as well as other infrastructure concerns.

— We strongly encourage the city to adopt a standard of 3-4 unrelated individuals and to re-introduce the concept of “living together as a housekeeping unit”. This will reduce the potential for dwelling units being converted into rentals, where no one appears to be responsible for the property and it is difficult to identify or reach the landlord.

The CR process has been rushed and less than adequate and would benefit from more communication and dialogue with residents throughout the city.

— A total rewrite of the zoning code and land use regulations that will have monumental impacts on the future of Richmond requires thoughtful, well researched, well-vetted reforms; a process with inclusive conversations among a broadbase of stakeholders; and an opportunity for in depth discussions about specific new approaches/topics to be addressed.

— Unfortunately, the CR process has been lacking in much of this and has been rushed throughout. For example, CR 2.0 (*284 pages of code provisions plus intricate zoning maps*) was released November 18, 2026 with all of the three open houses to introduce and explain it conducted the week before Thanksgiving, when people were traveling or preparing for a holiday! During December and January planning department staff worked very hard and speedily, but the initial deadline of mid-February for responding to CR 2.0 proposals precluded any opportunity for real dialogue. It is unfathomable that ***6 of the 12 weeks the city set aside for review of the complexities of CR 2.0 were during the Thanksgiving and Christmas holidays!*** In the end, the City extended the comment period by 2 weeks, but that didn’t allow for more time or formal meetings and discussions.

— Multiple suggestions and requests for FAQs and indepth topic-specific discussions related to new concepts, such as sublots and putting HWs in an MX-3 zone have gone unanswered. This is likely due to self-imposed time constraints, as well.

— Throughout the process, it has been clear that there is a lack of internal coordination and alignment with other key city agencies to solicit and incorporate their input on cross-cutting issues. These omissions also seem to be the result of the rushed process.

— All of this has transpired amidst heavy reliance on clumsy technology (*still being developed, while in use)* the City is using to obtain public comment. The technology does not readily work on phones or tablets and has added yet another burden to city residents who are trying to learn, understand, and communicate about a lot of complex information in the midst of working, caring

for their families, and living their lives.

—There are many city residents who have no idea of what is being considered. I run into them every day. The process needs to be expanded and slowed down as opposed to being rushed at every step of the way. The city can and should do better.

From: Bonny Hamrick
To: Richmond300
Subject: Code refresh
Date: Sunday, March 1, 2026 9:15:14 PM

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To whom this may concern:

After attending many meetings in District 1, I am convinced that the city planning representatives that present at these meetings are confused enough to think they can sell the project when they say diverse and affordable for the next mixed use parcels of land. In this district when the properties are split to incorporate two dwellings, the cost of the properties are still going to be way over one million and it will still be the same caucasian people whose parents gave them money to buy a house shoehorned in. No diversion or affordable housing but a lot of rich developers.

It is quite alarming there are so any developers on the advisory council for the city because these are the people that will buy historic homes in these neighborhoods and subdivide these lots to make as much money as possible. How in the world did the city allow for this? Unless it's to the city's benefit! The city is taking advantage of the current neighborhoods to broaden the tax base for the city. You need to get some of these developers off this counsel and stop padding their pockets.

And how long before a developer comes in to buy a church and puts up so many dwellings because how lucrative that would be. I am ashamed the city is changing the status of these old church buildings to make a quick buck.

I think a city should grow but this is an absurd way to get it done. There are plenty strips of land to put affordable housing but they are not where the taxes are the highest. District 1 has always had large taxes because we have large houses and can pay for them. Isn't it enough we have been supporting this city for all these years? Now you are trying to cram this Code refresh down our throats just to get a little money and help the developers stay interested in the city. I am fed up with acting like you want everyone to have a shot at buying a house in District 1, when they can't afford it. There might be additional people living here but not the diverse folks you think but it is good marketing, although we aren't buying it, And why does the city care how diverse the neighborhoods are? They don't, it is another way to try and increase density and increase the tax base. Go look for another way that is more feasible.

Not sure how many times we need to tell you we want you out of our communities and look for area's that are in need of growth. District 1 is not.

Bonny Hamrick

From: Susan Jones
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 9:37:34 AM

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To Richmond Planning Commission:

I am a lifelong Richmond city resident and live in the First District. I have been to numerous meetings, from city hall meetings, city open houses and local neighborhood gatherings, in order to become informed about Code Refresh (CR). I am wholeheartedly opposed to the massive zoning changes being proposed. I realize the commission has worked hard to make revisions to the initial draft of CR, and I appreciate that the city is trying (albeit belatedly, since there was very little press about it until residents started catching on, months into the process) to make its citizens aware of CR.

Here are the main concerns and questions about the zoning changes:

The make-up of the CR commission is perplexing - initially, it was heavily comprised of developers - how does that not make the CR efforts seem self-serving?? To offset the obvious zest by developers to pass CR, why not consider having community representatives whose voices should be the most valuable part of this process?

"Affordability" seems to be the buzz word behind CR - no one is opposed to creating affordable housing for young professionals and lower-income residents. But how does adding multiple buildings in old, established neighborhoods create affordability? Why not focus on areas where asphalt deserts along existing transit corridors can be converted to truly affordable places?

Infrastructure: what evidence is there that the current water and sewer systems are able to support a major increase in density? City officials have deemed that the current infrastructure can handle this, but has data been collected to confirm this? The astounding breakdown of the city water system last year should be the first priority for our city - the problems with the water system had been flagged for years and years, and it is hard to believe that the system has been "fixed" in a solid manner and not just with bandaid repairs. The older parts of the city are going through water and sewer pipe failures due to age, and the city is starting replacement in some areas - how does needed pipe replacement and the costs for that factor into CR goals?

What feasibility studies have been conducted, especially the effects on the environment (soil, drainage, removal of large, old trees and greenspace)? Is there an engineer on the commission who provides insight into the perils of increased asphalt/hardscape throughout affected neighborhoods and runoff into the streets and the James River? At some point, the CR plans dictated that developers who raze homes to build new ones would have to plant a few trees - who decides what kind of trees, will they be decent in size and the types of trees that will live

a long time? who will oversee the plantings by builders to ensure that the trees meet high standards and are regularly watered until they mature? Considering the wasted funds that seem to plague the city due to inept management and dishonest employees, it would not seem that the city has the resources to keep track of what builders put on their lots.

Architectural Review - who is in charge of the design of the buildings that developers will put up? most of the "new builds" in the First District are completely out of character with the surrounding areas and are jarring signs that no one cares about appropriate or historic design. Developers seem to have free rein to erect absurdly oversized, cheaply-built homes in the midst of charming, old homes in established neighborhoods.

Traffic and Parking - vast increase in traffic due to increased density and vast decrease in parking availability combine to create a perfect storm. The popular shopping/dining area of Libbie/Grove/Patterson is already facing parking shortages - this is also a highly walkable area and pedestrian safety is a real concern. Adding additional structures to existing residential lots will cause intense parking problems within neighborhoods.

Finally, what is the rationale behind allowing EIGHT unrelated persons to live in a single dwelling unit? how can that possibly improve any residential neighborhood?

The zoning code is something that exists to PROTECT the residents and community values. Nothing about CR seems to assure any form of citizen protection. Revisions to the code should not be "one size fits all" because every part of Richmond is different. We need a more thoughtful planning process that assures infrastructure support and preservation of the best that Richmond has to offer.

Respectfully,
Susan Jones

From: Mollie Mitchell
To: Richmond300
Cc: Breton, Andrew S. - City Council; Philipsen, Sven J. - City Council; Gibson, Kenya J. - City Council; Abubaker, Sarah M. - City Council; Lynch, Stephanie A. - City Council Office; Robertson, Ellen F. - City Council; [redacted] Trammell, Reva M. - City Council; Jones, Nicole - City Council Office; Mayor Danny Avula
Subject: Citizen concerns about Code Refresh
Date: Friday, February 27, 2026 6:28:04 PM

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Dear Planning Commission:

I am concerned by many aspects of Code Refresh including but not limited to the potential to destroy the architectural diversity and appearance of our mature city neighborhoods, reducing emphasis on the importance of churches as integral parts of our neighborhoods, destruction of the tree canopy and open green spaces, increasing housing prices and the negative impact increased population would have on our aged utility and sewer infrastructure.

The proposed zoning does not seem thoughtfully designed with our unique city in mind. It seems borrowed from a generic city plan that doesn't account for areas of potential growth like our downtown, Broad Street corridor from downtown to the county line, Scott's Addition and AccaYard/Dabney Rd area. Chamberlayne Avenue and Brook Road have recently developed new housing options that seem to fit with the neighborhood - to support Va Union and improve an area of great potential with great access to highways and downtown. I would encourage our city planning commission to continue responsible projects like these, with appropriate oversight of design and construction through the continued use of SUP. Our city is too precious to allow for unmonitored design by right. I would also encourage our city planners to identify areas that may have declined in recent years that could benefit from thoughtful (re)development - like the Broad Street corridor. Let's get creative and revitalize areas that need attention!

I support the establishment of a Citizens Review Commission for a just and organized method of collecting feedback from citizens and sharing it with city planners.

I was born and raised in Richmond, growing up in Leonard Heights and now I have raised my family and continue to live in Club View. It is a punch to the gut to review these proposed zones that allow anything to happen here by any individual or outside developer who may potentially have no appreciation for the ethos of our fair city.

I will borrow some language from neighbors who so eloquently detailed other concerns I share:

- Residential properties that are zoned for single detached (and attached) dwelling units should be limited to one dwelling unit plus an accessory dwelling unit.

- I am strongly against sublots. Empirical evidence that sublots lead to missing middle/starter home housing is scanty at best. However, the resulting problems are manifest – lots are divided inconsistently, conflicts among the sublot owners erupt, air and light are diminished, infrastructure is overloaded, emergency access is difficult, short term rentals predominate and the list goes on. It is one thing to allow a property owner to expand the use of their property by adding a second dwelling unit or ADU, but transferring those units into multiple ownership is a recipe for chaos.
- I continue to be very concerned about commercial uses in residential neighborhoods without further guidance on the conditional use process and decision criteria.
- I strongly support that the commercial corridors of Grove, Libbie and Patterson within the Westhampton Node have been appropriately zoned MX-3 in Draft 2 as anticipated in Richmond 300.
- I do not support one-size-fits-all MX-3 zoning for Houses of Worship (HWs). MX-3 zoning for HWs is a significant increase in density without adjusting for the existing characteristics of the HW property and the neighborhood where it is located.
- I support the introduction of tree canopy protections, but they require additional detail and incentives or exceptions for protecting existing old-growth trees.
- I am strongly against the permission for 8 unrelated persons to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit. Neighborhoods and homes were designed in anticipation of a balanced number of adults and children. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same.
- The communication and community engagement strategy for Code Refresh continues to be severely flawed and inadequate.

Respectfully submitted:

Mollie Mitchell
409 Henri Rd
Richmond, VA 23226
2008 to present

Lifelong resident of the City of Richmond -
Club View (2001-2008)
The Fan (1997-2001)
Leonard Heights (1977-1992)
Lafayette/W Franklin (1974-77)
Born Richmond Memorial Hospital 1974

From: Paige Lester
To: Richmond300
Subject: Opposition to zoning refresh
Date: Sunday, March 1, 2026 8:38:07 PM

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Hello

I am completely opposed to all aspects of the Zoning Refresh Proposal (even as revised).

The proposal completely lacks any thought, planning or consideration of infrastructure, parking, traffic or the like. The City has a responsibility to engage in a deliberate and thoughtful approach that addresses the needs and variations of the numerous sub areas which are already recognized in the zoning law (R-1, R-2, etc). The proposal is not a good approach. The City would be completely abdicating its responsibility. It will make the City even less desirable to live in. It will lower property values and put additional, unpredictable stress on the City's aged infrastructure.

The already approved ADUs are in their infancy---but being handled poorly already.

The density proposed (eg duplexes) as well as what is already approved (ADUs) will have limited positive impact on housing needs. There are very few people who could or would consider an ADU (even if it were done safely and in accordance with the ordinance previously passed). ADUs don't work for families, unrelated roommates who want to share expenses or the aged/infirm. Duplexes also are not attractive to large groups (families) and would likely reinforce a rental culture where home ownership is not attainable.

First and foremost, much has happened since this plan was first conceived. With the closure of the southern border, the US is experiencing reverse migration for the first time in years. It is not clear if Richmond's population will continue to grow. So any decision now would be ill timed.

Even if additional housing is needed, this is NOT the way to do it.

The city is essentially proposing to ignore dilapidated buildings with taxes OWED the city but that are already in areas developed to address that density---and instead wants to throw a blanket but still haphazard increase across areas with ZERO opportunity for consideration of that areas ability to handle the density, increased traffic, increased stress on infrastructure, etc. The City needs to be thoughtful about growth.

If the city merely collected the taxes already due---or forced sales of those properties that are significantly/protracted delinquent, and then work for actual thoughtful development projects that meet the anticipated needs (apts v. townhouses v. duplexes v. condos, etc).

Again OPPOSED to the Code Refresh.

Paige Pruett
614 Arlie Street

From: Hannah Schul
To: Richmond300
Cc: [redacted]
Subject: Re: Strong Opposition to Code Refresh as Proposed
Date: Thursday, February 26, 2026 4:32:55 PM

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Additionally, I have lived in my current residence in Near West End since July 2020 and have been a resident of the City since 2011 renting in both the Fan and Museum Districts. Thank you.

On Thu, Feb 26, 2026 at 3:38 PM Hannah Schul <[redacted] wrote:

> Good afternoon,
>
> Please find below my comments to Councilman Andrew Breton on the proposed Code Refresh, which I am submitting as comments to the City as well for the public comment period.
>
> Thank you,
> Hannah Schul
> 4008 Stuart Ave, Richmond, VA 23221
>
> ---------- Forwarded message ---------
> From: **Hannah Schul** <[redacted]
> Date: Thu, Feb 26, 2026 at 10:28 AM
> Subject: Strong Opposition to Code Refresh as Proposed
> To: <[redacted]
> Cc: <[redacted]
>
> Mr. Breton,
>
> I'm writing to voice strong opposition to the Code Refresh as proposed. The Refresh process has failed to properly represent the neighborhoods who will be directly impacted and thoroughly consider and address potential impacts. Instead, it haphazardly pushes forward incomplete analyses and shaky solutions and facilitates the monetary goals of developers. While I support having a diverse advisory group that includes developers, representation is overly slanted towards developers and does not allow for voices of our Richmond neighborhoods and citizens that will live with the consequences every day.
>
> The potential destruction of trees and green spaces is extremely alarming. On one hand, Reforest Richmond within the Richmond 300 Master Plan aims to increase urban tree canopy to 60% by 2037. How does overdeveloping existing single family lots and currently undeveloped lands, many of which have mature trees and vegetation, balance needs for

housing with the goals of Reforest Richmond? Seems quite contradictory to me.

The increase of impervious surfaces will undeniably increase stormwater runoff into the City's overwhelmed infrastructure as it stands today. We all know not to go out on the James River downstream of CSO outfalls for days after storm events. With Scott Morris's background in engineering, local government, and service with the Virginia Department of Environmental Quality's Water Division, it's puzzling how vehemently he is defending the Refresh's lack of impact to Richmond's aging and failing water infrastructure he is in charge of, not to mention his failure to consider water quality impacts. As an experienced public servant, he certainly does not seem to have the public's best interest in mind.

Excerpt from The Richmonder's coverage of the Richmond's Public Utilities and Services Commission meeting on September 18, 2025:

"There's capacity in the system on a holistic scale," Morris told members of Richmond's Public Utilities and Services Commission. **While Morris acknowledged that "there could be stress points" within the broader system**, both he and Planning Director Kevin Vonck said any potential shortfalls would be identified during the permitting process for a given project. **"In certain cases we find out in order to do this project, you're going to need to do an upgrade," said Vonck. "Those costs are borne by the developer."**

We already know there are stress points. Must we remember the time Near West End had no running water for 3 days? We see firsthand storm sewers in the Fan, Museum District, and Near West End backing up consistently during storm events. The City is soliciting money from the General Assembly as we speak to cover water infrastructure costs they cannot bear themselves. How can one deny the additional development and resulting inputs will not further stress systems that have failed already or are on the brink of failure?

Kevin Vonck's notion that upgrades will be project specific is dubious. What defines "certain cases"? This would necessitate a list of factors from the City detailing which projects would require additional upgrades to realistically be implemented. So every time a developer wants to build on a parcel in "certain cases," the City will require them to do a property specific analysis on impacts to City water supply, water quality, existing infrastructure, urban tree canopy, sewage systems, etc. and potentially upgrade/replace aging storm drains/pipes, among other actions? I'll believe it when I see it.

Lastly, I'm struggling to see the Refresh's core goal to increase affordable housing in our Near West End. I'm tired of seeing 1960s brick capes torn down and replaced by suburban farmhouse McMansions that bloat onto our neighbors' properties, increase property taxes of surrounding properties, and diminish Near West End's charm. These properties go from a $400,000 buy to a $1.5 million sale and put hundreds of thousands of dollars in a developer's pocket. Why would a developer seek projects that will provide affordable housing in the neighborhoods that need it the most when they can destroy/flip a property in a highly desirable neighborhood such as ours that is guaranteed to sell at a large profit?

The current proposal at Grove and Malvern adjacent to the Greek Church is a perfect example. Last time I checked, these properties are expected to list at upwards of $1 million. Where's the affordability in that? Will these developers be on the hook to upgrade our infrastructure that will undeniably be impacted by their development?

My hope is for a refresh of the planning committee that sufficiently represents the citizens and neighborhoods and for a plan that will consider all potential impacts to our City. There is an undeniable need for affordable housing, but the Refresh as proposed does not fulfill this need appropriately. Ultimately, the burden of impacts to our City from the Refresh as proposed will be felt by the residents and not the developers popping in and out of City limits to build for their own profits.

Thank you for your consideration of my strong opposition to the Code Refresh as proposed. I applaud your representation of our District and your willingness to listen and consider the thoughts and opinions of those you serve.

Best,
Hannah Schul
4008 Stuart Avenue
Richmond, VA 23221

From: Jim Searle
To: PDR Land Use Admin; Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh 2nd Draft
Date: Thursday, February 26, 2026 5:50:16 PM

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Why we do not want these proposed changes to our district:

We do not need increased density. I do not need to prepare for an influx of people moving to Richmond in the next 30 years as you say. Let them move to the counties.
Collect back taxes from delinquent owners.
Manage the city better.
Prevent fraud in the city.
We do not want overbuilding on land that even now cannot handle the water runoff that occurs when it rains. Have studies been done to examine this issue.
We do not want to create problems to our neighbor regarding utility changes (water and sewer) that would be affected by adding up to 3 structures on a single lot.
We do not want a residential lot to be able to sell off pieces of their property to a buyer who can build a smaller unit that can be sold to someone else, rented or used as an air BNB.
We do not want strangers (rentals) in our residential neighborhood (would allow up to 8 not related individuals to live there).
We do not want 3 story buildings over shadowing our residential neighborhood.
We do not want commercial buildings on corners of our residential areas. (in cities without restriction, could put up an adult toy store or a marijuana/vape shop near our homes.)
The proposed changes will increase traffic immensely in our district. Cary Street is backed up all times of the day.
Many Mumford School will not be able to tolerate and well educate our children with an increase in population.
Street parking will be even more difficult with the increased density. (17 parking spaces were lost on Malvern Ave. between Cary and Grove when the bike lanes went in).
You cannot force people to like or do what other cities are doing nationwide (we are not Austin, TX)
We cannot see how more housing will become affordable by adding density to our residential neighborhoods.
Starter homes/townhouses in our neighborhoods that have been built are $750,000. Does not work for first time home buyers.
Younger people want to rent because it makes them more easily mobile in order to move to another city.

Vacant buildings in downtown Richmond should be a first priority.
There has been an increase in 3-6 story buildings. Are they filled? Make those into condos and sell those!
We like our cars and you cannot change our lifestyle by telling us to ride the bus.
Church property should not be made MX3.
Grove and Malvern SSCC church cannot have anywhere from 20-74 units as developer envisions with one entrance and exit from an alley off of Antrim.
More building decreases the tree canopy overall.
Bottom line is that District 1 residential has the most tax revenue to support the city financially? My real estate taxes go up over $1000 evert year. Please respect our wishes.

If these changes pass, there will not ever be a need for Special Use Permits to control the development. We will lose control of our neighborhood changes.

James A & Nancy B Searle Jr
200 Gun Club Road
Richmond, VA 23221

From: [redacted]
To: Richmond300
Subject: Code Refresh Comments- Not in Favor
Date: Wednesday, February 25, 2026 9:40:26 AM

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Hi Planning Commission-

I attended a Code Refresh presentation last night that was comprehensive and thoughtful. Obviously, affordable housing is a key for cities to grow, expand services, maintain employees and increase revenue for the City.

Unfortunately, this shogun approach in revising all zoning for all neighborhoods is ill-advised. Please use a more focused attempt to create economic hot zones for affordable housing that makes sense. I have lived in 23220, 23221 and 23226. Look at Manchester, Scott's Addition, etc. Trying to increase housing density in single family neighborhoods in 23226 does not accomplish your goals. If housing is created, it will not be affordable as we are seeing with developments for apartments at corner of Thomson/Grove and housing at Hamilton/Grove. Hamilton/Grove townhouses are selling for $700K+.

Increasing density also places a strain on infrastructure systems like water, electricity, roads, drainage and sewer. Those services are already at breaking points as we have seen with our water system. On recent large rain downpours, there is considerable pooling on water in roadways at Thompson/Grove now that all that green space is gone and covered by cement and buildings.

People move into Richmond City single family neighborhoods because they have charm, character and space for kids to play. Adding more to those areas is not better. A woman stood up and commented that she moved from Atlanta to 23226 to have space, peace and quiet. Let's be more focused in this attempt to solve critical city issues. It would appear that the only folks standing to benefit from these zoning changes are current homeowners and real estate developers. Thank you.

Al Strickler
23226
[redacted]
804-347-1716

From: Frank Talbott
To: Breton, Andrew S. - City Council; Richmond300
Subject: Code Refresh
Date: Thursday, February 26, 2026 1:38:16 PM

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To: The Honorable Andrew S. Breton
Richmond 300

From: Frank Talbott IV & Ann S. Talbott. 3 Lexington Road 23226 (District 1)

RE: Code Refresh

We would like to join the overwhelming majority of our neighbors in expressing our very strong opposition to the zoning changes that apply to our district in code refresh.

Among the reasons why we oppose the changes:

Due to the value of land and properties in the district, I seriously doubt the zoning would result in any significant increase in low-income housing.

It would promote numerous undesirable results, which will detract from the neighborhood's attractiveness for current residents, for example:

Worse traffic along Cary Street and Grove Avenue, less green space, more stress on already poorly maintained city infrastrure (water, gas, sewer, roads) ,and unattractive commercial buildings that don't blend with existing neighborhoods.

Your proposed strategy is better suited to districts that are already dense and have more opportunities for razing or renovating existing structures.

We have not encountered even one single person in our district who supports this plan. Mr. Breton, please do not support a plan that 90+ % of your constituents do not.

From: Harry Thalhimer
To: Richmond300
Subject: RE: Code Refresh Zoning Impact
Date: Sunday, March 1, 2026 9:18:27 PM

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RESENDING FROM BEFORE, AS I REALIZED I DID NOT INCLUDE MY HOME ADDRESS:

Good evening:

As a longtime resident of the 1st district, I am writing to strongly request responsible consideration be made to the attempts to improperly rezone residential properties in residential neighborhoods, like ours in the 1st District. Allowing subdivision of lots and commercial developments in pristine residential neighborhoods is simply poor governance and poor civic judgement.

I reside at: **206 Ampthill Road**
Richmond, VA 23226

I am totally in support of expanding commercial real estate development for residential use, but in the right locations. I am also totally in favor of expanding affordable housing in Richmond – but both need to be in the right locations to not denigrate the residential character of the neighborhoods or create excessive burdens of increased traffic and more than bearable density. And, given the desperately inadequate utility infrastructure in the city, water, sewer and rainwater runoff challenges are already at unacceptable levels. Adding density without adding to and improving the city's infrastructure is simply not good for anyone.

The rollout of these plans has been poorly communicated and the resources afforded the communities and neighborhoods to be able to discuss implications of Code Refresh have not been adequate or timely. And those tasked with communication with the various neighborhoods have not been able to effectively present the plan or respond to challenges.

This requires more study and more involvement of community stakeholders. Working together, with strategic long term thinking, we can make Richmond a greater place for everyone to live. We cannot allow imprudent zoning changes that create quick returns for developers and some homeowners at the expense of doing the right thing.

Thanks for your consideration and please see that the proposed Zoning changes as presented are deferred and reconstituted in a way that is more appropriate to the character of Richmond's residential neighborhoods.

Many thanks.

Best regards,

Harry Thalhimer

Harry R. Thalhimer, President
Office: (804) 355-1200
Cell: (804) 301-2345
Email: [redacted]
Web: thalhimerheadwear.com



From:	Betse Trice
To:	Richmond300
Cc:	Breton, Andrew S. - City Council
Subject:	Concerns with Code Refresh, as it pertains especially to Glenburnie, in District One
Date:	Thursday, February 26, 2026 5:28:43 PM

[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To whom it may concern,

1- Please reconsider the one size fits all approach regarding density allowances in RVA neighborhoods. I support neighborhood specific protections.

2- Please give thoughtful consideration to minimum lot size and setbacks.

3- Please reconsider and limit sublot provisions in established single-family neighborhoods.

4- Please reinstate a reasonable definition of “household“.

5- regarding Church rezoning to MX –3 commercial, please have a tailored zoning approach that reflects the character of the neighborhood .

6- I strongly oppose rezoning the vacant lot at Wood Lawn Drive and Patterson. This parsal of land should remain zoned residential.

7- I believe it is important to align growth with the infrastructure capacity, with infrastructure coming first before the development.

8- it is important to incorporate neighborhood sensitive overlays, or transition zones.

9- Please give thoughtful consideration to a phased, context based approach, to development. Balanced growth requires nuanced planning.

Thank you for your consideration, and fair, accurate representation.

Betse Trice
5403 Toddsbury Road
RVA 23226

Sent from my iPhone

To: City of Richmond Planning Commission
cc: Mayor Danny Avula, Councilperson Andrew Breton, Councilperson Stephanie Lynch
Date: March 1, 2026

By way of introduction, I am a native Richmonder; I have lived here, in the city, for almost half of my life (I'm in my 7th decade). I've watched the growing pains of much needed desegregation in the 60s and the urban displacement caused by the construction of the Powhite Parkway in the early 70s. Fifty years later, I see a similar pattern and a growing racial divide all in the name of "affordable" housing.

Cities up and down the East Coast are struggling with the same basic conundrum: how do cities provide an affordable housing supply as housing demands increase in the context of a lucrative real estate market? Richmond is a perfect example of this, and Richmond 300's Master Plan is a noble attempt to expand housing opportunities.

Unfortunately, Code Refresh Draft #2 imposes a one-size-fits-all matrix on the entire city. What does "affordable" housing really mean in the current marketplace? Will Code Refresh yield the desired economic results and expand access to "affordable" housing? As one example, take a traditionally black neighborhood like Randolph. Currently, the median sale price in Randolph is roughly $370,000. That price point is way above Randolph's AMI (with median incomes of c. $56,000) which is 50% of the HUD AMI for the entire Richmond metro area. Already, a "hot" real estate market has pushed out folks whose families grew up in this neighborhood. Add to that increased property taxes, and the risk of displacement increases. For a senior on a fixed income of c. $50,000, living in Randolph has quickly become unaffordable and unsustainable even with city tax relief.

If Randolph, now R5, is re-zoned to RD-C– which will allow 2 dwelling units plus an ADU– Code Refresh will surely harm the very people a zoning re-write seeks to assist by pricing properties out of an attainable range. Simply, increased density in this *historic* black neighborhood will not guarantee "affordable" housing. Given current market forces, relaxing zoning regulations will inevitably benefit developers and prompt gentrification. Already, Randolph has lost 30% of its black residents between 2010 and 2019 according to a study sponsored by HOME. That will continue in a neighborhood already disturbed by government overreach (eg., construction of the Powhite Parkway).

A prudent next step would be to run some economic feasibility studies that approximate a rate of growth that is both realistic and sustainable for the entire city– on top of mounting financial pressures (eg., a fragile infrastructure and a recent city bail-out of the Diamond District developers). Richmond 300 clearly outlines areas for growth (Greater Scott's Addition, Downtown, the Route 1 corridor, Southside Plaza, Stony Point Fashion Park) and advocates "maintaining existing neighborhoods as well as creating new authentic neighborhoods." In its current iteration, Code Refresh will become an open season across the city for developers looking to build & sell more units with little regard for neighborhood history nor context. Will increased density across the board solve the housing problem or will it result in more displacement and migration to the surrounding counties? What will be the impact on infrastructure (water supply, sewer, electric) and services (parking, traffic, garbage, police and schools)? Who will pay for the costs of improving the infrastructure to handle the added stress on the system? Please consider "refreshing" Code Refresh to include an economic review of the proposal and its impact alongside an adaptive plan that can flex with existing neighborhoods' character and infrastructure rather than forcing the entire city to conform to a theoretical idea. Ours is a multi-faceted problem that requires a deeper analysis.

Sources:
Axios, May 2024
Home value disparities are displacing residents of Richmond's Black neighborhoods

The Richmonder, December 2025
In Richmond, what is 'affordable' housing?

Sincerely,
EP Wright
Richmond VA

From: Karen Zechini
To: Richmond300
Subject: Code Refresh
Date: Saturday, December 27, 2025 3:17:52 PM

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

Slow down please! Proposals for new developments are coming too fast, especially in District 1. In our district we have seen multiple new developments that often do not fit into the neighborhood. SUP agreements were not followed, in some cases, and now, we have to live with the consequences! Our trust has been damaged!

Karen Z.

From: Sophie McGinley
To: Vonck, Kevin J. - PDR; [redacted] [redacted] Jordan, Katherine - City Council
Cc: Pitts, Marianne G. - PDR; Philipsen, Sven J. - City Council
Subject: 2nd District Code Refresh Meeting Comments
Date: Thursday, December 4, 2025 8:54:35 AM

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Good Morning,

Thank you for hosting a great meeting last night! I had to leave before the feedback section began and wanted to share my prepared remarks with y'all. I am always happy to share takeaways and lessons learned from doing this work in Oregon!

Best,

Sophie McGinley
2nd District
FDA Member
Richmond Urban Foestry Commission

*The opinions expressed in these comments are my own and not necessarily those of my employer or any affiliated Commission.

Good evening, my name is Sophie McGinley. I live in the Fan, in a duplex, and it's a neighborhood I deeply love—walkable, connected, and full of people from different backgrounds living side by side. But I also want to share something personal: even working in public service, even with a graduate degree and a dual-income household earning above AMI, I'm priced out of owning a home in the neighborhood where I live. And the Fan is one of the only places in Richmond where this mix of duplexes, triplexes, small apartments, and neighborhood eateries and markets are part of the historic fabric. The built environment I value is confined to a very small part of the city.

I want to begin by recognizing the work of staff. Updating a 50-year-old ordinance under heavy scrutiny is difficult, and staff have consistently approached this with professionalism and care.

I also want to validate the fears people have raised about change. Concerns about loss of character, parking, or tree canopy are real and deserve empathy. My comments are not meant to dismiss those fears, but to offer perspective from places that have already gone through similar reforms as a former planner myself.

The place I know best is Oregon, where I worked as a planner on zoning reform for the City of

Eugene. Oregon was the first state to re-legalize duplexes, triplexes, fourplexes, and cottage clusters across most residential neighborhoods, and because cities implemented the law in different ways, it's a useful case study for Richmond.

The clearest lesson is that **zoning reform does not reshape neighborhoods overnight.** In Portland, almost nothing happened in the first year. Production increased slowly, and by year three, middle housing made up about a quarter of permits—roughly 400 homes in a city of 300,000. Steady, incremental—not sweeping change. Importantly, those new homes were selling for about **$300,000 less** than new single-family houses, opening doors for teachers, restaurant workers, and public-sector workers who had been priced out. With Richmond's Sublot provision, that provides a realistic pathway to homeownership in the city for me and people like me. One that could even allow me to buy and stay in the 2nd district.

Statewide, analysis of 45 cities showed similar patterns: middle housing rose from about **8% of new homes to 11%** after reform. Some cities increased output, others held steady, and some dipped. But the cities that saw the most success—places like Eugene and Beaverton—were the ones that offered the **most flexibility**, especially the ability to build detached plexes.

That's the key lesson for Richmond: **flexibility makes the difference between theoretical and actual housing.** And I want to highlight the impacts of allowing detached plexes. Oregon cities with stronger results allowed homes to be either attached or detached, avoided overly small size limits, and scaled fees to building size. And the most common form of infill in Oregon wasn't demolition—it was homeowners **keeping the existing house** and adding one or two **detached** homes in the backyard. This preserved buildings, preserved mature trees, and worked on a variety of lot shapes.

By contrast, places that required all units to be attached—like Portland initially—saw far fewer projects. Developers either had to demolish the existing home to attach units, or simply didn't build anything at all. Attachment requirements can also force unnecessary tree removal.

And the broader reassurance from both Oregon and Minneapolis is that zoning reform produces gradual, incremental change—not sudden neighborhood transformation. As Richmond updates its code, I ask that we embrace these lessons. We should aim for reforms that are not just symbolic but effective.

Thank you for your time, for listening with openness, and especially to staff for their dedication through a difficult but important process.

From: Andrea Wieder
To: Pitts, Marianne G. - PDR
Subject: Fwd: Vote NO on Code Refresh
Date: Friday, February 27, 2026 7:03:52 AM

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Dear Marianne,
I am forwarding here my correspondence with Katherine Jordan in which I ask that Ms. Jordan vote no on Code Refresh, state my reasons, and ask Ms. Jordan what action she will take.

Instead of a direct answer from my elected councillor, I am instructed by Sven Philipsen to comment on the draft and write things in on Code Refresh documents.

This is not acceptable. Please incorporate my remarks in the Code Refresh process.

Thank you.

Andrea K. Wieder
525 N. 1st Street
Richmond, VA 23219

Begin forwarded message:

From: "Philipsen, Sven J. - City Council" <[redacted]
Date: February 23, 2026 at 7:53:34 PM EST
To: [redacted]
Cc: "Jordan, Katherine - City Council" <[redacted]
Subject: Re: Vote NO on Code Refresh

Good evening, Andrea,

Thanks so much for reaching out and for taking the time to provide your feedback on the Code Refresh. I know that you have been following this regularly, so we take your concerns very seriously.

Understanding that the public comment period for the second draft is still open and that we are months away from Council consideration, our focus at this time is to ensure as many people as possible know about and can participate in this process. I really

appreciate you doing that by sharing your feedback with us, and if you haven't already, I'd highly encourage you to comment on the draft map and/or draft regulations, as well as check out additional opportunities for engagement and feedback on the Code Refresh webpage.

We will also continue to host community meetings on the topic as we proceed towards a third draft and Council consideration, and I look forward to seeing you out there.

Best,
Sven

Sven Philipsen (he/him)
Second District Liaison
Office of Councilor Katherine Jordan
Office: (804) 646-6532
Cell: (804) 201-5069
[redacted]
Connect with the Second District
Sign-up for the Second District Newsletter

From: Andrea K Wieder <[redacted]
Sent: Monday, February 23, 2026 7:49 PM
To: Jordan, Katherine - City Council <[redacted]
Subject: Vote NO on Code Refresh

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Dear Representative Jordan,

My name is Andrea K. Wieder. As your constituent in District 2 in Richmond VA, I urge you to vote no to code refresh. I am concerned about the financial, environmental and community impacts that this code will have on Richmond.

Please advise me of the actions you intend to take with respect to this bill.

Sincerely,
Andrea K. Wieder

From: Tim P
To: Vonck, Kevin J. - PDR
Cc: Pitts, Marianne G. - PDR; Gibson, Kenya J. - City Council; Rich Souser; Anthony Costa; [redacted]
Subject: CR question for this evening"s 3rd District meeting
Date: Wednesday, January 21, 2026 10:19:44 AM

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Kevin et al: I want to give the courtesy of a heads up on the issue of churches proposed as MX-3 that i hope to bring up this evening at Councilwoman Gibson's 3rd District meeting (I don't feel it's respectful of your role and efforts for community input to try to play "gotcha" at the meeting, and you've all been consistently open and responsive to our thoughts ... hence this message!).

The Northside church lots at 1700 W Laburnum (Christ Ascension), 4006 Hermitage (St Alban's) and 1200 Wilmington (Eternity) are each just under 1.3 to 1.5 acres (57,000 to 64,000 sq ft lots), and 80% coverage allowed by MX3 would allow 3 story buildings w/ footprints of 45,000 to 50,000+ sq ft per floor (which is roughly equivalent to a mall anchor big box), with max. 15 foot setbacks and no required off street parking, each of which is adjacent to single family RD-A and -B.

While I get that churches have constitutional protection to conduct religious functions in residential zones, I feel like that does not or should not entitle them or subsequent buyers to do commercial development there. I've added comments to this effect on the interactive zoning map, suggesting these three* be changed to RA or RD-C if additional housing is the desired and appropriate redevelopment option, but I hope we can hear your thoughts on that topic this evening.
(* and any others across the City, where appropriate)

thanks for your consideration, see you this evening!

Tim Pfohl
(on behalf of BCA's newly-organized Neighborhood Development Committee)

From: Harriett Condrey
To: Richmond300
Subject: Fwd: Code Refresh
Date: Tuesday, February 17, 2026 2:16:58 PM

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To whom this may concern: please consider my opposition to Code Refresh. My opposition has been shared with Ms Abubaker, Mr Jewell and Mr Siverd. Thank you for your time.

---------- Forwarded message ---------
From: **Siverd, Jr, Timmy M. - City Council** <[redacted]
Date: Tue, Feb 17, 2026, 2:05 PM
Subject: RE: Code Refresh
To: Harriett Condrey <[redacted]
Cc: Abubaker, Sarah M. - City Council <[redacted]

Harriett – thank you for your email. Councilmember Abubaker has been closely following the Code Refresh process and is grateful for the large volume of feedback she has received from 4th District residents.

I do want to clarify that this proposal is not before Council at this time - it is currently entirely an administrative process within the Planning Department and City Administration. Planning is currently accepting feedback on the second draft until March 1, at which point they will incorporate it into a third draft. Therefore, it is extremely important that residents are providing their feedback directly to the Planning Department by commenting directly on the draft map and/or emailing [redacted] While Council may ultimately vote on the final proposal, Council doesn't have any bearing over what is proposed, so it is really important that residents are providing that feedback directly to Planning in addition to Council.

Thanks again for your email, and we will keep the district informed as this process moves forward.

Sincerely,

Timmy

Timmy Siverd

Liaison for the Honorable Sarah Abubaker
Councilmember, Richmond's Southwest 4th Voter District

Richmond City Council

(O) 804-646-5646 (C) 804-767-0841

From: Harriett Condrey <[redacted]
Sent: Sunday, February 15, 2026 9:51 AM
To: Abubaker, Sarah M. - City Council <[redacted] Siverd, Jr, Timmy M. - City Council <[redacted]
Subject: Code Refresh

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Good morning. Previously, I expressed my opposition to Code Refresh through email and voice mail. I want to express my opposition personally to you.

Code Refresh is conceptually flawed and motivated by greed. It disenfranchises the very residents that need the most assistance. Structural designs are inept and deficient. Who in the world thinks "rooming houses" are in the best interest of the residents?! Another venue that will become problematic cohesively and structurally. From an environmental perspective, the James River needs our protection not additional contamination.

I have considered Richmond my home for the majority of my life. Over the years, the beauty of the city has declined because of encroaching architecture and poor decisions. Code Refresh will be a blight on the city of Richmond and its residents.

Thank you for your time and consideration of this matter. I hope I can count on your opposition to Code Refresh, Ms. Abubaker.

From: Richard Hickman
To: Pitts, Marianne G. - PDR
Cc: Val Murphey; Siverd, Jr, Timmy M. - City Council
Subject: Fwd: Code Refresh
Date: Tuesday, February 17, 2026 7:38:59 AM

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

Dear Marianne:
I wanted to share with you the email that I sent to Fourth District Councilwoman, Sarah Abubaker, yesterday, expressing my opposition to the most recent draft of the Code Refresh—the rewriting of our city zoning ordinance.
I do not want my property or my neighbors' properties converted by developers into multi family properties.
We are blessed to live in an attractive, single-family neighborhood, with wonderful amenities, which attracts young, growing families who are, as we were, seeking an environment which will be conducive to raising children, attractive to both young and old, and convenient to downtown.
The proposed changes in our zoning ordinance, whether ultimately authorizing three or four units on my property, will eventually destroy the single-family character of our neighborhood.
Thank you for your consideration, and please add my name to your email or text notification list for any public hearings which you may schedule on this subject.
Respectfully yours,
Dick Hickman
4709 King William Road
(804) 232-0164

Sent from my iPhone

Begin forwarded message:

From: Richard Hickman <[redacted]
Date: February 16, 2026 at 7:00:42 AM EST
To: Sarah Abubaker <[redacted]
Cc: Val Murphey <[redacted]
Subject: Code Refresh

Dear Sarah:
I write to oppose the proposed Code Refresh, including the most recent iteration.
Our family has lived in the same house in Westover Hills since 1979. We raised our family here, and we love the neighborhood and the City of Richmond.
The Code Refresh would permanently alter the character of our neighborhood by allowing increased density. Our lot is 60 feet wide; the proposed zoning ordinance would permit a developer to replace our house with FOUR units: a

duplex, a townhouse, and an accessory dwelling unit in the rear if our lot.
The Code Refresh will most certainly benefit developers, but it would destroy the single-family character of our neighborhood, increase parking to unacceptable levels, and increase the demand for sewage disposal on our already-overburdened Public Utilities system.
Please vote no.
Thank you for your consideration.
Dick Hickman
4709 King William Road
(804) 232-0164

Sent from my iPhone

From: Subscriptions
To: Richmond300
Cc: Abubaker, Sarah M. - City Council; Marty Jewell; Siverd, Jr, Timmy M. - City Council
Subject: the Code Refresh proposal Draft 2 feedback
Date: Sunday, March 1, 2026 7:44:46 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

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I am writing with concerns about the Code Refresh Draft 2 plan. I have listened to both the Draft 1 and Draft 2 presentations. Unfortunately, Draft 2 does not address my concerns about the Code Refresh proposal in a substantial way. I submitted concerns during the Draft 1 proposal window and will list those again here:

DRAFT 1 Concerns:

My concerns begin with:

The lack of transparency and expertise as well as possible conflicts of interest with the current Zoning Advisory Committee (ZAC).

There are many serious resulting concerns including, but not limited to:

- *infrastructure and essential services quality and affordability*
- *quality of life for existing Richmonders*
- *displacement of homeowners and renters (of all income levels)*
- *disregard for green space and environmental sustainability*

- *lack of affordability - especially for lower, modest and moderate income levels and first time homeowners*
- *unnecessary waste of described demolition projects as well as quality and aesthetics of these new buildings/ living spaces*
- *lack of reverence for existing historical structures and areas of the city*
- *lack of concern and attention to the diversity of our city*
- *lack of integration for floodplains and the James River Watershed Habitat*

Many of the above concerns will most likely dissipate or at least be minimized when the first concern is addressed.

DRAFT 2 Concerns:

1. Richmond can currently provide housing for up to 300K new residents along Broad Street and Downtown

During the Draft 2 presentation, it was disclosed by the Richmond300 presenter that the city can house up to the maximum number of anticipated new residents (up to a projected 300K) along Broad Street and Downtown...where there is more availability, infrastructure, adaptability, public transit, and overall support for increased density. *With this knowledge, why are we not focusing the majority of growth in these areas?* Again, why not look to the Broad Street/Downtown area first where the city can already handle and possibly benefit from this anticipated growth? The question stands to be thoughtfully considered. **Why not first look at the advantages of building for anticipated density increases along Broad Street and Downtown and other areas that can benefit from and naturally lend themselves to new growth at this time?**

An arbitrary overhaul of the entire city simply because Richmond will be coming into its 300th year of existence seems superfluous and is proving to

be rushed and not well-designed to the benefit of Richmond and all her current residents.

It is troubling to see a rushed broad-brush approach to rezoning most of Richmond, minus a few specific neighborhoods protected due to covenants.

https://www.richmonder.org/for-some-neighborhoods-its-covenants-not-zoning-that-decides-what-gets-built/

2. **Addressing the Draft 2 proposal more specifically:**

From the Draft 2 presentation I am very concerned about the new "bonus" incentive to not demolish existing houses:

From the Richmonder: the administration replaced a provision allowing duplexes by right with a provision that only allows the addition of a second unit if the current building is preserved and limits where on the lot it can be added

This "tweek" is, as far as I can tell, a representation of the Draft 2 as a whole. Nothing has really changed with the second draft. Foundational concerns about this Code Refresh proposal have not been addressed.

3. **An Example of Existing Sustainability Concerns:**

I was recently made aware of extensive sewer runoff into the James River by this short educational video.

Www.richmondcivicleague.com/resources

If Richmond can't address it's sewage runoff problem now, how will we do that with the projected growth?

4. **Affordable Housing: A Real Concern with a Real**

Solution?

The use of "affordable housing" as a platform for the Code Refresh proposals has yet to show any substantial data on how that will manifest. Where will 300K new residents work? What percent of these new developments will be luxury condos and homes? Who do we anticipate moving to our city and do we have jobs for all these new residents? Who will be paying for affordable housing? What does that look like to the average Richmond taxpayer?

The idea of affordability is a noble one and everyone can get behind that idea. But I have concerns about the inability to explain how affordable housing will manifest within the Code Refresh proposal. The recent news that Richmond has not been honoring its current promised commitment to affordable housing through the Affordable Housing Trust Fund validates these concerns. Is affordability a real concern with a real solution through the Code Refresh proposal?

https://www.richmonder.org/audit-finds-city-fell-short-on-paying-required-revenues-into-affordable-housing-trust-fund/

Will we negatively affect current homeowners in the name of "affordability"? Also I find it interesting that Richmond already has almost 10% vacancy in homes with many of them due to their lack of affordability. How is Code Refresh proposal going to allow for affordable housing and affordable home ownership for existing and new residents? Keep in mind that Richmond homeowners are already paying unnecessarily high property taxes.

5. A Next Step Forward: Public Open Discussions/Debates

I am requesting a series of public debates on the Code Refresh proposal. The Code Refresh campaign has been one-sided and little substantial changes have been made between Draft 1 and Draft 2, despite vocalized concerns. I am calling for consideration towards debates/ dialogues/ discussions/ QnAs between **Group 1** (including local experts & neighborhood representatives, groups opposed to the Code Refresh rezoning plan as it stands and citizens who have unanswered concerns) AND **Group 2** (the Code Refresh ZAC, Director of Planning and

Development Review Mr. Vonck and other Representative from the City Planning Department).

It is apparent that the employees tasked to draft and re-draft and explain the Code Refresh proposal are doing their work very well. The problem lies not in the drafting and re-drafting, but in the Foundational Structure of the plan designated by the ZAC and the City Planning Department. This is why it is important to have an open public discussion between Group 1 (representatives of the residents of Richmond with concerns about the Code Refresh proposal) and Group 2 (Code Refresh ZAC, Mr. Vonck and the City Planning Dept.), as it seems that these groups are not getting the clear message about valid concerns.

For such a large zoning overhaul proposal, affecting almost all of the residents of Richmond in various ways, a series of public debates and discussions specific to various topics is called for. These discussions, specific to different neighborhoods and districts, are an **equitable and inclusive approach** to the rezoning proposals. The ZAC and City Planning would benefit to become aware of nuances, unique character and charm as well as concerns of resident stakeholders in various parts of our city. An overriding concern is that a small group with limited expertise are making these zoning proposal decisions without feedback from and open dialogue with stakeholder residents and business owners in these various neighborhoods. Break down the rezoning concept by areas of Richmond and include local experts and community members to explore where growth might benefit Richmond's growth and her current residents.

I mention here that it was a welcome surprise to receive an email from Mr. Marty Jewell expressing and educating on the cons of the Code Refresh proposal for stakeholders at it now stands. I do not personally know Mr. Jewell but I appreciate his efforts to connect with concerned citizens. I am including him as well as the Richmond Civic League in this response to Richmond300 because they are providing a voice for some of the concerns that are not being addressed.

At this point it seems that the Code Refresh proposal is a campaign looking to push in one direction without a greater understanding of what makes Richmond unique and a desirable place to live. Richmond stakeholders needs a balanced approach. The Draft 2 response to resident stakeholders' concerns demonstrates that the Richmond300 Code Refresh ZAC and City Planning cannot provide and analyze the balanced feedback to address

valid concerns from within. Open public debates and discussions with the decision-makers are needed to move forward in a productive manner. I would like to see Mr. Jewell included in requested upcoming public discussions and debates. Other concerned organizations should be included as well.

As I mentioned above, because the current Code Refresh ZAC is somewhat limited in their expertise (largely composed of individuals from the development sector) an open discussion/debate platform, bringing in ideas and concerns that may not be obvious to the ZAC and Richmond300 employees, must be a part of this process for optimal success.

And if, in fact, the various concerns of residents *are already* being addressed, this too can be expressed and explained during public discussions and debates.

Thank you for your attention to these concerns and requests.

6. Summary

We can accommodate for ALL of the anticipated growth along Broad Street and Downtown without a broadbrush citywide zoning overhaul. Let's start there.

The foundational concerns listed from Draft 1 have not been addressed.

Draft 2 shows the inability to address these concerns, as the Code Refresh ZAC, the Director of Planning & Development and City Planning Department now operate without incorporating input from neighborhood residents for substantial change in the proposal drafts.

In order to hear the valid Code Refresh proposal concerns of Richmond stakeholders, concerns must be openly discussed with the ZAC, Mr. Vonck and the City Planning Department in relationship to various areas of Richmond and what each area has to offer.

Therefore, I am requesting and suggesting a series of public debates and dialogues and meetings between Richmond resident stakeholders and organizations from various neighborhoods with the ZAC/Mr. Vonck/City Planning as the next step in this process.

Thank you for your efforts and time and dedication in making our city Richmond the best it can be.

Sincerely

Laura Mallinak

4th District Resident

From: Ashley Z
To: Richmond300
Subject: Concerned about Code Refresh
Date: Wednesday, February 25, 2026 8:48:14 PM

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Hello,

My name is Ashley Zapach and I am a new homeowner in District 4 in Richmond.

I am concerned about the financial, environmental and community impacts that Code Refresh will have on Richmond. The James River already struggles with pollution, traffic /parking is getting worse as suburban areas around the city expand (so this would make it even worse), public transportation is lacking and our infrastructure including sewage and water is reportedly old and not able to support an influx of people as it already has its challenges.

I understand this a financial move for Richmond, but it doesn't seem to consider the folks who have chosen to make Richmond their home because it is not overcrowded, easy to get around and still has some character.

Affordable housing is become harder to find across the city and adding more supply has not seemed to make a difference. I have not seen any new construction that is 'affordable' ($650,000 for a condo or $2500+ for rent is not affordable!) and even worse, these buildings are generic, taking over valuable green space and are slowly changing the character of the city.

Around the corner from my job on N. Hamilton St., a giant apartment building and a row of $650,000 condos have been build in the last year. The intersections around there are not built to handle an additional 100+ cars on the daily.

There are plenty of areas of Richmond that need help - infrastructure including roads and utility systems, park maintenance, falling down and abandoned buildings, public transportation. Focusing on revitalization instead of reinvention would be a better path for the city and I am sure contractors could find ways to make remodeling just as profitable.

The Code Refresh interactive map is hard to use and still unclear for the average person. I've tried to look at it multiple times and get frustrated so I just stop. I figure reaching out to you directly would be better than leaving a message on a map that is hard to use.

The population of Richmond is consistently growing already - there's no need to jam people in everywhere in the name of economic growth without considering the ripple effect of rapid population growth. People already want to move here regardless of how many condos and mixed use buildings we have.

ChurchHill is another area that is wild with construction - instead of figuring out how to improve the falling down and abandoned buildings, it seems every strip of vacant land it being turned into a skinny house.

Please advise if there's an easier way to leave a public comment and review these proposals.

I appreciate your time and consideration of my feedback as a Richmond resident.

Sincerely, Ashley Zapach

From: Paul Broughton
To: Vonck, Kevin J. - PDR
Cc: Martha Broughton
Subject: Code Refresh
Date: Sunday, March 1, 2026 10:22:06 PM

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Good morning,

Thank you for your presentation this past Thursday night to Dr. Newbille's constiuents. I found it very helpful but your task ahead is very daunting.

I realize that the Zoning Code is a city ordinance and that it is out of date. However, while it is a city issue; it is also a regional problem and I heard nothing about a regional response. We don't exist in a vacuum and working together with the other localities is required.

A second takeaway, is that I fear the code refresh favors developers and construction firms over homeowners, neighborhoods, and the public/common good. An example of the public good is the proposed zoning for the area between the "View that Named Richmond" and the James River.

I hope you understand that the historical events that are an integral part of Richmond's early history need to be acknowledged.

Thank you for the opportunity to give input

Paul Broughton

From: James Burney
To: Pitts, Marianne G. - PDR
Cc: Newbille, Cynthia I. - City Council; Richmond300
Subject: Support for Increased Density in Code Refresh Draft 2
Date: Friday, December 12, 2025 1:06:25 PM

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Dear Ms. Pitts,

Thank you for all your hard work on Richmond's Code Refresh! I was not able to attend the meeting this week on Draft 2, so I'm writing to express my strong support for increased density across all districts. As a Shockoe Bottom resident who has previously lived in Denver, San Francisco, and Alexandria, I've experienced firsthand how dense, walkable, transit-oriented neighborhoods significantly improve quality of life.

A critical issue facing our city is housing affordability. Too many families are forced to move to the counties because they cannot afford a starter home within Richmond's city limits. Allowing duplexes and other "missing middle" housing types on existing lots would create more attainable homeownership opportunities while keeping families in the city. This keeps residents connected to urban amenities, supports our tax base, and reduces the pressure that pushes development ever outward.

Beyond livability and affordability, increased urban density is essential for climate action and preservation. Compact development reduces per-capita emissions, shortens commutes, and makes public transit viable. Importantly, it helps prevent urban sprawl that consumes our historic countryside and natural areas. By building up rather than out, Richmond can accommodate growth while protecting the surrounding landscape that defines our region.

I urge you to advance policies that encourage density, particularly allowing duplexes on single-family lots and promoting development near transit corridors and existing commercial districts. Richmond has an opportunity to grow sustainably while enhancing the character that makes it special and I believe we should be planning for the future as opposed to protecting the past.

Thank you for considering public input on this important update to our zoning code.

Sincerely,

James Burney

7th District Resident
Richmond, VA

From:	Christian Schick
To:	Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office
Cc:	Pitts, Marianne G. - PDR
Subject:	Supportive opinion for the direction of the Code Refresh
Date:	Tuesday, January 6, 2026 7:42:16 PM

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Honorable Council Member Newbille,

I would like to express a generally supportive sentiment about the direction of the Zoning Code Refresh.

I've attended civic association meetings, ZAC and other events. I've listened to neighborhood opinions and I've asked my neighbors about their concerns.

The updates to the zoning code will bring my property into compliance. I've also seen a lot of promising updates that will hopefully allow Richmond to grow incrementally without disrupting existing neighborhood character.

Allowing the free market to keep Richmond an affordable city is very important to me. While I don't personally benefit from affordable housing, I'm worried about a future Richmond that doesn't thrive.

At this point, the only thing I'm worried about is that the code refresh will get rejected outright. I believe perfect is the enemy of the good. I appreciated seeing reasonable compromises so far.

I have a lot of trust that our city can find a path forward without destroying the progress already made.

Thank you,

Christian Schick

From: Suzanne Keller
To: Richmond300
Subject: comments on code revisions
Date: Saturday, February 28, 2026 5:15:12 PM

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I write today to express my views about the proposed revisions to the building code. I do not think that ripping apart the fabric of our historic neighborhoods is the way forward for Richmond. With all of the apartment buildings reshaping the streetscapes and landscape of our city, it does not look like progress, but instead like homogenization and stalinization of our city.

There must be a no demolition policy in the code. Demolition should be last resort and only allowable with a SPU.

By right development is a gift to developers at the expense of our neighborhoods. It is also a gift to people who buy a house and then want to change it, tear it down without regard for the impact on neighbors or the streetscape.

There must be a comprehensive study of the long term impacts of the kind of density proposed on our infrastructure. There is nothing in Code Refresh that addresses this.

If the proposed lot coverage is allowed, there will be an increase in impervious surface in the city. That will cause increased stormwater and heat islands. The build out percentages need to be drastically reduced.

There needs to be a comprehensive study of impervious surface and what we can expect from increasing density.

The zoning categories seem like they dropped from outer space (or pehaps your consultants' file cabinet) onto our unique neighborhoods. For example, I am in the southeast part of Bellevue, where code would allow two additional structures on my lot if the original house is preserved. Mind you, we do not have off street parking for most of this neighborhood.

The wholesale rezoning of church property to promote housing development while laudable is another example of neighborhood destroying by right development.

The data you tout to support this radical code revision does not support the claim that it will help provide more housing for more people. It is a simplistic and really is nothing more than an trickle down argument about supply and demand.

The entire process about the code revisions must start over. First, where is the data about the impacts of code revisions you have already done? What has been the impact of the ADU or no parking ordinances? Have they done anything to increase housing supply below market rate? Second, the way you have asked citizens to comment, on a map and draft regulation is not easily navigated. We need more organic opportunities for citizens to participate. Lastly, the City has a track record of killing the golden goose on the altar of progress.

Sincerely,
Suzanne Keller
Bellevue

From: Suzanne Keller
To: Richmond300
Subject: draft two-still needs work
Date: Sunday, March 1, 2026 11:52:05 AM

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Dear Planning Staff,
Thank you for the effort to shepherd a zoning update. Unfortunately the consultant's boiler plate plan does not respect or even understand the characteristics of Richmond's neighborhoods that attracts people here.

I live in SE Bellevue. The RD-C zoning is not rational. **We are already the most dense part of the neighborhood.** ADU's are already allowed and are being built (three on my street so far). The revised plan adds a "preservation" bonus if you keep the original structure. I am opposed to this measure. The SE part of the neighborhood should be RD-B. One dwelling one ADU, with greater pervious surface required.

As I have written before, there needs to be rigorous analysis of the capacity waster water/sewer and water infrastructure before this zoning is implemented and modifications be made based on what is found.

There needs to be a no demolition policy in every part of the city.

By the way, as of today according to zillow there are 1,764 units available to rent or buy. 1,323 2 bedroom apartments, 234 houses for rent and 207 for purchase.

Richmond's demographics have changed and that is pushing the housing market as much as incoming demand is. Let's get smart about making changes that will alter the landscape and streetscapes of our city.

Suzanne Keller
Amherst Ave
Richmond, Va

February 27, 2026

Mr. Kevin Vonck
Director, City of Richmond Planning & Development Review
900 E. Broad Street; Room 511
Richmond, VA 23219

Dear Kevin:

Over the last several years, the Bon Secours team has enjoyed its close working relationship with the City of Richmond, in anticipation of the developments on its St. Mary's Hospital (SMH) campus.

These below-cited parcels have been acquired by Bon Secours for ultimate use as part of the SMH campus. Under the current Code they are zoned B-7 Commercial. As part of due diligence, entitlement, and design work, Bon Secours has identified that the second draft of the Code Refresh Zoning Map proposes that these parcels be zoned RM-B Residential. As Bon Secours representatives shared in a meeting with your office yesterday, Bon Secours respectfully believes this proposed zoning change will be counterproductive to our joint efforts.

5805 Pratt St (W0210116014)	5804 Park Ave (W0210116009)
5803 Pratt St (W0210116013)	5806 Park Ave (W0210116008)
5801 Pratt St (W0210116012)	5808 Park Ave (W0210116007)
5800 Park Ave (W0210116011)	5810 Park Ave (W0210116006)
5802 Park Ave (W0210116010)	5812 Park Ave (W0210116005)

We kindly request that these parcels be zoned MX-5 in the Code Refresh. The MX-5 Zone aligns with the existing B-7 Zoning for these parcels, and it permits the medical uses appropriate for a hospital campus. Furthermore, this Zone is consistent with the development and proposed Zone of the Westhampton Commons property, providing a transitional Zone between the commercial uses along Patterson Avenue, and the residential neighborhoods within the West End.

An additional parcel, which has recently been acquired by Bon Secours, but not yet rezoned, is also of concern:

1001 Maple Ave (W0210116004)

Rhodes B. Ritenour, Vice President, External and Regulatory Affairs
920 Libbie Avenue; Suite 200; Richmond, VA 23226
(804) 281-8235 | [redacted]
GOOD HELP TO THOSE IN NEED®

This parcel is proposed to be zoned RD-B under the Code Refresh. It is adjacent to the previously listed parcels and included in the SMH Master Plan. We believe it is appropriate for this parcel to also be zoned MX-5 for the same above-stated reasons.

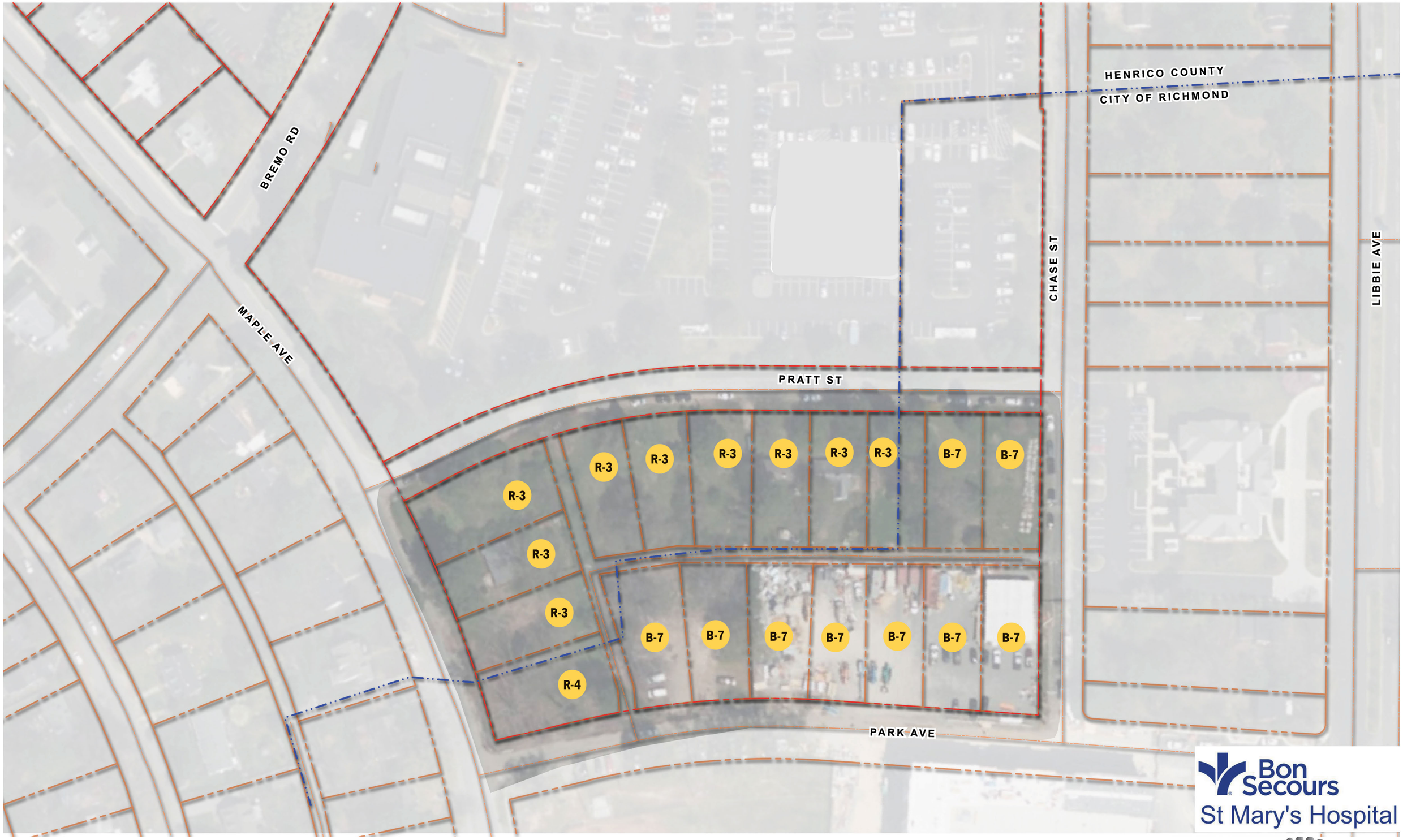
Thank you for your consideration, we will look forward to our continued partnership, and we will remain available for further discussion at your request.

Sincerely,

/S/ Rhodes B. Ritenour

Rhodes B. Ritenour
Vice President, External & Regulatory Affairs

Rhodes B. Ritenour, Vice President, External and Regulatory Affairs
920 Libbie Avenue; Suite 200; Richmond, VA 23226
(804) 281-8235 | [redacted]



BON SECOURS ST. MARY'S HOSPITAL EXPANSION

SOUTH PARKING LOT ZONING EXHIBIT

SCALE 1" = 40'
0' 40' 80'

Perkins&Will

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

Bon Secours
St Mary's Hospital

From: Bygones Vintage Clothing
To: Pitts, Marianne G. - PDR
Subject: Opposed to proposed Carytown changes
Date: Wednesday, January 7, 2026 6:11:42 PM

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Dear Marianne,

I would like to voice my opposition to the proposed changes to the Carytown zoning that would allow 4 story structures to be built without retail or business first floor requirements. I feel that it would take away the charm of Carytown's vibrant retail district and lessen the historic significance of the area.

Thank you for your consideration.

Sincerely,
Marilyn Cayton
Owner, Bygones Vintage Clothing

Bygones Vintage Clothing
2916 W Cary St
Richmond, VA 23221
(804)353-1919
www.bygonesvintage.com

From: Nat F
To: Pitts, Marianne G. - PDR
Subject: Carytown Merchant Meeting Feedback
Date: Monday, January 19, 2026 12:11:06 PM

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Marianne

Thank you for your presentation at the latest CMA meeting. As a small local business owner on Cary St. the main thing I oppose is the proposed increase in height restriction allowing for taller buildings, and the removing the requirement for the ground floor to be commercial retail space.

These two proposed changes will eventually push out small local businesses that have made Carytown what it is today, and pave the way for larger commercial developers to move in eliminating the attractive charm of the area.

While I support upgrading infrastructure, improving public transit, and supporting the property owners with programs that assist in rebuilding/improving structures I do not support the proposed rezoning measures that allow larger developments on the main Cary St corridor.

Thank you

Nathan Farr

Home Sweet Home

From: K Henry-Choisser
To: Richmond300
Subject: Proposed Carytown Changes
Date: Wednesday, January 7, 2026 10:40:33 PM

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Greetings fellow Richmonder(s),

I am writing because it appears that big (bad) changes are planned / suggested for Carytown, with four story buildings becoming possible on that bright, open shopping & dining corridor.

However, I feel that if four story buildings are allowed in Carytown, the entire character of Carytown would be permanently, disastrously altered.

I fear that many of the 1 and 2 story buildings would be purchased by developers, torn down, and that large, towering (by comparison) 4 story buildings would take their place. If that happens, the charm and architectural diversity of Carytown would be forever lost. It would be erased.

Charm and architectural diversity takes place over many decades. It cannot be copied, fabricated, or manufactured. If these zoning changes take place, Carytown would no longer be "our" Carytown. It would become an awful, unfriendly, boring corridor of overpriced stores designed for tourists, not for Richmonders.

I believe that Carytown needs to stay the way it is.

Thank you -

Kathryn Henry-Choisser
Byrd Park Resident

From: john Roberts
To: Richmond300; john roberts
Subject: R300
Date: Friday, February 20, 2026 9:06:53 AM

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Dear Honorable Zoning Panel,

I hope you will recind enacting the R300 "Code Refresh" Plan.

It was not drawn up with sufficient resident input, but with a lopsided pro development board, it does not follow the Master Plan, it ignores the very real concerns of most citizens and homeowners, will not result in more Affordable Housing, and will lead to destruction of green space and tree canopy, not to mention many other problems like preserving neighborhood authenticity and historic uses, increased sewage, taxes, parking problems, and increased. school and infrastructure expenses.

I suggest we do an entire redo on R300 with community involvement from the start, and that we look at implementing some of the recommendations in those communities and mixed use areas that WANT the sorts of changes that R300 would visit upon us.

Thank you,

And PS, I stand to lose my houses if R300 goes through, as I can not afford to pay the tax increases and will not live in an area as outlined by the plans.

John M Roberts

Saving biodiversity saves us!

3204 Hawthorne Ave Richmond , VA 23222 USA 804 329-6879

Please note, I may not access internet for a few days, or longer if travelling. You can always leave a message on my home phone.

From:	john Roberts
To:	Richmond300; john roberts; Melody Imburg; The Weisensales; [redacted] Katie Cortez; Rebecca Dodson
Subject:	R300
Date:	Monday, December 29, 2025 8:32:32 AM

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

Your 3 main goals in the recently proposed changes to R300 are not apparent in the proposed changes for Chamberlayne Ave. through Ginter Park -

1. Preserving current set backs and green space.

2. Fitting in with the current buildings and walkability (6-7 lanes on Chamberlayne)

3. Preserving what is there already.

As a homeowner on Chamberlayne, I am faced with likely destruction of the home I have worked on so hard over the last 30 years, as real estate taxes soar due to the proposed change of almost no setbacks and 80% of lot used for the buildings.

The proposed changes will destroy our community and I will move out from the city.

Thank you for listening to me.

John M Roberts

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Please note, I may not access internet for a few days, or longer if travelling. You can always leave a message on my home phone.

From: john Roberts
To: Richmond300; john roberts; The Weisensales; Katie Cortez; Melody Imburg; Rebecca Dodson; Susan Rebillot; [redacted]
Subject: SLOW DOWN
Date: Sunday, January 25, 2026 2:19:55 PM

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To RVA 300, ...copies to others,

Here is my input of the day.

Your proposals are like a Hurricane coming through , They are not well thought out and many citizens are beginning to learn this. Many of our communities do not want such drastic changes which will disrupt our communites forever, at this time.

Why first do changes in communities , be they commercial, mixed , or residential where the communities are generally receptive and leave the other communities alone, for now?

I for one, own a home on Chamberlayne in Ginter Park, a home that I have poured my dollars and my energies into for the past 30 years, only to see that you wish to re zone in a way that my taxes will skyrocket by 3 to 5 times , maybe more, to the point where I can not afford to have the home. And this is not to mention the drastic changes in green space, livability, walkability, and AFFORDABILIT"Y of dwellings on Chamberlayne in Ginter Park NOW.

Please, DIAL IT BACK !!

John M Roberts

Saving biodiversity saves us!

3204 Hawthorne Ave Richmond , VA 23222 USA 804 329-6879

Please note, I may not access internet for a few days, or longer if travelling. You can always leave a message on my home phone.

From: The Weisensales
To: "john Roberts"; Richmond300; "Melody Imburg"; [redacted] "Katie Cortez"; "Rebecca Dodson"
Subject: RE: R300
Date: Monday, December 29, 2025 4:03:23 PM

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John –

Not sure if you saw Rich Souser's recent post "12 Myths about Code Refresh" on Nextdoor... I think Myth #1 is spot on, see in particular the last paragraph below: I agree that rezoning Chamberlayne to accommodate a still non-existent transit system is a classic cart before the horse exercise.

Myth 1-
Code Refresh is required to implement the city's "Richmond 300 master plan".

Reality- The drafts presented so far are not accurate reflections of the city's 2020 master plan goals. First, that plan is already outdated. It is past due for a mandatory 5 year update.

The city said previously the master plan calls for, "Re-Write the Zoning Ordinance: Direct growth to appropriate areas while maintaining existing neighborhoods as well as creating new authentic neighborhoods adjacent to enhanced transit." The rezoning drafts instead focused primarily on increasing density, disregarding appropriateness and preservation of existing neighborhoods. It has completely ignored the environmental initiatives in the master plan

The Master Plan is a long-range planning tool. The zoning code needs to be a more grounded, realistic document. It should reflect the current reality, not something that may happen 30 years in the future. **For example, a big portion of the new denser zoning is predicated on the unfunded $300 million North/South Pulse bus rapid transit line. The high density zoning changes proposed along the route would be unrealistic without the transit infrastructure. Any zoning changes relying on future projects should be postponed until the construction is more certain.**

The Weisensales
[redacted]

From: john Roberts <[redacted]
Sent: Monday, December 29, 2025 8:32 AM
To: [redacted] john roberts <[redacted] Melody Imburg <[redacted] The Weisensales <[redacted] [redacted] Katie Cortez <[redacted] Rebecca Dodson <[redacted]
Subject: R300

Your 3 main goals in the recently proposed changes to R300 are not apparent in the

proposed changes for Chamberlayne Ave. through Ginter Park -

1. Preserving current set backs and green space.

2. Fitting in with the current buildings and walkability (6-7 lanes on Chamberlayne)

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As a homeowner on Chamberlayne, I am faced with likely destruction of the home I have worked on so hard over the last 30 years, as real estate taxes soar due to the proposed change of almost no setbacks and 80% of lot used for the buildings.

The proposed changes will destroy our community and I will move out from the city.

Thank you for listening to me.

John M Roberts

Saving biodiversity saves us!

3204 Hawthorne Ave Richmond , VA 23222 USA 804 329-6879

Please note, I may not access internet for a few days, or longer if travelling. You can always leave a message on my home phone.

From: Suzanne A.
To: Richmond300; Vonck, Kevin J. - PDR
Subject: Code Refresh: MX-3 designations for churches
Date: Sunday, February 15, 2026 12:26:24 PM

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Mr. Vonck-

I would encourage the city to reevaluate its proposed assignment of a Mixed-Use "MX-3" designation to churches (or former churches) in the city. Many of these reclassifications don't seem to consider the individual circumstances or situation for these buildings - a good example is the former church at the corner of Meadow Street and Park Avenue (1836 Park). The rezoning of this property would incentivize future development such as a three-story residential or mixed-use building, a commercial building, or one of a variety of other residential versions.

I've lived 3 doors down from the 1836 Park for the past 13 years and raised my two boys in the neighborhood. To envision this property converted into any of the mixed-use options doesn't seem to reflect an awareness of the intersection on which it's located. Meadow Street is a congested, major artery and the corner of Park Ave. and Meadow St. is narrow and used as a main corridor for emergency vehicles (fire engines, ambulances, etc). This and the lack of parking at this intersection creates a dangerous situation for pedestrians - especially if the former church is used commercially.

In addition, any one of the development options under MX-3 could counter the historical significance and charm possessed by the 120 year-old building at 1836 Park. I believe residential zoning more consistent with the zoning of the immediate neighborhood is more appropriate and safer for the community.

Thank you for the opportunity to share my perspective.

Suzanne Abbot
1828 Park Ave. Apt 6
Richmond, VA 23220

--
Suzanne Abbot
804.874.1089

From: Vonck, Kevin J. - PDR
To: Alex Bakon
Cc: Pitts, Marianne G. - PDR
Subject: RE: Zoning churches and places of worship as MX-3
Date: Friday, December 12, 2025 11:41:31 AM
Attachments: image001.png
image003.png

Thank you for your comments and participation in the process! \\ kjv

Kevin J. Vonck, Ph.D.
Director
(o) 804-646-3741 (c) 804-292-4854
(e) kevin.vonck@rva.gov
(w) rva.gov/planning-development-review
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: Alex Bakon <alexkonradi@gmail.com>
Sent: Wednesday, December 10, 2025 7:11 PM
To: Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>
Subject: Zoning churches and places of worship as MX-3

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Hi, I heard your explanation for the rationale for zoning churches the same way as commercial space at the First District presentation this evening and it struck me as a very positive change. I expect you'll get a lot of unfavorable comments from my fellow district denizens this evening and wanted to voice my support in contrast.

I own a house across the street from Cristo Rey HS and St. Benedict Church and I can assure you that at certain times, the usage of the space and the surrounding streets is very much similar to a commercial space or event venue. I also appreciate that this avoids encoding carve-outs in the zoning code for religious institutions.

Thank you for your presentation this evening and for being willing to answer questions!

-Alex

From:	Bo Fairlamb
To:	Pitts, Marianne G. - PDR
Cc:	Breton, Andrew S. - City Council; Bo Fairlamb
Subject:	Advocating for Adaptive Reuse / Considering MX-3 Zoning at Religious Use Parcels
Date:	Saturday, February 28, 2026 12:54:49 AM
Attachments:	SSCC Demolition Calculation_SUP Partial Sanctuary Retention 20260216.pdf

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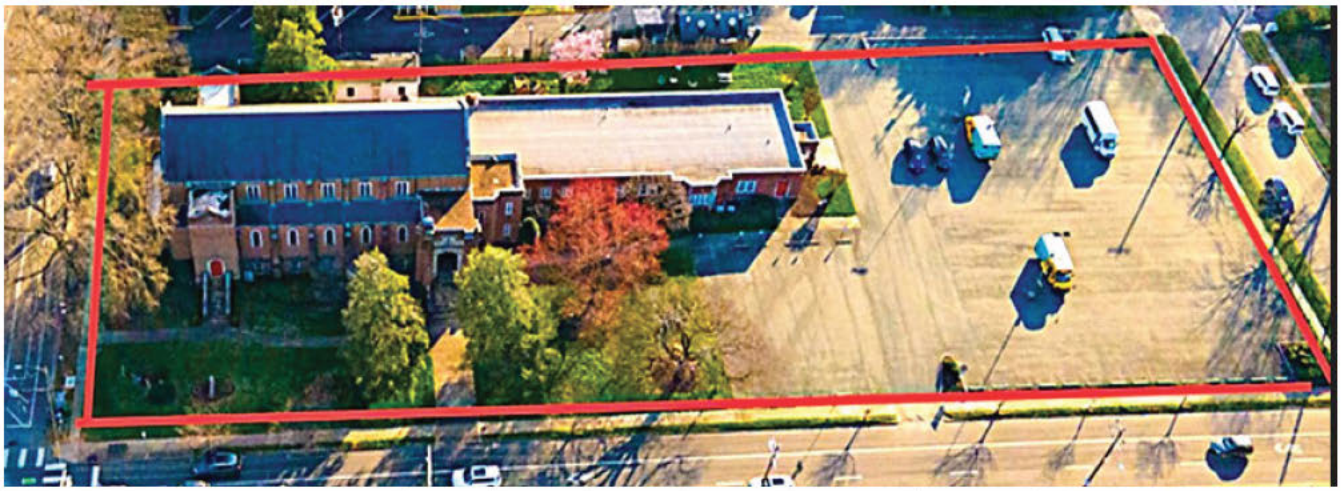
Hi Marianne,
Following up on our discussion at the Greater Colonial Place / Malvern Gardens meeting today, I have attached an "infographic" which I prepared when considering the impact of the current SUP application at Grove and Malvern (24 townhouses and a 48 unit condominium building) and the Draft 2 proposal to classify Religious Use parcels as MX-3. The SUP closely mirrors development which could occur if the property were to be classified as MX-3. One exception would be the height of the proposed 4 story, 48 unit condominium building. It would be restricted to 3 stories. This plan would result in the demolition of the lion's share of Seventh Street Christian Church Sanctuary and the entirety of the its Education Building. That we would consider tearing down this building when it could be adapted for other uses in my mind is a failure on our part.
While I feel the parameters of MX-3 zoning for Religious Use properties need to be more closely tailored to a property's context, I strongly support the concept of accommodating options for these properties as they evolve. It is my hope that such flexibility would lead to creative thinking about adaptive re-use of the existing structures. For example, the sanctuary at SSCC is a space of a grand scale that could easily be adapted to an events facility with food, small shops, co-working space, coffee....all would benefit the surrounding community and have access from the Grove Avenue / Malvern Avenue bus lines. Think about a restaurant, with an outdoor terrace facing Grove Avenue, and grab and go options....Stella's for a year long Greekfest. Certainly on the large parcels associated religious facilities within street car neighborhoods there would be opportunities for various types of housing as well. That said, I fear the proposed 80% lot coverage in these locations pushes development away from mixed use and encourages projects similar in nature as an Ellison-like megastructure (which, don't get me wrong, I believe does have a place in a well consider growth plan).
As noted, the infographic is based the SUP's proposed plan of 24 townhouses and 48 unit condominium building.
This will result in the demolition of approximately 20,000 usable sf, 10.8 million lbs. of demolition material, and 200 dump truck loads of debris heading to the landfill.
The nose to tail line of trucks would be almost a mile long. This all seems

contrary to our guiding star Richmond 300 goals.

As the Draft 2 Comment Period comes to a close, I want to say thank you for your continued efforts to help citizens understand the goals, intent, and complexities of the Code Refresh effort. I appreciate the patient, thoughtful, and courteous manner you bring to a challenging task, often in the face of a hostile crowd. With the completion of the Draft 2 comment period, I hope you will have more time for family and yourself.
Best regards,
Bo

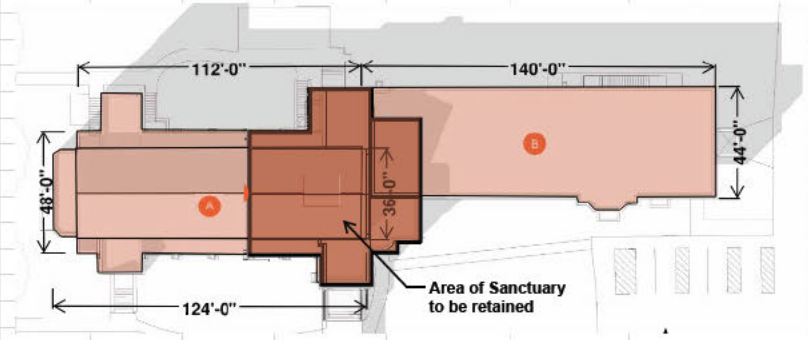
Bo Fairlamb Architect, LEED AP
804 819-9986
[redacted]

Proposed Demolition of Seventh Street Christian Church Sanctuary and Education Building at Corner of Grove and Malvern Ave

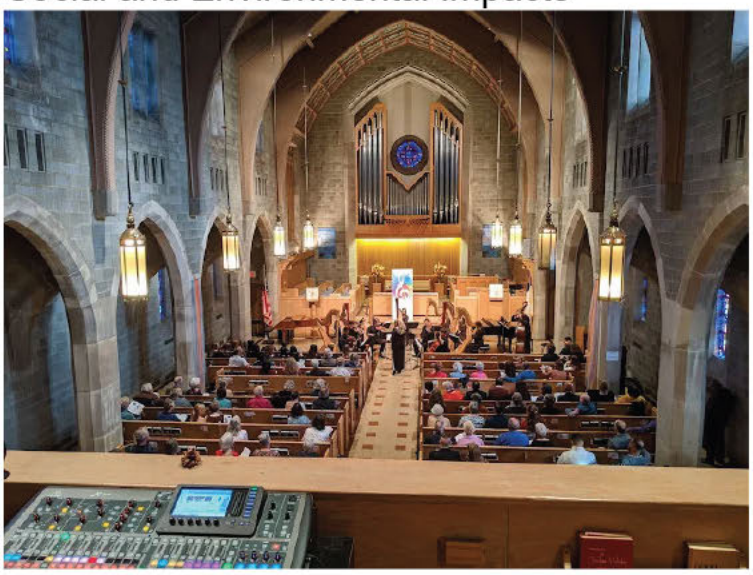


Demoliton Scope	Length	Width	Height	Volume	Compaction	Demo Factor	Education Building & Partial Sanctuary (67%)	
Education Building First Floor	140.00	44.00	20.00	123,200.00	0.30	1.00	36,960.00	
Education Building Partial Basement (50%)	70.00	44.00	10.00	30,800.00	0.30	1.00	9,240.00	
Sanctuary Building Bsmt and 1st Floor (10'+15')	124.00	48.00	25.00	148,800.00	0.30	0.67	29,908.80	
Sanctuary Building Roof	112.00	36.00	26.00	104,832.00	0.30	0.67	21,071.23	
Total Demolition Material in CF							97,180.03	CF
Total Demolition Material in CY							3,599.26	CY
Number of Truckloads at 18 CY/ Load							199.96	Truckloads
Lbs of Demolition Material @ 3,000 lbs/ton							10,797,781	Lbs

Notes:
1. Solid Concrete = 2 tons (4,000 lbs) per CY
2. CMU and Brick= 1.5 tons (3,000 lbs) per CY



Social and Environmental Impacts



Demolition of 20,162 sf of usable space including the historic sanctuary



10.8 million pounds of demolition material headed to the landfill



200 dump truck loads of hauling, stacked bumper to bumper would equal a line 0.9 miles long

From: Douglas Haag
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: RVA Code Refresh Comments
Date: Wednesday, February 25, 2026 8:05:33 PM

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Church Rezoning to MX-3 Commercial

The automatic rezoning of all church properties to MX-3 Commercial is deeply troubling.

Church properties vary significantly in size, context, and surrounding land use. A blanket rezoning that allows three-story mixed-use development by right—potentially including retail and restaurants—is not appropriate in every neighborhood. Rezoning decisions should be context-sensitive and require community review, especially when adjacent to residential areas.

Such development would significantly alter neighborhood character and increase traffic, noise, and parking pressures. Please require a more tailored zoning approach that reflects surrounding residential uses rather than automatic commercial mixed-use entitlements.

Douglas Haag
409 Tuckahoe Blvd
Richmond, VA 23226

"Sent from my iPhone"

From:	Joseph Carlisle
To:	[redacted] [redacted] Neal, LaJuan S. - PDR; Pitts, Marianne G. - PDR
Cc:	Vonck, Kevin J. - PDR; Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office; Mayor Danny Avula
Subject:	Comments on Housing Preservation Bonus and Lot Coverage Maximums in Draft 2
Date:	Thursday, November 20, 2025 10:42:56 AM
Attachments:	AffordableHousingStrategy_50 3-15-23.pdf

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Dear Code Studio and Richmond Planning Department,

I would like to start by thanking you all for your time and effort on the code refresh process. I know that this is a difficult task, and I know there are many who are upset that change is on the horizon. I have a lot of faith that the City will make the necessary changes to create a more equitable and affordable place to live. I am hopeful the City will agree with the principles of Homes for All Our Neighbors and build a future that works for all people of Richmond, not just those who currently enjoy the security of homeownership.

I live in North Church Hill and am excited to see what the future holds post Code Refresh. I am fortunate enough to own a home only because I am able to live with my partner and my retired mother; without them, I would not be able to own a home in this city, I would be renting. I have worked at VCU, my alma mater, for five years and have lived in the city for thirteen. I make around $48k a year. Considering the average rent for a studio apartment is $1,272, I would be spending a significant chunk of my income on housing alone. I am grateful to live in relative comfort, but so many others do not have the support system that I do, which is why I spend my free time advocating for a more equitable city.

I have reviewed most of the materials in the second Zoning Code Draft and have some follow-up comments and concerns regarding the efficacy of the new Housing Preservation Bonus.

First, I would like to highlight that City Council passed the "One Richmond: An Equitable Affordable Housing Plan" in 2022 (Res. 2022-R008). Within that plan, page 52, section 5, item 10 states: *"Amend the ZO to allow two- and three-family dwelling units in all residential zoning districts with modified lot area and setback requirements."*

I am concerned that the decision to only allow a second unit if the primary structure is preserved, while simultaneously lowering building coverage maximums, appears to undermine this plan. Here is the drastic reduction in allowed building coverage between Draft 1 and Draft 2:

- **RD-A:** 40% -> 30%
- **RD-B:** 60% -> 40%
- **RD-C:** 75% -> 50%

- **RA:** 80% -> 60%

My concern is a simple math problem: providing less room to build, while simultaneously requiring the preservation of the existing building, will effectively make new construction of secondary units impossible or very difficult on many standard lots. I fear that this will require all second unit construction to go through the SUP process, despite our initial goal of by right missing middle housing.

I have three specific requests/questions regarding this:

1. **Projections:** Could the Planning Department or Code Studio provide projections or estimates on how reducing the maximum building area (while requiring preservation) is expected to increase the housing supply? I worry the data will show it halts or slows it.

2. **Restore Draft 1 Coverage:** If the requirement to keep an existing structure is maintained in the third iteration, the lot coverage maximums must be increased back to the Draft 1 percentages to make those projects feasible.

3. **Allow Immediate Development on Vacant Lots:** Vacant parcels should be eligible for development immediately. There is no reason to arbitrarily force a property to sit vacant for five years if someone has the means to develop the lot now.

I again would like to thank you all for the hard work and effort being put into the Code Refresh. With strong policies and plans, we can see a brighter future for our city and the people who are struggling to get by. However, if we restrict and weaken the refresh now, the core problems of the housing crisis will continue to trouble us far into the future.

Sincerely,

Joseph Carlisle
1325 N 28th St
Richmond, VA 23223
(703) 309-6332

From:	Joseph Carlisle
To:	Richmond300; PDR Land Use Admin
Cc:	Vonck, Kevin J. - PDR; Pitts, Marianne G. - PDR; Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office; Mayor Danny Avula
Subject:	Example of why the Preservation Bonus is a bad compromise for Church Hill and Richmond
Date:	Friday, December 12, 2025 12:41:00 PM

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Dear Planning Commission and Richmond 300,

I emailed you all on 11/20/25 regarding my disappointment with Draft 2 and the requirement to preserve the primary unit in order to construct a duplex by right. I believe this compromise is in direct opposition to the One Richmond: An Equitable Affordable Housing Plan passed in 2022 (Res. 2022-R008). I think the City should reverse course and allow for duplexes by right citywide if we want to be serious about creating new housing stock. This is also one of the housing forward goals of Homes For All Our Neighbors.

I would like to share a real world example of why requiring the preservation of the primary unit is a bad idea, especially in my neighborhood, North Church Hill.

I live at 1325 N. 28th St. I purchased the home in June of 2023, and my recent tax assessment shows it has already risen in value by $45k. With my job, I could never afford this home alone, but I am fortunate enough to live with my partner and my retired mother. With our three incomes, we make it work, but I would like other people to be able to afford a home here as well.

Three blocks away from me (P & 28th) is an area of North Church Hill that feels out of place. This area houses multiple ranch style homes with wide lots and spacious yards. These homes don't fit the actual character of Church Hill, which is a neighborhood of row homes, apartments, and walkable businesses. Frankly, these homes look like they were driven in on trucks from a suburb in Henrico.

If Draft 2 passes as written, we would have to arbitrarily keep these out of place homes in order to build a second unit by right. That second unit would also have to be constructed behind the home, even if there was enough room next to it, and would not be allowed to face a secondary street. This makes no sense.

These are arbitrary restrictions that will do nothing to provide more housing, nothing to preserve actual neighborhood character, and nothing to reduce SUP requests. One of these corner lots could easily fit six townhomes. There is already a plan for this kind of density at 908 N. 30th that is going through the SUP process. This is a poor compromise under Draft 2. Not to mention, the area is designated as RA on the Draft 2 map, but should be designated as RM-A to allow for better density by right. RA is a downgrade in my opinion.

I fear that if we don't make actual positive change, nothing is going to happen besides prices continuing to grow out of reach for the average person. Please do more for this city. We

should not be carving away progressive ideas to appease individuals who already own homes and offer no ideas other than maintaining the status quo. I hope you will value the needs of the city's populace, who need supply and more affordability, over the civic associations and homeowners advocating against any change.

Thank you,

Joseph Carlisle
(703) 309-6332

From: Susana Carranza
To: Vonck, Kevin J. - PDR; Pitts, Marianne G. - PDR
Subject: Recommendations for Zoning Draft 2
Date: Sunday, March 1, 2026 3:49:57 PM

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Hi,
My name is Susana Carranza and I live on 22nd street, on the 1400 block of the Fairmount side of Churchill. I was grateful to be able to attend the District meeting on 2/26. It was very informative and I appreciate the time you all took to listen to our recommendations. Unfortunately, a lot of my neighbors could not attend due to not knowing about the meeting until a week before. If in the future you all could send out meeting notices and information on what we will be discussing, that would be greatly appreciated. I was also not prepared for what we would be discussing so I felt like I had no input to give that night. I like the information I received at the meeting but again, it felt a little too late. Anyhow, I am here now to give some recommendations on my behalf and my household's behalf.

I love that we are concentrating on creating affordable housing because it is greatly needed, but I am curious as to how this will affect rising property taxes. We already have high property taxes and have very little infrastructure to support the community. Putting in large apartment complexes and townhome communities, especially right up against the project housing, will raise those property taxes. That then trickles down to homeowners not being able to afford to live in the area. I say this because our side of Churchill is predominantly lower class.

A recommendation would be to allocate some spaces for programs for youth. There is a lovely Boys and Girls center that opened up on 9 mile road and the new Luck's Field Center is nice, but we are still lacking in productive programs for youth to be able to learn skills and be productive. We have seen an increase of youth crime in our area and would like to see them have a healthier outlet.

I do not feel that it would be best for the area to put commercial businesses on or near the Williamsburg Road area. That road is already problematic and has been constructed on for close to two years, maybe longer.

I am also concerned that if some bigger buildings come into parts of neighborhoods it will take away from the historical factor. There is a lot of History in Churchill and for that to be disturbed would be harmful to the residents and their families that have been living up here for 100-200 years. I know that people can apply for Historical Certifications on buildings and properties, but I am afraid most of the residents are not aware of this option. So maybe a way to let them know so their assets could be protected would show the community that individual voices are being heard.

Last recommendation from me, I would also like to see certain infrastructures that already have coding and zoning issues be addressed before we pack in more. A good example is the

Fairmount House half a block down from me. They have tons of code issues and the building is not in good shape, as well as the rampant crime that comes from poor lack of security measures. This is a retirement home for elderly individuals. Also, no one wants to live on our block when bullets from the Fairmount House parking lot are flying through their living rooms and bedrooms.

Otherwise, I like the initiatives being put forth. I just want to see infrastructure fixed before building on top of what desperately needs attention (major sinkhole issues, lead pipes, project housing systems, etc.). I would also like to see buildings put in place that can support the community and not push them out financially.

My brother who lives with us also wanted me to include his recommendations:

“I am not opposed to commercial development. Investment can be good.
I would add that it’s important to prioritize development in the workforce. Investment in skills would prevent risking displacement of the community and instead would help uplift members.
An additional priority would be recent water infrastructure failures, highlighting the need to prioritize utility resilience alongside expansion. While zoning may not directly address this issue, the downstream effects may indirectly contribute.
If we are rezoning for commercial use near vulnerable residential areas, I would ask that the city consider pairing that rezoning with intentional investment in workforce skill-building institutions, particularly blue-collar trades that are currently underserved.
Programs like the CHAT initiative in Richmond have demonstrated that hands-on vocational training builds discipline and pride in work, even capability for employability/self-employment. Expanding similar satellite programs into this corridor would directly benefit current residents, rather than only future property holders.
Commercial businesses do bring jobs, but often limited ones. Trade training builds long-term earning capacity and economic mobility.
If rezoning proceeds, I’d encourage the council to:

Allocate a portion of new commercial tax revenue toward trade and vocational programs.

Reserve or incentivize parcels for workforce development institutions.

Prioritize water infrastructure resilience, particularly water system reliability, before aggressive expansion. If tax revenue is created from this development, it will be important to also allocate a portion to this endeavor

This sort of balanced growth, commercial and vocational, would make for more effective development and strengthen the community. “

Thank you for your time and letting us express ourselves.

Susana Carranza, Alex Enggist, and Frederick Carranza

Virginia's Community Colleges Alumni

From: Ryan Kolb
To: Vonck, Kevin J. - PDR
Cc: Pitts, Marianne G. - PDR; Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office
Subject: Follow-up on 7th District Presentation
Date: Friday, February 27, 2026 3:23:54 PM

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Hello Mr. Vonck,

First, thank you for all you and your team is doing. I know this is quite the undertaking and to the point you made last night, everyone is upset about it, regardless of what you want.

Second, I wanted to send along addresses I mentioned about institutions and their proposed zoning. For quick reference, I have them grouped by ownership. I did try to keep similar properties for comparison. They are listed at the bottom of the email.

Third, I understand your answer to my suggestion/comment, in which you referenced the City Assessor's parcel map, could be a cause for the different proposed zoning changes. I hope this is not the case, because, if the rezoning was truly based on the City Assessor's parcel map, it would be extremely flawed. A blanket approach is not ideal, nor accurate, though I understand neither is walking every parcel in the City. Take for example the three Catholic Church properties listed: St. Patrick's (2) and St. Peter's. All three parcels are proposed to be zoned differently. At one point, you mentioned the rezoning to MX because, for instance, a church asked about housing for its constituents. Well, is it still not a religious institution? Why does it need to be MX, or similar, to have housing directly related to a religious institution? I can go on, but I think you will see the list and understand my point from last night, lack of continuity.

Fourth, and lastly, the ask: **please be transparent as much as possible.** At no point has there been clear information transferred from your office to the citizens in public writing. Whether it is about continuity, or for another example, historic districts, I ask questions of people far more involved in this process than I, and they don't have the answers. That is telling, and not in a good way. I have two examples.

- Gwen F. brought up CAR and historic districts last night. Your response came as a pleasant surprise since it had not been publicly addressed or made known. You said in short, historic districts were to remain unchanged. My wife, Brittany Kolb, spoke at length with you already about this and understood a completely different answer. Nonetheless, I hope Gwen's follow-up email will be addressed appropriately to settle the confusion on historic districts.

- During Draft 1, members of the Union Hill and Church Hill neighborhoods disagreed, both ways, on MX-6 and Jefferson Avenue. I received hearsay-esque information from your office: the MX-6 designation was a known mistake, and was being addressed in

Draft 2. Indeed it was addressed, but there was not an official statement or acknowledgement about the known discrepancy. **Why not?** Whether the citizens are for or against proposed designations, if your office is aware of an error, an explanation needs to be provided. Furthermore, if it was known there were errors within Draft 1, and probably in Draft 2, why was the map published without a disclaimer?

As we approach the deadline for Draft 2, it seems transparency and continuity needs to be approached differently than it has been. **The citizens deserve and need to be informed of critical errors and changes by written means; not just orally in community meetings.** I think the best approach is to cite the reasons for changes to parcels from Draft 1 to Draft 2, and when published, in Draft 3. How? By adding the information/reason to a parcel change when publishing the draft maps. This will add transparency and clarity to the process along each draft.

Sincerely thank you again for your hard work.

Best regards,
Ryan Kolb

Properties owned by another entity:
St. John's Episcopal Church, 2401 E. Broad St - Proposed MX-3
St. Patrick's Church, 215 N. 25th St - Proposed MX-3
St. Patrick's Church, 221 N. 25th St - Proposed RA
National Theater, 700 E. Broad St - Proposed MX-U (this is more nuanced)
Beth Ahaba Synagogue, 1117 W. Franklin St - Proposed MX-3
Grace & Holy Trinity Church, 8 N. Laurel St - Proposed Institution
St. Paul's Church, 819 E. Grace St - Proposed Institution
St. Peter's Church, 804 E. Grace St - Proposed Institution

Properties owned by City of Richmond:
John Marshall Court House, 400 N. 9th St - Proposed MX-U
City Hall, 900 E. Broad St - Proposed Institution
East District Center, 700 N. 25th St - Proposed Institution
Challenge Discovery Projects, 2405 Jefferson Ave - Proposed MX-3
St. John's Episcopal Church Cemetery, 2401 E. Broad St - Proposed RA
Oakwood Cemetery, 3511 E. Richmond Rd - Proposed Cemetery
Altria Theater, 6 N. Laurel St - Proposed Institution
Carpenter Theater/Dominion Center - 602 E. Grace St - Proposed MX-U
Numerous fire stations are proposed for something other than an institution, yet at least station 6 is a proposed institution.

Properties owned by Commonwealth of Virginia:
Pocahontas Building, 900 E. Main St - Proposed MX-13
General Services, 1300 E. Main St - Proposed MX-13
VRS, 1200 E. Main St - Proposed Institution
OAG, 202 N. 9th St - Proposed Institution
Library of Virginia, 800 E. Broad St - Proposed Institution
Virginia Court of Appeals, 107 N. 8th St - Proposed MX-13

Properties owned by Federal Government:
U.S. Court of Appeals, 1000 E. Main St - Proposed Institution
U.S. Parcel Post (attached to Court of Appeals). 1100 E. Main St - Proposed MX-13
EDVA Richmond Court House, 701 E. Broad St - Proposed Institution
Federal Building, 400 N. 8th St - Proposed MX-U

From: E Harrigan
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 10:18:09 PM

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I recommend the City Stadium be redeveloped in attached townhouses with a percentage being affordable.
This could be done after the lease terminates.
The current soccer should be relocated to an area neat the Diamond. This would allow for greater utilization of parking and closer to public transit.

Elliott Harrigan

From: Christopher Alexander
To: Richmond300
Subject: Draft 2 Feedback
Date: Saturday, February 28, 2026 7:43:12 PM

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To: Code Refresh Team

First, I want to thank each of you for your role in Code Refresh and for your impact on Richmond. I recognize the significance of your work and the weight of such passionate citywide debates.

I am writing as the creator of **@SaveRichmond**, an Instagram platform launched to gather and share constructive community-wide feedback on Code Refresh. My intent has been to occupy a middle lane: supportive of growth and new housing, while attentive to form, livability, and long-term consequences. I did not anticipate meeting as many Richmonders as I have from all over the city; these new connections have been such a pleasant surprise. When I encountered online trolls and their namecalling, accusations, and negativity -- I responded with openness. Notably, few chose to engage in meaningful discourse.

Through countless conversations with friends and family, Zoom meetings with neighbors, coffee chats with community leaders, and a few phone calls with other stakeholders, several themes emerged:

1) Richmonders love Richmond and the James River
2) Almost everyone has good intentions and is acting in good faith
3) Folks want the best for their neighbors and worry about unintended consequences
4) Neighborhood character means architecture, memory, and connection (not exclusion)
5) The physical form of existing neighborhoods—light, trees, scale, and familiar landmarks—affects well-being, safety, and long-term stability

These themes are universal across Richmond -- not tied to neighborhood, income, or identity. With these five themes in mind, consider the following feedback for Draft 2:

1) Preserve low density along both banks of the James River by creating a defined and well-protected James River Zoning Corridor.

2) Incentivize preservation and adaptive re-use over demolition by establishing an administrative fast-lane for these redevelopments.

3) Incentivize courtyards over megablocks through FAR incentives for native gardens, canopy expansion, stormwater mitigation, and other smart density tactics.

4) Create a robust infrastructure plan with clear requirements for new developments

and increased density. Include resilient landscaping.

5) Carve out designated zones for places of worship that protect the places some consider most sacred and also allow for flexible re-use.

Lastly, I am encouraged by the Cultural Heritage Stewardship Plan and a more consequential Demolition Ordinance, but how Code Refresh incorporates these incredibly important initiatives remains unclear. **Code Refresh must expand protections for the many, many historic neighborhoods and buildings across our amazing city.**

Sincerely,
Christopher

From: andrea beeman
To: Richmond300
Subject: Code Refresh
Date: Monday, March 2, 2026 10:39:54 AM

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Dear Planning Department,

While I applaud the updating of an outdated zoning code, I am also concerned about the financial, environmental and community impacts that Code Refresh will have on Richmond.

I am particularly concerned that not enough is being invested in infrastructure programs to keep our water & river clean & safe. After each heavy rain, sewage flows into the James River. As far as I can see, nothing in Code Refresh addresses the dire need to prevent this or repair this. By increasing density, Code Refresh will only overburden a stormwater system that currently is NOT working.

I am also concerned that this plan has been put together by developers seeking profits rather than by those who value preserving the charm & beauty of RVA. The building code would allow construction of buildings taller than the Byrd in Carytown for example. In most Richmond City contexts, Mixed Use Unlimited height constructions would be an eyesore & ruin the character of RVA.

I also notice an intense disregard for preserving the urban tree canopy. Here are some suggestions:
1. Add a Tree Removal Permit for any tree 4" in width or greater.
2. Raise all of the Required Tree Canopy figures in Section 4.5 (to meet Richmond 300 goal of 60% tree canopy coverage).
3. Paying into tree funds instead of planting trees where they are needed is rarely successful & not a solution; data shows most tree fund credits do not result in actual emissions reductions.

And very importantly, I fear the claims of affordable housing are just empty lip service to an issue that needs to be seriously & more thoughtfully addressed.

Thank you.

Sincerely,
Andrea

Andrea Beeman
performing artist,
dance, yoga & meditation instructor
marma therapy
917-488-1961
IG @enchantressofbioluminosity
YouTube channel @enchantressofbioluminosity518
for some history:
EnchantressofBioluminosity.com

From: michelle Gluck
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Tuesday, March 17, 2026 8:18:44 AM

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As a resident of Richmond, Virginia (4307 Coventry Rd.), I strongly oppose Code Refresh. It will increase traffic and congestion and strain already fragile infrastructure without improving affordability. The parking situation is already a substantial deterrent to people visiting the City. A far better solution to affordability is to reduce the tax rate and limit rising assessments. That and better schools will attract young families. Builders are also discouraged by difficulty permitting and poor responsiveness in the City. More visitors will spend money in the City if parking is free. Most of the time the QR codes on signs for parking and meters don't work. Roads are already not cared for. Additional traffic will make matters worse.

Thank you,

Michelle Gluck

From: Catherine Hash
To: Richmond300
Subject: Please stop selling out our beautiful city
Date: Friday, February 27, 2026 11:51:26 PM

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As a lifelong resident of the city of Richmond, I am so distraught over what is happening to our beautiful city since the pandemic - we are selling our city to outside developers and allowing everything that makes Richmond so charming, so beautiful, and so attractive to outsiders to go to hell. Why do you think longtime residents with properties all in the Fan and the Museum District are selling their homes and moving OUT of the city? We are building way outside the realm of normal for a city this size and creating little NOVA...the very same place came here to escape.

Who is thinking about the infrastructure necessary to support all this building? Who is thinking of how our streets and roads are built and whether they can support this increase in traffic? Who is thinking about the amount of electricity, sewer, trash-collecting, etc. is needed for all this building? Who is thinking about whether our abysmal public schools can grow with the insane influx of residents? Who is considering parking? Richmond has always struggled with parking, and you think building more is going to alleviate that? Insane.

The proposals for "affordable" housing are laughable. WHERE ARE THE AFFORDABLE HOUSES? Oh yeah...with years-long waitlists. Every single new bland apartment or townhome being built is at least $1500 for a 1-bedroom (look at newly finished Eddison Apartment complex on Thompson and Grove). Also, let's talk about how AirBnbs are also effecting the housing market immensely. There are 8 on my block alone and that's not even counting the ones that are here that I don't know about. Who is considering that as a factor for the affordable housing crisis? We need to ban airbnbs immediately.

Your message is clear - you want single, wealthy people in Richmond. You are gentrifying Richmond to no one's benefit except lining the pockets city leader and developers. You should be ashamed of yourselves for ruining this city and turning your backs on the communities who helped build this city. I regret voting for Mayor Avula. I regret voting for all my city council leaders for continuing to allow the absolute destruction and devastation of our city.

I've included three notes specifically about the re-zoning draft map. I'm sure this will fall on deaf ears. All you all care about is lining your pockets. I'm eagerly waiting to vote Avula out.

- Upzoning all churches (and other houses of worship) to MX-3 – that's three stories of most any kind of commercial use and housing, which could allow for something strikingly different from its surroundings, such as a three-story brewery or frat house. That is an extreme example, but it would be allowed by-right wherever a church currently sits. This can also create a powerful financial incentive for that institution to sell and have the property converted to

a different use.

- By-right commercial uses in all properties zoned RM-A or higher. I believe our neighborhood benefits from its mix of commercial and residential uses; however, those commercial uses are in most cases located on corners or side streets. This new zoning would allow commercial uses in many areas right in the middle of a street, such as a set of row houses. These are by-right, with no parking requirements and no means for residents to prevent it from happening. For high traffic commercial uses like convenience stores or restaurants, it could be disruptive.
- Big increases in allowable lot coverage and allowing rooftop decks and internal courtyards to be counted as an “amenity space,” therefore allowing for an effective 85-95% lot coverage in the RM-A and higher areas. Most of the lots in our neighborhood zoned RM-A or higher are nowhere near that level of coverage. This could lead to extreme and potentially disruptive contrasts in lot density

From: Caroline Jennings
To: Richmond300
Subject: Code Refresh Comments
Date: Sunday, March 1, 2026 10:17:45 PM

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Please redact my personal information in the public copy of these comments

Hi Planning Commission,
Thank you for the work and time that has gone in to this project- and I appreciate that the Draft 2 addresses many concerns. I have spent some time over the last several months learning more about the various proposals and how they would impact not only my parcel but also the City that I love.
I continue to be concerned about the "by right" density that draft 2 allows. I think a city without ANY single family zoning sends a message to its residents, and will end up with a mixed bag of development in all the wrong places. I think there needs to be a more tailored approach to the parts of the city that can handle the development.
Everyone seems to agree that any housing added to the city should be affordable but I don't see where this new plan requires that or even thoughtfully encourages it.
As a city resident for the last 30 years, I also do NOT believe that our current infrastructure can handle more density- I am worried about public utilities the most- gas and water is failing (obviously beyond the subject matter of this email, but the meters are old, don't work and citizens are receiving HYGe bills from a largely irresponsive utilities office. I have been fighting to get correct billing for over 8 months). If the City can't take care of the residents it already has, why not get the house in order before we put even more pressure on a poorly run city infrastructure. A focus on more green space within the city is important too.
I encourage the Planning Commission to step back from a entire city overhaul and make more staged, thoughtful plans because once such drastic changes are made I think it will be impossible to step back to a more reasonable approach.
Thank you for your consideration.

From: [redacted]
To: Richmond300
Subject: Code Refresh Comments
Date: Sunday, March 1, 2026 10:17:45 PM

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I encourage the Planning Commission to step back from a entire city overhaul and make more staged, thoughtful plans because once such drastic changes are made I think it will be impossible to step back to a more reasonable approach.
Thank you for your consideration.

Elizabeth S. Kostelny 3316 Loxley Road Richmond VA 23227

5 February 2026

Kevin J. Vonck
Director of Planning and Development Review
City of Richmond
By email to [redacted]
Re: Richmond 300 Code Refresh

Dear Mr. Vonck:

Thank you for the opportunity to comment on the City's Code Refresh. You are undertaking a herculean task. My husband and I have lived in the City of Richmond for more than 35 years. We hope to remain. Before my retirement as the CEO of Preservation Virginia, the state's oldest nonprofit historic preservation organization based in Richmond, I addressed both the Planning Commission and City Council on issues related to preserving the distinctive character of Richmond's neighborhoods and to protecting Shockoe Bottom and the African Burying Ground, Shockoe Hill African American Burying Ground, Mason's Hall, the Westwood Tract and numerous other sites. During those interactions, it was abundantly clear that Richmond's zoning was cumbersome and out of step with a growing city. I applaud the adoption of the Cultural Heritage Stewardship Plan as a companion to the Code Refresh.

Code Refresh is necessary, but filled with perils. Changes need to be measured and benefits weighed. It cannot look too far into the future. The variables are too uncertain and the risks of unfettered development too great. Incremental changes that can be evaluated and adjusted, as necessary, will serve current residents and strengthen the future of Richmond.

Thank you for listening at the public sessions. Code Refresh, version 2, reflects many positive adjustments. That said, Code Refresh, version 3, is not likely to be the final version. The public is more engaged with each iteration. This engagement, while taxing on staff, is a positive indication that people care and want to be involved.

My comments are in no particular order:

- Thoughtful density should be promoted. Zoning perimeters remain heavy handed. Sublots, duplexes and triplexies in existing residential neighborhoods won't necessarily equate with the goal of affordability. Rising land values are already displacing residents. Too many of these new structures will become short-term rentals and increase land values. Developers may promise affordability, but studies show that affordability goals

are only achieved when there are complimentary governmental subsidies. The Historic Rehabilitation Tax Credit (HRTC) for eligible projects has proven a recession proof tool and encourages preserving existing structures. What kinds of other subsidies are being considered? How is zoning proposing to monitor affordability goals?

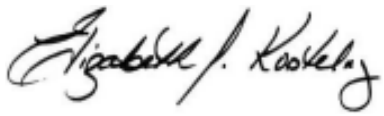
- New rules governing ADUs were recently adopted. The definition of an ADU and guidance should remain unchanged and evaluated in several years to measure the effectiveness and the impact on neighborhoods.
- Increasing walkability is welcomed. However, people continue to drive and park cars on Richmond streets. Two statements at a recent meeting were concerning–"The City long ago got out of the business of parking" and "We are in a transitional period". Traffic and parking issues are only increasing. The responsibility for strategies and solutions should not be dismissed in this Code Refresh. Visit Lafayette Street to witness where the City's divorce from parking responsibilities has spiraled out of control. Popular restaurants and markets make the City vibrant and attract people from other neighborhoods. That success should not become an obstacle for existing taxpaying residents' ability to access their homes and to feel confident in the safety of their children on what were once quiet streets. The scenario playing out on Lafayette mirrors what is happening in Scott's Addition and could happen on Bellevue and other neighborhoods should additional development occur. It is the City's responsibility to consider and mitigate the impacts of parking and increased street traffic when encouraging convenience development.
- The preservation bonus is a great first step. Preservation values should be more fully embraced. Retrofits of existing buildings are greener, lessen the pressure on landfills, are often less expensive, and promote the creation of local jobs—new construction often brings in outside contractors. HRTC can be used in eligible projects and helps support affordability. More emphasis and weight should be given to projects that fulfill these goals rather than encouraging new construction.
- The adjustment to upper-floor set-backs for taller buildings is encouraging. Height transitions should be governed by solar impacts. Shadow modeling should be mandatory for any building over three-stories. You have only to look at how the new Bon Secour building looms over the existing residential structure at Libbie and Park Avenue. Dark tunnels are now created by the new multi-story apartment buildings on Arthur Ashe Blvd and Meyers Street. New construction on East Grace Street has a similar impact. Will set-back and step-back rules apply to Downtown development? The John Marshall House remains at risk from future high-rise development.
- Thank you for recognizing the value of tree canopy. Existing trees, yards and green spaces should be prioritized further. At a recent meeting, it was indicated that City requirements could be satisfied by clear-cutting all the trees on a lot and then replanting saplings that might take "100 years" to mature. That is unacceptable. Richmond's

existing tree canopy should be respected and expanded. Tree removal permits should be required for any tree over 4" in diameter as part of construction permits.

- In a related question, is the City considering the impacts of losing greenspaces–yards, lawns and gardens with the encouragement of density? What does that do to stormwater runoff with the addition of more impermeable surfaces? Does this have the risk of creating new heat islands in residential neighborhoods?
- The changes to institutional zoning and the ability to develop property is far too nebulous. The new zoning appears to allow for development without adequate consideration of impacts to adjacent neighbors and with little interaction of planning staff, planning commission or surrounding community. It was indicated that staff was looking at strengthening this section. What protective steps will be added?
- At the January 15th meeting, a woman from the Rosedale neighborhood asked how the distinguishing architectural characteristics (scale, styles, etc) of the neighborhood could be protected. Two options were shared–City Old and Historic District, which is a high hurdle for most neighborhoods and a style-book like process which would have to be initiated by the neighborhood. Both of these options need to be further discussed and defined. City staff should lead these processes rather than expect volunteer neighborhood associations to drive this process.
- Where is the infrastructure plan? How is DPU involved? Is an independent study planned to evaluate the possible intense development proposed by the Code Refresh on sewer, streets, schools? A study of that type would go a long way in boosting citizens' confidence. The City of Richmond would benefit from a holistic approach that would reflect forethought and engender trust. If DPU representatives attended district and neighborhood meetings they could respond directly to questions.

Thank you for considering my comments. I will add my thoughts to the map as directed. However, I also wanted to send the comments in a letter so that they could be in one place and shared with our City Council representative, and the Sherwood Park Neighborhood Association leadership.

Sincerely,



Elizabeth S. Kostelny

Cc: The Honorable Kenya J. Gibson
Sherwood Park Neighborhood Association Code Refresh Team

From: Kristin Lund Vosmik
To: Richmond300
Subject: Code Refresh
Date: Monday, March 2, 2026 8:35:44 AM

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I am very concerned that the Code Refresh plan is being implemented without adequate planning for traffic, stormwater management and trees and parks. Furthermore, the solution does not really address the need for low-income housing, nor encourage modest square footage per household.

Richmond is at risk of becoming a denser and uglier city, with fewer trees, hotter temperatures and increased flooding. Our neighborhood already has plenty of storm water issues, and no new parks planned in the City's plan.

I also think the City should work in conjunction with the State of Virginia to spread growth. There are many small towns that are dying and need to be revitalized. No need to overcrowd Richmond.

From: Bahnsen Miller
To: Richmond300
Subject: Opposition
Date: Friday, February 27, 2026 9:42:55 PM

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

Dear Richmond city,

I am writing to express my opposition to the proposed rezoning ordinance. While increasing housing supply is often presented as a path to affordability, this assumption does not reflect the realities of Richmond's market. Demand here is not limited to local residents; it draws interest from buyers and investors across the country. As long as demand remains effectively unlimited, adding more units will not reduce prices for current residents—it will simply attract more outside interest and keep housing costs inflated.

I am also concerned about the strain this ordinance would place on our already overburdened infrastructure. Richmond continues to struggle with essential services such as street lighting, sewage and drainage systems, and traffic management. Adding more homes without first addressing these longstanding issues will only worsen conditions for current residents and reduce overall quality of life.

Finally, many of the strongest voices pushing for this rezoning come from groups that stand to profit directly from increased development or folks who live outside of the city. Their recommendations are not neutral, and their financial incentives do not necessarily align with the long-term interests of Richmond residents. Policy decisions of this scale should be guided by community needs, not by those who benefit most from rapid expansion.

For these reasons, I urge you to oppose the rezoning ordinance and prioritize policies that genuinely support affordability and strengthen our city's infrastructure.

Sincerely,
Bahnsen Miller

Sent from my iPhone

Mark A. Olinger
1013 Oakwood Ave.
Richmond, VA 23223
3.1.26

Please find attached for your review my comments on the boards for the Zoning Refresh November Open Houses. The comments on the boards, and what I note here are solely my own—even though they have been informed by conversations with others—based on my experience of Richmond 300, and where I believe some of the suggestions on the boards differ from that in significant ways. And, of course, as my experience as a resident of the East End for the past 14+ years.

I have broken down the comments into four larger categories:

- Items 1-6 relate directly to the "What We Have Heard & Changed" Board from the November Open House;
- Item's 7-9 are some specific comments shown on the "District Updates & Residential Infill Strategy" board, focusing on how these have affected development patterns we've seen emerge as the Civic Association became more active in project review a few years ago;
- Items 10-12 that I believe are still important in the discussion of the Code Refresh that seem to be still left out of any discussion of the zoning, although they all still are relevant and foundational to implementation of *Richmond 300*; and
- Items 13-14 are specifically related existing R-5 zoning in my neighborhood and how the move to double the density of our area through RD-C designation.

1. **Residential Units per Lot and Minimum Lot Width:** Some progress with the preservation incentive, but that will depend on who is purchasing the property. I think developers may not use it, prospective homeowners may.

   Context: Most of our experience in the area as a Civic Association has been demolition of existing properties, the re-platting of the lot and construction of new units that take up a significant portion of the lot. 50' lots are under the gun now and will continue to be if 25' lot widths are proposed in the RD-C.

2. **Commercial Uses in Residential Districts:** We moved into our house because we liked the idea of having smaller, neighborhood-serving commercial uses within walking distance.

   Context: But small commercial does not come without some risk with certain small commercial uses.

   Comments/Recommendations: Not sure what the conditions that will be applied but a partial list might include:

   - Reasonable hours of open/closing;
   - No uses similar to items in vape shops occur for places with off-premises beer & wine licenses be imposed;
   - Pedestrian-scale signage;
   - Provision of trash receptacles;

- Softer and more subdued lighting particularly in areas immediately adjacent to residential area; and
- Preservation or Return of historically accurate first-floor fenestration details.
- I am concerned that in the East End, we have a significant number of small commercial buildings that either have been renovated or are "diamonds in the rough" needing some TLC. Even a few new construction projects have included some small-scale commercial spaces…and they are slowly filling in. All the new districts have a message attached to them and I am concerned that the message will lead to people wanting to demolish and rebuild, or add additional properties, demolish all of them and build a 3-story larger building. The intimate nature of many of the spaces is what many of us find so endearing.

  I would suggest that instead of identifying all of these great existing corner commercial buildings as MX-3 a new district, solely for small-scale commercial buildings embedded in residential districts, perhaps MX-2 Neighborhood Commercial could be used, thereby preserving their authentic contribution to the character of the area. As there are many in the East End in Old and Historic Districts the MX-2 would send the message that these buildings (whatever their height) are compelling parts of the neighborhood's fabric as-is/where-is.

3. **MX-3 v. MX-4:** I applaud the reintroduction of MX-3 into the draft code. It's a good district and will fit in well in a number of areas of Richmond.

   Context: However, none of the "MX" districts have a minimum story requirement. One of the easiest ways to include new uses, expand residential/office uses in the city, and potentially add market to these areas is to eliminate new one-story buildings along our Great Streets, Major Mixed-use Streets; Neighborhood, Regional, and Neighborhood Nodes. We didn't even have a minimum height requirement in the B-4 Central Business District until it was added to the Code in 2019.

   Comment/Recommendation: Add a minimum story requirement for all "MX" districts included as part of the new code. It may vary by intensity of the proposed district, but in no event should a new building have less than two stories within any of the "MX" districts but increase as maximum height goes up. For example, 2 stories in the MX-3, 3 stories in MX-4, etc.

4. **Height Limits:** Kind of an "own goal" in Draft 1 that has negatively affected potential in Draft 2.

   Context: In my area, there was a visceral reaction by many to all of the MX-6 proposed along Jefferson Ave. and N.25th St. because the recommendations were either within an Old and Historic District and/or on parcels where the only way to have a maximum 6-story building would be to assemble additional real estate for the purposes of demolition and new construction. Both sub-optimal occurrences. There was much more support for taller buildings along Nine Mile Road, for example. Context and parcels matter. And design (site and architectural) and materials matter. A lot.

   Comment/Recommendation: Not sure how you put the "horse back in the barn" on some of the suggested changes in Draft 2. With thoughtful site planning, architectural sensitivity, and materials that complement and put the new development within a broader context adjacency can work. So, let's take a deeper look at where the taller buildings can be built and make sure that the design is sensitive to that context.

   On larger buildings, say above 10 stories, require solar/shadow studies to be performed to better understand how the new buildings might affect solar access. There will be parcels and areas that may see some reduction in solar access, but with constructive dialogue and study, a lot of that can be addressed. These buildings will most likely be constructed in major nodes or along major

transportation corridors. It can make a significant improvement to the area. I've worked in areas where this has been done quite successfully.

5. **Institutional District:** All-in-all, I think this was a wise move, with a couple of large elements still to be addressed.

   Context: A significant portion of the city is made up of institutional uses. In almost all instances they add real value to the quality of life in the city. But Draft 1 went a bit overboard on what constituted an Institutional use within the new code. So, the actual number of Institutional areas has been reduced. That's a good thing.

   On the other hand, making every place of worship available to transitions to other uses is still wrong. Feels "spot zoning-y" if you ask me.

   As was proposed with the taller buildings on small parcels (see above), a maximum 3-story building may not fit at all on some of the sites.

   Existing places of worship that may be transitioning from active use to moving/closing their facilities have occurred in the past and are working their way through the system now. They will continue to transition in the future. But there is a standard process of rezoning/SUP that can handle this.

   Comment/Recommendation:

   - Maintain the need for campus master plans for those areas that submit them now and are zoned INST under the new code. Important in discussions of both development, growth, and even closure. I don't see this requirement anywhere in the new draft language.
   - Put all places of worship back into the zoning of the neighborhood within which they are located and eliminate them as MX-3. First of all, not all of the places of worship in the city are included. Not even in my area. Not aware that this has ever been an issue, so why change it now? Not sure it adds any real value.

6. **Trees & Green Space:** Very glad to see this reflected in the document. This will be a long item as the elements of trees and green space at the parcel and neighborhood level are so very important in so many of our existing neighborhoods and should be important to those future neighborhoods that will develop under the new code.

   Context: As the zoning code is updated, the three-part relationship among lot size/width, lot coverage, and right-of-way can be facilitated through coordination among updated zoning, sub-division ordinance amendments and coordination with DPW on the Better Streets Manual (which feels to me that it should either be formally adopted, or folded into the sub-division ordinance) can create truly great streets as the city continues to redevelop as new neighborhoods are created through private property activity, and infrastructure to serve that development is required. There are many instances of beautiful street cross-sections in this city (many in modestly scaled neighborhoods) where the streets and houses are surrounded by huge shade trees) where these allées of trees provide shade, cooling, stormwater management, exposure to nature, etc. People are drawn to attractive areas and an area with an attractive tree canopy are places where people want to be. How might this occur? Some comments and recommendations:

   Comments/Recommendations:

   - *If you want to have a tree canopy, you need a place to put the trees.* Provide for opportunities for lots of greater width with a setback that is consistent with overall character of the neighborhood. 25' wide lots with 10' setbacks and a 50% lot coverage ratio will make it very

difficult to meet City tree canopy goals submitted in the Draft 2, let alone of the tree canopy goal of 30% in *Richmond 300*. And as trees age and are removed, and there is really no place to put a new one (given overhead utilities, no tree wells, etc.) areas will see a decline in shade cooling, stormwater management, and access to nature (e. g., birds, etc.). It's happening now. A PDR matter.

I note that as I've looked at my own neighborhood, and newer sub-divisions in the city that there are some with very thin tree lawns, and fairly shallow front setbacks lack adequate—or any—trees as part of the streetscape (let alone anything in the almost equally important rear yard of structures). Not potentially larger species of shade trees, any trees. These new areas are part of the future of the city. And where they may be built in former commercial areas/industrial areas, there may be no existing canopy. This may be the only real chance to make a difference. As zoning and the sub-division ordinance are prospective about what comes next accommodating the potential for these areas are critical. PDR/DPW matter.

- What happens if a developer requests a waiver of the Canopy Standard if there is agreement that a tree is in the way of the development? I have been involved where payments into a fund have occurred because a project could not meet some requirement or other due to parcel size limitations or other elements of the site's development. Inevitably, it ends up somewhere else. Please keep the funding in the neighborhood where the project is located, consult with the local Civic Association if one exists, and use it to fill in the many empty street tree wells that exist in so many of our neighborhoods.

- Adjust the Better Streets Manual to provide for wider tree lawns or "Green Zones" of between minimum 5-8 feet depending upon the right-of-way (R/W) width in the new development, creating a consistent street design and to ensure trees have enough soil volume to reach maturity. I live literally where a 60' R/W and a 66' R/W meet. The dimension from the curb to the back of the R/W are as follows:

Element	**60' R/W**	**66' R/W**
Curb width	6" +/-	6" +/-
Sidewalk width*	9'	8' +/-
Tree lawn width	-	8' +/-

Pls. note: The Sidewalk/Tree Lawn width is combined in 60' R/W.

That 6' of difference, 3' on each side make a difference in how the areas function. The minimum for a R/W width in the Sub-Division Ordinance now is 50'.

Here is chart for the Better Streets Manual pulled from City's web site:

	Frontage Zone (feet)	Pedestrian Travel Zone (feet)		Buffer Zone/"Green Zone" (feet)	
		Preferred	Minimum	Preferred	Minimum
Downtown Streets	1	>8	5	5	2
Commercial Connector Streets	0.5	6	5	6	4
Neighborhood Connector Streets	0.5	>6	5	6	4
Neighborhood Residential Streets	0.5	6	5	4	4
Mixed-Use Streets	1	8	5	5	2
Industrial Streets	0.5	5	5	4	4
Parkways	0.5	6	5	4	4

- Provide better alignment between with Zoning and DPW on Better Streets Manual. Exhibit A are the Great Streets identified in *Richmond 300*. There should be an additional category listed in the Better Streets Manual specifically identifying how the cross-sections for these areas should be addressed. There are examples in Richmond 300 that should be reviewed and adjusted in order get alignment across all of them. I'd also suggest that we look at the standards for projects along the Great Streets how site planning and development standards support this important element of *Richmond 300:*
  - Remove the 2' minimum "Green Zone" standard on the Downtown and Mixed-Use Streets.
  - Remove the 4' minimum everywhere else.
  - As a practical matter: <u>we need tree lawns that are wide enough to accept the root balls of 1.5-2" diameter trees so they can be planted in the space provided and thrive.</u> The Civic Association planted several 1.5" trees in the vicinity of James S. Christian, Jr., Park in our neighborhood. Not one of them would have fit in a 2' tree lawn.
  - There are more Parkways in town than we realize. Monument, Commerce, Broad Rock, Brook, Richmond Highway, Midlothian, Chamberlayne, etc., all have Parkway characteristics and should be treated accordingly. Think about how these spaces, e.g., medians, are treated as redevelopment occurs in these areas (burying utilities, as an example).
- Do more to provide incentives to preserving larger trees. Not sure the present bonus credits are enough to preserve larger trees on a property.
- Provide that new trees are 1.5-2" at time of planting. Saplings do not count.
- Assure that trees that are specified on drawings are as actually planted as shown on plans. This also includes requirements of an SUP or other special approval. Make sure staff who inspect

projects prior to issuance of Occupancy Certificate flag non-compliant trees for removal/replacement.

- Focus on reducing urban heat island effects in "Priority Neighborhoods" as identified in *Richmond 300*. There are surprisingly good opportunities in the “Priority Neighborhoods” to enhance the canopy both at RRHA communities that have active redevelopment schemes underway, and those that don’t. Work with RRHA and their development partners to save large canopy trees, eliminate unnecessary clear-cutting, and backfill spots both within the R/W and on the site that would benefit from additional shade tree plantings. Create incentives for properties developed in the “Priority Neighborhoods” that may not be a part of an RRHA project.
- Think differently about how canopy on private property support the attractiveness of our streets and neighborhoods. Private property actually provides the largest potential for improving the urban tree canopy. There are many examples throughout the city where private companies, institutions, etc., have created very attractive street tree plantings as a way to enhance their outward face to the community, improve the street’s character, or provide additional canopy opportunities where street trees might not be possible within the right-of-way. Developers could be eligible for credits for trees planted on private property within 10 feet of the sidewalk, ensuring they contribute to the public "street-side" canopy even if the right-of-way is restricted by both overhead and underground utilities.
- Require that projects of a certain size have landscape (or at least a tree plans prepared by a certified arborist or landscape architect). Our Civic Association has worked hard to get SUP projects to put in foundation plans (almost always 3-gallon shrubs along the front, prepared by the surveyor, that’s it.) More can be done on a larger project.
- Add a street tree if there is a vacant tree well in the vicinity of the SUP per the 2015 Street Tree Inventory provided by Urban Forestry. It’s a start, but what happens when there is a project that meets a certain threshold e.g., requiring a sub-division plat or other special approval of some size (units, square footage, scale of project, etc.). I believe that Henrico County requires that any residential project that requires special approval have landscape plan approved by the County. They even have a landscape manual that provides guidance on what is required. The City should have something similar across all classes of new construction. Landscape plans are reviewed for Plans of Development. Opportunities do exist to add value to the City’s canopy by just adjusting what we look at and when we look at it.

7. **Preservation Bonus:** I have no knowledge as to how this will actually play out if adopted.

   Context: We have seen a few of these come before the Civic Association so my comments relate to my response as to how those have played out. Most have been SUPs. Perhaps a couple have been BZA cases.

   Comment/Recommendations:

   - The site plans for projects with a principal structure (where we’ve had as high as 4 units in the principal structure) plus an ADU and the lack of specificity about the site, the site plan, relationship between the ADU and the principal structure, windows, shows that we need more site use standards. The Use Standards for ADUs need a bit more work so that what Civic Associations, and by extension City staff, see at the application stage gives us a full picture of what the plan is so we can respond.
     - A real life aside: Maybe a year ago or so, the Civic Association had a plan come before it which contained a principal use (don’t recall the total unit count in the structure), and an

ADU. The ADU placed against the alley, right next to the trash/recycling containers. I asked them about how residents of the ADU would get to the street or whether they were to use alley as primary entry to their unit. What about the landscape? Grass? Plantings? Response was: We don't like to put too much detail on the SUP plans because if we do we'll be forced to make those improvements. What??? Isn't that the whole point of the SUP so we get clarification on the total development project?

Theoretically, I guess the entire back yard could be gravel (we've had that happen in our neighborhood at least once, maybe more) and I guess we should all be happy even though we have no clue as to how it will all come together. By the way, I have heard this same comment about purposefully leaving items off of the SUP plans, so they don't have to commit to a certain level of project improvements on more than one occasion…and not all within the context of the Civic Association's review of a project. This should be fixed.

- Asked about affordability, we were told that yes, the ADU would be priced as an affordable unit (what that really meant in terms of rent or % of affordability was not stated). When asked again about the environment surrounding the ADU they explained that "as an affordable unit, there are things that may not occur to meet affordability targets. I was stunned…so an ADU could be jammed against an alley, maybe in a gravel-filled back yard with trash cans as their neighbor. The Association asked them to re-work the plan and come back. We haven't seen any revised plans.

  The point being there are some great ADUs out there…not sure we've seen a great one come before the Association yet. Need some guardrails to provide some guidelines as to what's acceptable and creates a quality living environment. The proposed use standards don't help.

8. **Contextual Setbacks:** Please remove this from the code. We have some of this in the area and frankly, it looks terrible…various setbacks within a block because people didn't want to go through an approval, so they defaulted to R-5? I guess, even though I have no clue how you can get so many setbacks on one block if that were the rule. A "one-off" adjustment shouldn't factor into the setback. Makes the neighborhood look coherent. Remove "existing range" from the language, too. Pretty easy to tell what the predominant setback is…use that.

9. **Contextual Height:** Lots of places in the proposed districts say 3 stories or 35'. In existing districts, you can do that with a single-family house. So why is this necessary? We could use some better design for the 3rd floor, definitely. But the idea that I can't build a house within zoning, just doesn't make sense.

10. **Nodal Development.** In an earlier transmittal I said "The great organizing principle of Richmond 300 were the nodes. Fully implemented over time the nodes would create identifiable, defined centers connecting people to services, economic activity, transportation, and parks. Further, it would help to bridge some of the gaps between north of the River and south of the River by formalizing a development/land use vocabulary that would work in those places.

    We consistently said during the development of Richmond 300 that "Everyone deserves a great neighborhood." Nodes, especially at the Neighborhood and Micro level, could be a critical piece of that implementation, and yet as a Micro Node resident I see nothing on the boards that really discusses that. Really wish more time would be spent on thinking about these absolutely critical future growth areas.

11. **Have the illustrations make the point, focus on more of the city.** Many of the photographs/illustrations seem to be focused on the 10 focus neighborhoods for discussion. In fact,

some of the photos seem to have little to nothing in common with the text it accompanies. Add more photos from areas from all corners of the city. Not much on industrial or institutional, which are major land uses in our community. And please do not show as exemplars buildings that contribute to the escalating homogenization of distinct areas in Richmond. Additional notes on this are in the notes in the "boards" comments.

Perhaps more importantly, illustrations showing how Preservation Bonus might work, contextual setback, even contextual height use lot dimensions that may not exist in future lots if parcels are reduced/setback reduced as proposed. Photos in individual zoning districts do the same thing.

12. **Equitable, Sustainable, & Beautiful.** I fear that the proposed zoning will create opportunities for new development to move into areas where we have affordability now; and could support continued affordability with focused investment for those that live there now and are very concerned that they will be pushed out as new development continues.

    I am concerned we see more and more development that works against sustainable communities that consumes more and more of the lot, adding impermeable surfaces and reducing the potential for an evolving landscape reducing impervious area. The districts provide for more shallow setbacks that what exists now and removes—or doesn't consider lot coverage ratios—as a way to address that.

    I use as Exhibit A the discussion at one of the Zoning Advisory Committee meetings on the setbacks along Chamberlayne in the multi-family identified as part of the Community Mixed-Use Corridor from Lombardy to the City limits. Do we really want to have folks living 0-15' or so from high-intensity, high-levels of traffic and noise. Instead, why not think of these places as locations (and all of the Community Mixed-Use Corridors are all highly trafficked areas). I would suggest that the landscape (trees especially, but even lawns) can be great barriers to intensity, and ever greater opportunities to soften and beautify our city. All of these could become a part of the Code and transform our neighborhoods for the better over the next 2-3 generations.

13. **Traditional patterns of parcel size and use?** There is a constant series of comments about working within the traditional patterns of parcel size and use, especially in the R-5 and R-6 districts. I've stated before that the R-5 and the R-6 are being viewed as areas of potential growth, density, and character that work against *Richmond 300*'s stated principles of equity, sustainability and beauty. They style and pattern (even the street grid) of the area I live at is fully consistent with development patterns of the early 20th century; which has its own unique flavor and character...yet the Church Hill North R-5 area exhibits some differing characteristics than the R-5 in Oakwood. I would also argue that the significant number of SUPs in the area and the significant number of demolitions in the area are re-writing the character of our area, with apparently no concern of folks involved in the land use approval process.

    The character of this area (and other R-5 zones in the city) were often established decades prior to the comprehensive adoption of the zoning code in 1976. I was not here when those decisions were made and the overlay of R-5, as well as the establishment of multiple Conservation and Redevelopment Districts and the development standards within those Districts within the Church Hill Central Civic Association boundaries and I fear it will have similar—overlaid a latter-half of the 20th Century pattern over an existing early 20th Century pattern, without really understanding the nuances at work in the area.

    The more recent history of the SUPs in the recent past show that there is a move to significantly change the character of the area through greatly reduced lot widths and ever-expanding lot

coverage. People say that we the use of precedent to shape additional SUPs is not used…read client reports and staff reports. They do.

Create districts that really work with the existing fabric and not against it. More on that below on a more detailed discussion of the R-5 v RD-C language in Code Refresh.

14. **RD-C Zoning:** This is not a good district for my neighborhood, and maybe not a good district for other neighborhoods throughout the city.

Context: Almost all of the area within the Church Hill Central Civic Association was annexed in the timeframe of 1867-1914. Within the Oakwood-Chimborazo National Register Historic District, the period of significance was 1820-1950 (even though there are clearly houses built post-WWII that are not within the Historic District, but within the R-5 area. And starting in 1972 we have had 4 Redevelopment & Conservation Areas overlaid on the neighborhood proposing—and implanting--a form that was not sympathetic to the character of the area either. And now we have in the R-5 area the RD-C proposed district with the following characteristics as shown on Pg. 10 of my comments on the Boards from the November Open House (attached).

So, yet again, another form of prospective development is being imposed onto almost 800 individual parcels within a single neighborhood. Below are comments and recommendations that would bring better balance to the proposed rezoning in our area.

Comments/Recommendations:

- Lot Size: Eliminate the min. 25' width and request another lot minimum, perhaps closer to the mean lot sizes in the area. Would certainly provide more opportunity for different design and provide for more space on the lot for the new total unit count.
- Dwelling Units: I have no clue how you squeeze 3 units on a minimum 25' lot and meet the lot coverage percentage. In fact, the illustration on the board doesn't meet the lot coverage % (a common issue with the illustrations).
- Lot Coverage: Reduce to 40% to eliminate the bowling lane look of almost all of the new construction.
- Amenity Space: How is this n/a? There needs to be a number that is not a side yard.
- Building Height: Fix the incongruity between new construction and existing building where we have single-story houses replaced by 2+ story houses. Make 3-stories or 35' and remove the contextual height requirement everywhere.
- Building Width: It can't be n/a.
- Ground Story: Adjust to 2'/4' as standard. If there is an accessibility issue, provide for a small variance that adjusts to 0'.
- Building Setbacks: Existing or 20'. Not existing range or 10'. In potential new subdivisions within the area, make that 20'. Provides opportunities for nice porch and room to plant a shade tree to meet canopy requirements.
- Side Street (min).: Replace 0 with 3'. We have lots of corner side yards in our area. Putting a building right up against a sidewalk (or future sidewalk) is a sure-fire way to never have windows/blinds ever open.
- Windows: Why are there no window standards anywhere? Does this relate to Building Code issues? If not, put some in. Light & air, folks; light and air.

- Doors: Not sure why this is an issue with which we need to be concerned. You'd need to get to a pretty big lot before I think this would kick in.

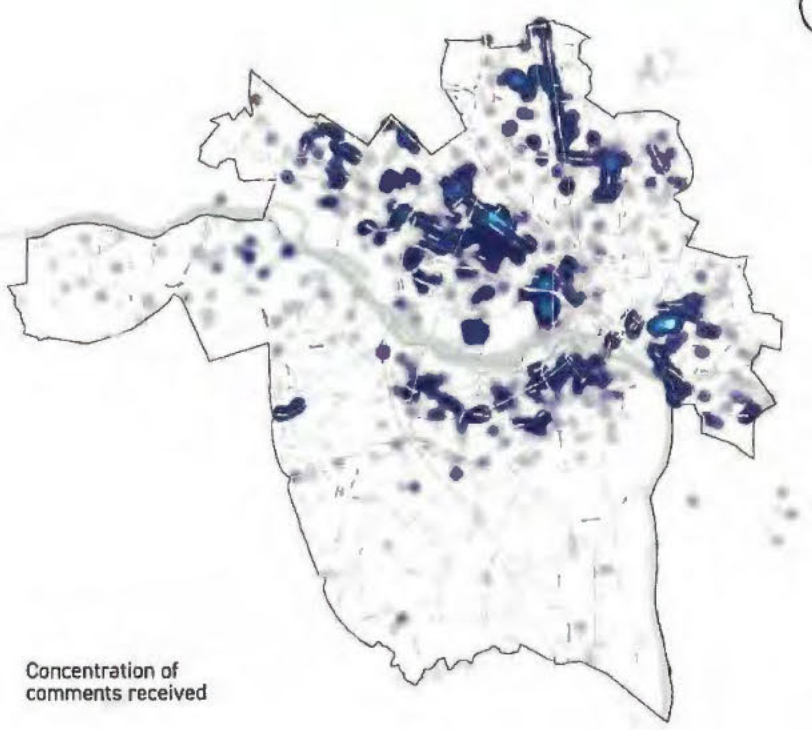
There seems to be the belief, I guess that having a 25' minimum isn't that big of a deal because someone doesn't believe lot splits will occur? I can say that they're occurring now, and in fact, we have seen SUP applications where the minimum lot size is substantially under 25'. Additionally, the photos on the Open House boards reflect pretty much the character of my neighborhood (I think a couple of them may actually be in my neighborhood). It's a very pleasant area with charm, character, and attractiveness that is slowly disappearing as the "homogenization" of the infill occurs. We are already a medium- to medium-high density area (some of that not in the proposed RD-C zone). We're not suggesting changes in the non-RD-C areas because the development pattern is different. Just wanting to keep the character of the R-5 area coherent.

As always happy to discuss this further.

Thank you.

WHAT WE HEARD & CHANGED
CAMBIOS BASADOS EN SUS COMENTARIOS

MAO.2.25 Z6



Concentration of comments received

ONLINE MAP FEEDBACK

Total Comments: 3,791

Separate threads: 2,105
Reply comments: 1,686

Unique Commenters: 620

ONLINE DOCUMENT FEEDBACK

Draft document feedback: 427

Staff emails: 319

(note: figures include June Open House feedback)

COMENTARIOS DEL MAPA EN LÍNEA

Total de cometarios: 3,791

Hilos de comenatarios: 2,105
Respuesta hacía comentarios: 1,686

Cantidad de comentadores: 620

COMENTARIOS DOCUMENTADOS EN LÍNEA

Comentarios sobre el borrador del código: 427

Correo electrónicos: 319

(nota: las cifras incluyen las opiniones recibidas en la jornada de puertas abiertas de junio)

TOPIC / *TEMA*	COMMON THEMES / *TEMAS COMUNES*	DRAFT RESPONSES / *BORRADORES DE RESPUESTAS*
Residential Units Per Lot & Minimum Lot Width	+ In RD- districts, some were in favor of allowing up to 2 units & 1 ADU on a lot, but others didn't want that type of change in their neighborhood + Some were concerned that the 25' min lot width in RD-C would incentive lot splits — NOT ONLY WILL — BUT IS + Other were worried that the proposed standards could insentivize the demolition of existing houses IT IS!	+ New standards established to **incentivize preservation of existing houses** + The RD-C 25' lot width min has been kept, but the district has been **mapped more sparingly**, resulting in some areas becoming RD-B (50' lot width min) + **Corner lots** can only be subdivided along **primary streets** WHICH WILL LEAD TO EVERY 50' LOT BEING SUB-DIVIDED — to 18' LOTS — which IS WHAT WERE SEEING.
Commercial Uses in Residential Districts	+ Some felt it was unfair that small commercial uses were allowed conditionally in RD- districts but allowed by-right in RA- districts + Some supported new commercial nodes (and/or corner commercial) in residential areas — NO MID-BLOCK COMMERCIAL — THERE IS A LOT OF VACANT COMMERCIAL IN MY DISTRICT — PUT LOCATIONS THAT ARE ALONG TRANSIT CORRIDORS W/ FOCUS ON CORNERS.	+ **Small commercial** now allowed **conditionally in RD- and RA** districts. Now allowed **by-right in RM-A, RM-B, and RM-C** (formerly RX-4) districts. + **MX-3** has become a **limited neighborhood commercial** zone
Residential Building Coverage	+ While some appreciated that higher building coverage percentages would support infill housing, others expressed concern about loss of open space PROVIDE DEEPER SETBACKS AND MORE OPEN SPACE DESIGN ALONG THOROUGHFARES	+ Maximum **building coverage** has been lowered to percentages **closer to the current Zoning Code**
Side and Rear Setbacks	+ Attached buildings by definition have no side setbacks, but concerns were raised about detached structures having no side setbacks in RA- districts	+ **Side setbacks** added to **RA, RM-A,** and **RM-B** districts + Side setbacks **do not apply on internal lot lines** when a block of attached buildings (rowhouse) are constructed together
RX and RD-C → R300 R-5 WAS PUT ON MY NEIGHBORHOOD	+ Many felt that their neighborhood or block was incorrectly mapped based on existing conditions + Common suggestions were adjustments from RX-4 to RA-C, and from RA-A to RD-C	+ **Numerous edits** to the map have been made in an effort to resolve these issues + Some previous designations were informed by the existing zoning, which **may not have been fairly applied in the first place**
MX-3 vs. MX-4	+ Some were in favor of the addition of MX-3 (as a replacement for MX-4 in earlier drafts), while others thought MX-4 was more appropriate	+ Both are now included. **MX-3** is used more for **small neighborhood nodes**, while **MX-4** is now used for more extensive **community commercial corridors**
Height Limits	+ There were concerns about more intensive and less intensive zoning districts abutting each other + Some had privacy concerns and were worried about solar access + Some suggested that areas in the City could handle taller buildings (like Scott's Addition) → USE'S DOES THIS	+ **Transition standards** now apply to more districts and the metrics have been refined + Some **MX- blocks have been remapped** where lot depth would constrain building height (For example, MX-13 has been remapped to MX-7 or MX-5 depending on the lot depth of the block)
Institutional District	+ There was confusion about the role of the Institutional district and where it was being applied.	+ Institutional is now largely **mapped to match Richmond 300's Institutional land use category** (generally only larger campuses and public school property) + Smaller **civic uses** are mapped to match their **neighborhood context**, while **places of worship** are now mostly MX-3
Trees and Green Space	+ Many were concerned about the potential loss of trees with an increase of density and pavement	+ Landscaping requirements have been updated, and **Tree Canopy Standards** added to the proposed site development standards

WAS BASICALLY DONE — R-5 WAS WRONG — RD-C COMPOUNDS THAT ERROR — CREATE A DISTRICT FOR R-5 AREAS THAT WORKS W/ EXISTING CHARACTER.

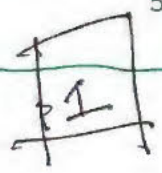
*NO SINGLE-STORY BUILDINGS ALONG COMMERCIAL CORRIDORS, ARTERIALS, GREAT STREETS, ETC. NEW

I THINK WE'VE GONE TOO FAR IN OTHER DIRECTION W/ BADLY LOCATED MX-6 & MORE WHERE THE LAND AREA WOULD NOT SUPPORT DENSITY SUGGESTED DESIGN & LAND AREA THAT ARE KEY —

DEFINE

I WOULD NOT DO MX-3 IN OLDS — KEEP AS *BUTTING AS THESE ARE OFTEN WONDERFUL OLD BLDGS!

THIS IS HAPPENING

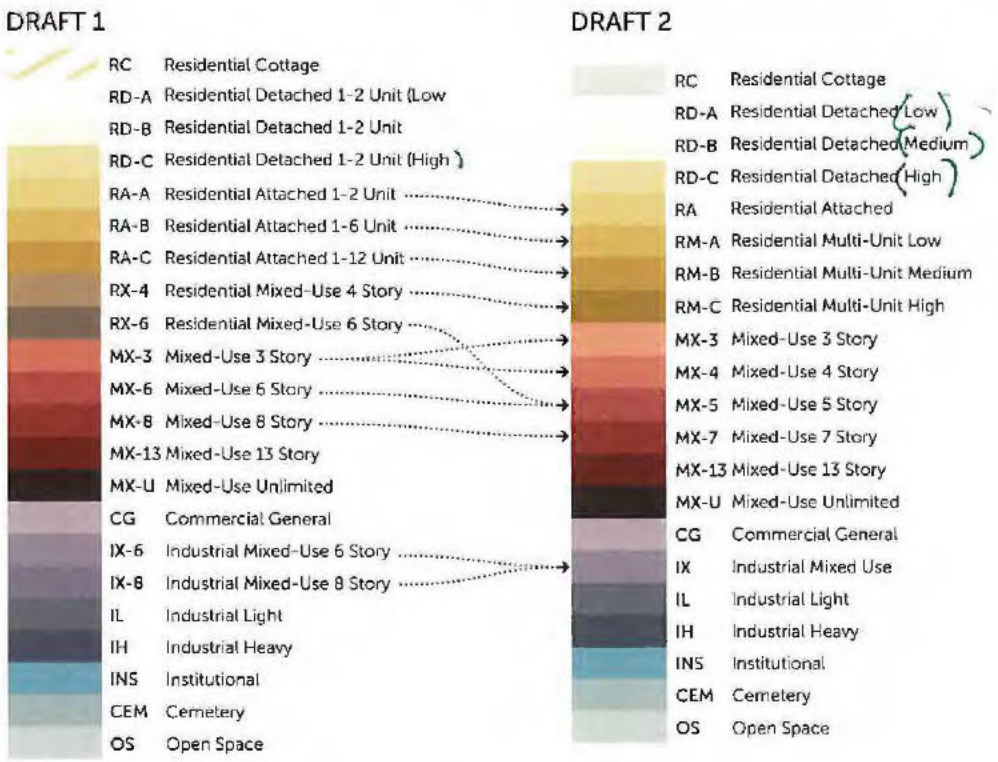


DISTRICT UPDATES & RESIDENTIAL INFILL STRATEGY 1
DISTRITOS ACTUALIZADOS Y ESTRATEGIAS DE VIVIENDA DE RELLENO

ZONING DISTRICT UPDATES
DISTRITOS DE ZONIFICACIÓN ACTUALIZADOS

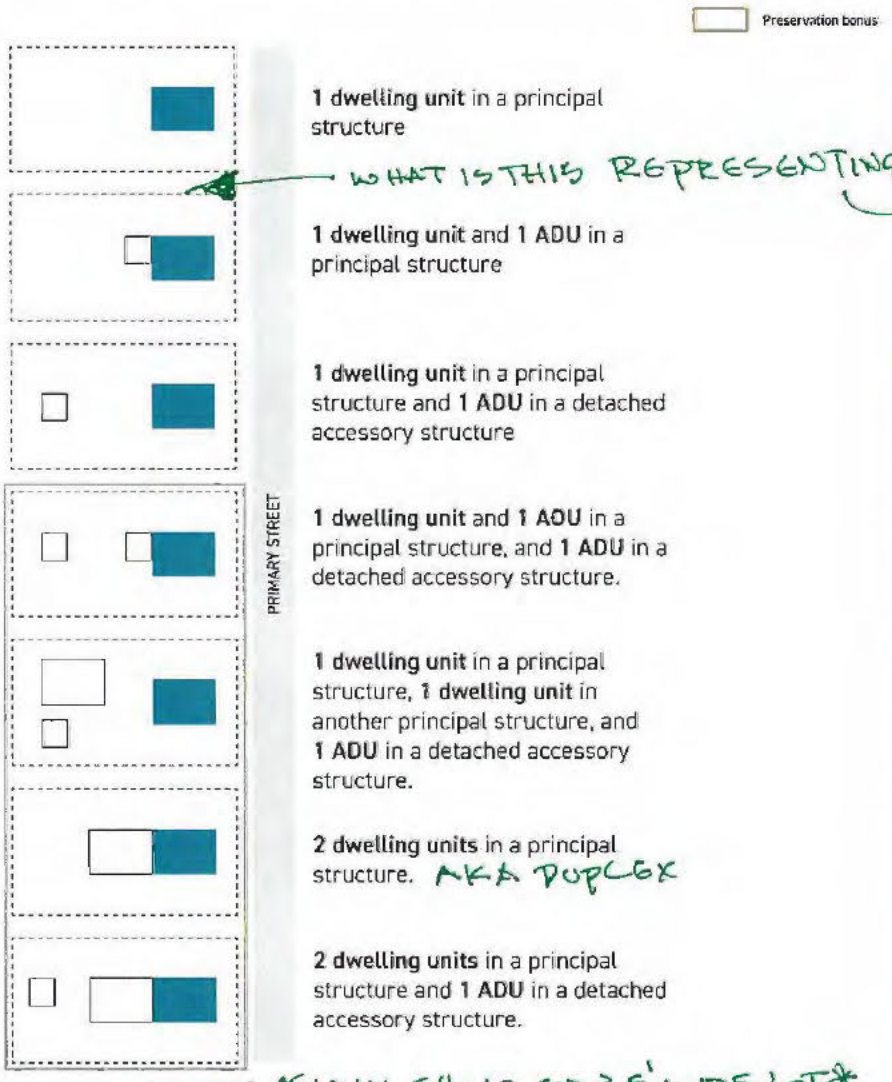
Some district names changed to help clarify the intent of each district. In some cases, the frequency that a district appears on the map also changed. The locations of each district on the map helped refine our approach for each district metric.

Algunos nombres de distritos se han modificados para ayudar a clarificar el propósito de cada uno. En algunos casos, también cambió la ubicación y cantidad de distritos en el mapa. La ubicación de cada distrito en el mapa contribuyó a perfeccionar nuestro enfoque para cada métrica de distrito.



RESIDENTIAL INFILL STRATEGY / *ESTRATEGIAS DE VIVIENDA DE RELLENO*

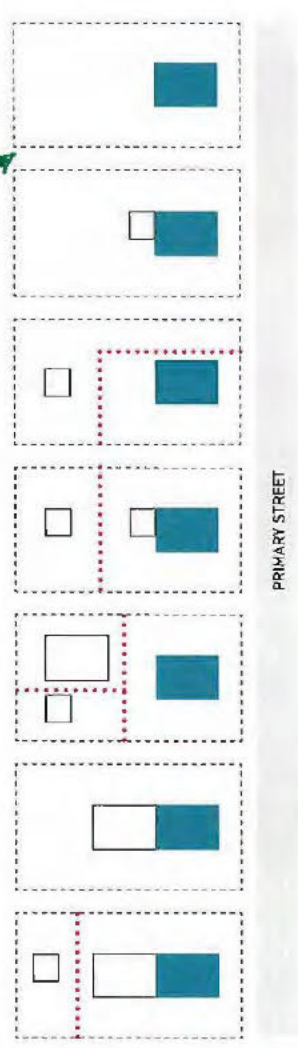
PRESERVATION BONUS / *BONO DE CONSERVACIÓN*



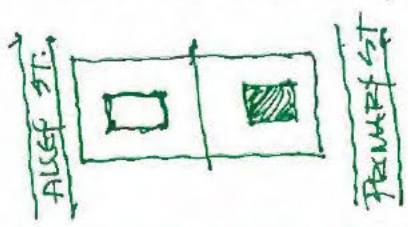
WHAT IS THIS REPRESENTING?

NOTE: *HOW SHOW 60 25' WIDE LOT*

SUBLOT STRATEGY / *ESTRÁTEGIA DEL SUBLOTE*



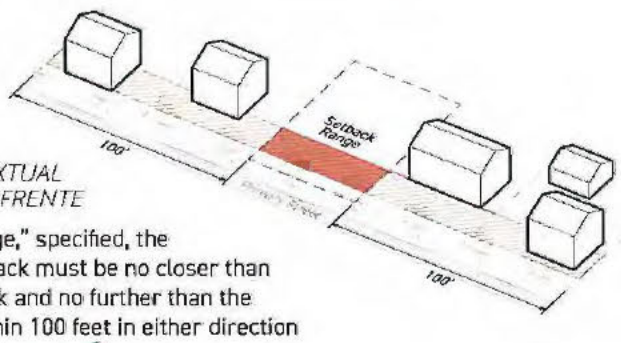
- Intent: to **allow fee-simple** sale of units or an undeveloped part of a lot to **increase ownership opportunities** of diverse housing stock
- Example: **age in place** by selling back yard or garage so that someone else can build an ADU
- Standards such as **setbacks, building coverage, and lot width** apply to overall lot (not each sublot)
- All structures on a lot are required to follow district standards



WAS IN COLS. BTH THIS SUMMER & THEY HAVE THESE HOUSE FACING STREET AND HOUSE FACING ALLEY (OR 1-WAY ALLEY STREET FINISHED LIKE STREET). VERY NICE, BUT IT LOOKS LIKE YOU'RE LIVING ON

NICE SMALL STREET → WOULD BE NICE TO SEE THAT THERE A START OF SUBLOT STRATEGY

CONTEXTUAL SETBACKS / *RETIRADA CONTEXTUAL Y RETIRADA DE ENFRENTE*

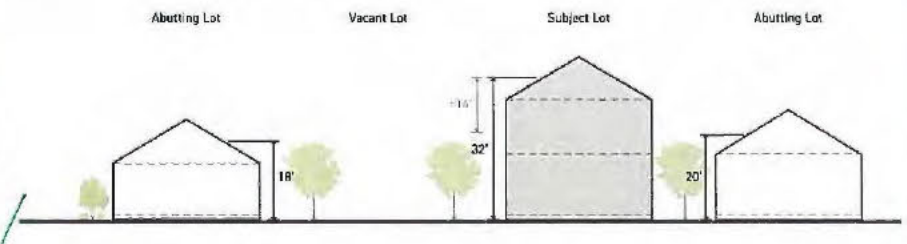


When "existing range," specified, the primary street setback must be no closer than the smallest setback and no further than the largest setback within 100 feet in either direction along the block face.

THERE ARE SECTIONS OF MY AREA THAT HAVE THIS SETBACK ISSUE DUE TO SUPS -V- BY. RIGHT & IT LOOKS HORRIBLE. NO!

CONTEXTUAL HEIGHTS / *ALTURA CONTEXTUAL*

The maximum height of a building or structure cannot be more than 14 feet taller than the shortest principal structure on the 2 abutting lots along the same block face.

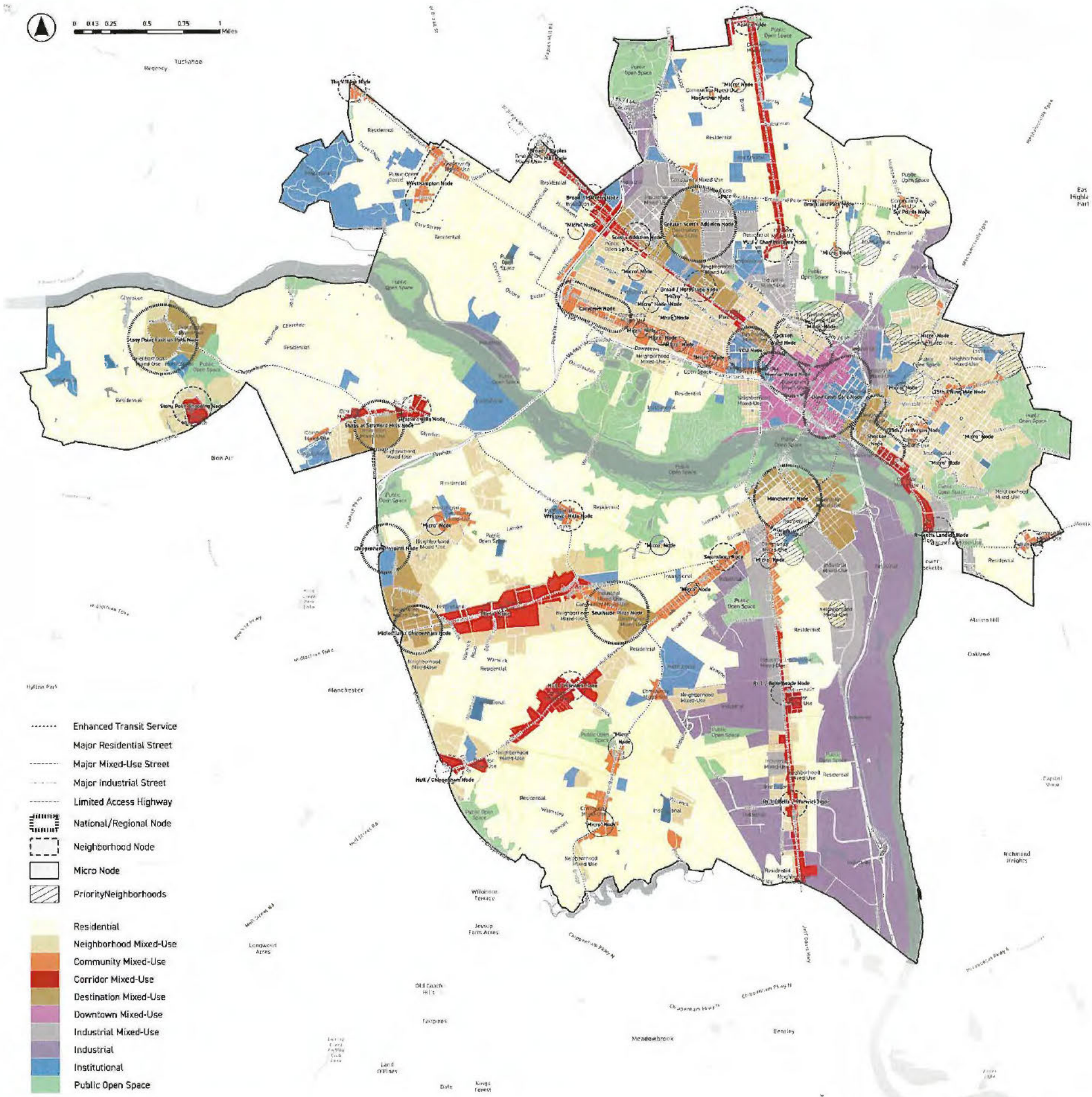


WE CAN GO TO 35' IN SF DEVELOP. NOW. WE HAVE SOME BEAUTIFUL 3-STORY EXIST'G HOMES & NOW AND SOME UGLY ONES NOW (NEWER) AGAIN — DESIGN & MATERIALS ARE DRIVERS — NOT THE LOSS OF 1'

LOOKS SLOPPY & LAZY

RICHMOND 300 LAND USES
USOS DEL SUELO DE RICHMOND 300

STATION **2**
ESTACIÓN 2



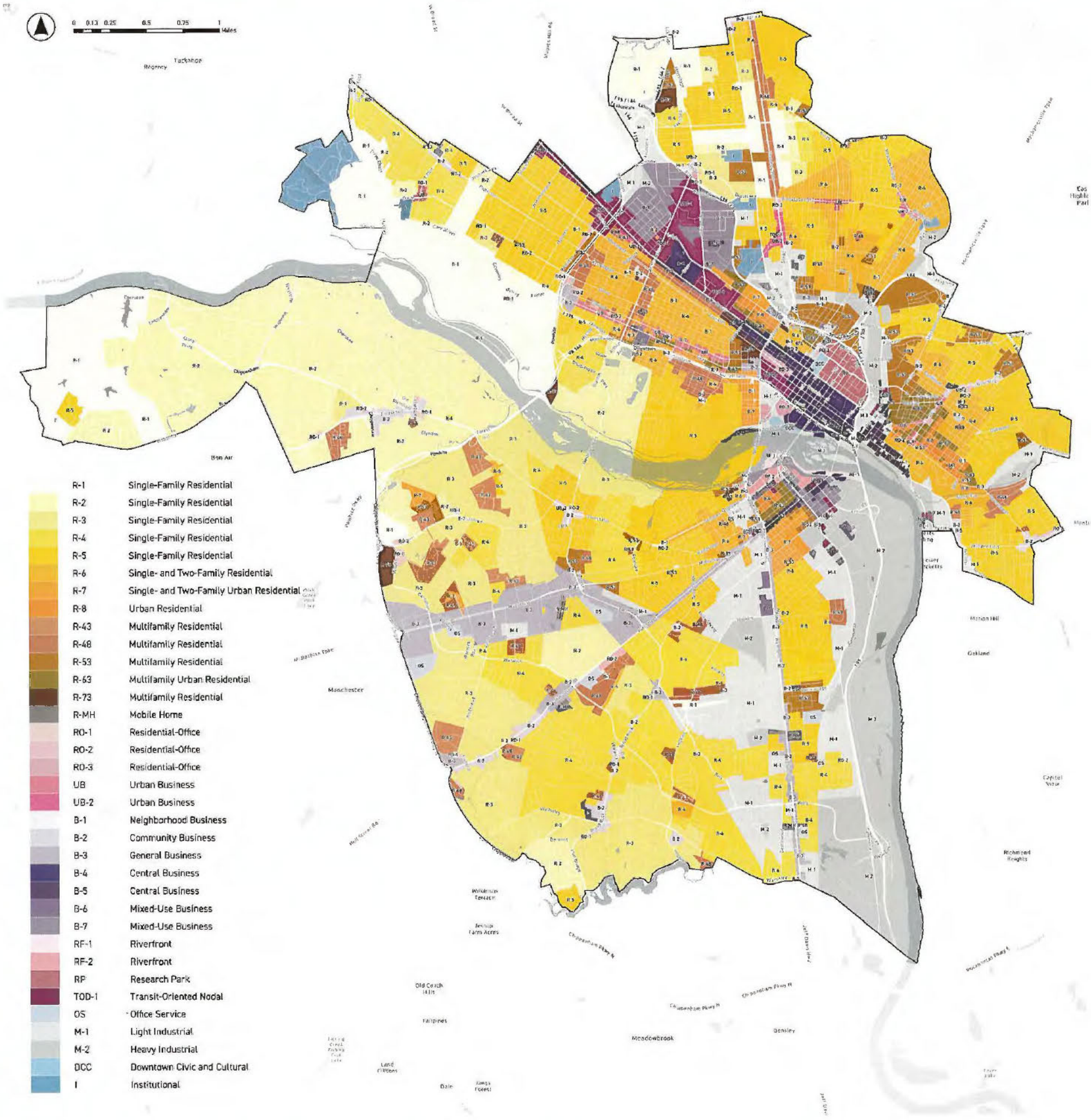
* CREATE DISTRICTS BASED ON NODES... AND DON'T REMOVE THEM IN ZONING MAP — PROVIDES FOCUS ON AREAS THA WILL CHANGE.

* - STRATEGIES FOR BETTER INTEGRATING PRIORITY NEIGHBORHOODS INTO OVERALL SENSE OF R300. GLAD THEY'RE ADDED

* CORRIDORS | ESP. SOUTH OF RIVER — ~~BELT~~/MIDLO, HULL, ≠ RICHMOND HWAY NEED CONCENTRATED PLANNING TO GET MORE HH INCOME INTO/ALONG THESE AREAS TO PROVIDE IMPETUS FOR REAL REVITALIZATION

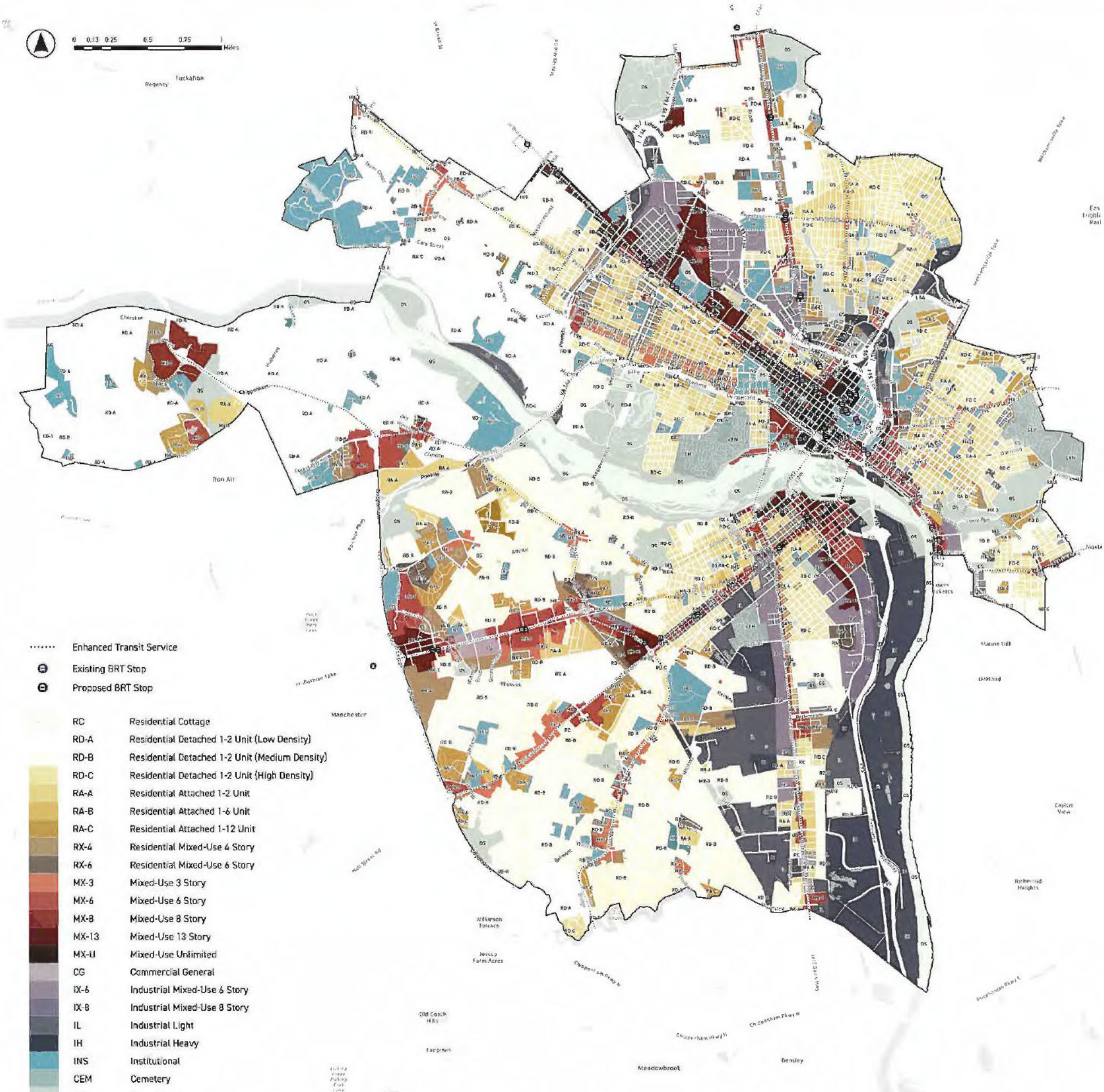
T3

CURRENT ZONING MAP
MAPA DE ZONIFICACIÓN ACTUAL



PROPOSED ZONING MAP, DRAFT 1
BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO

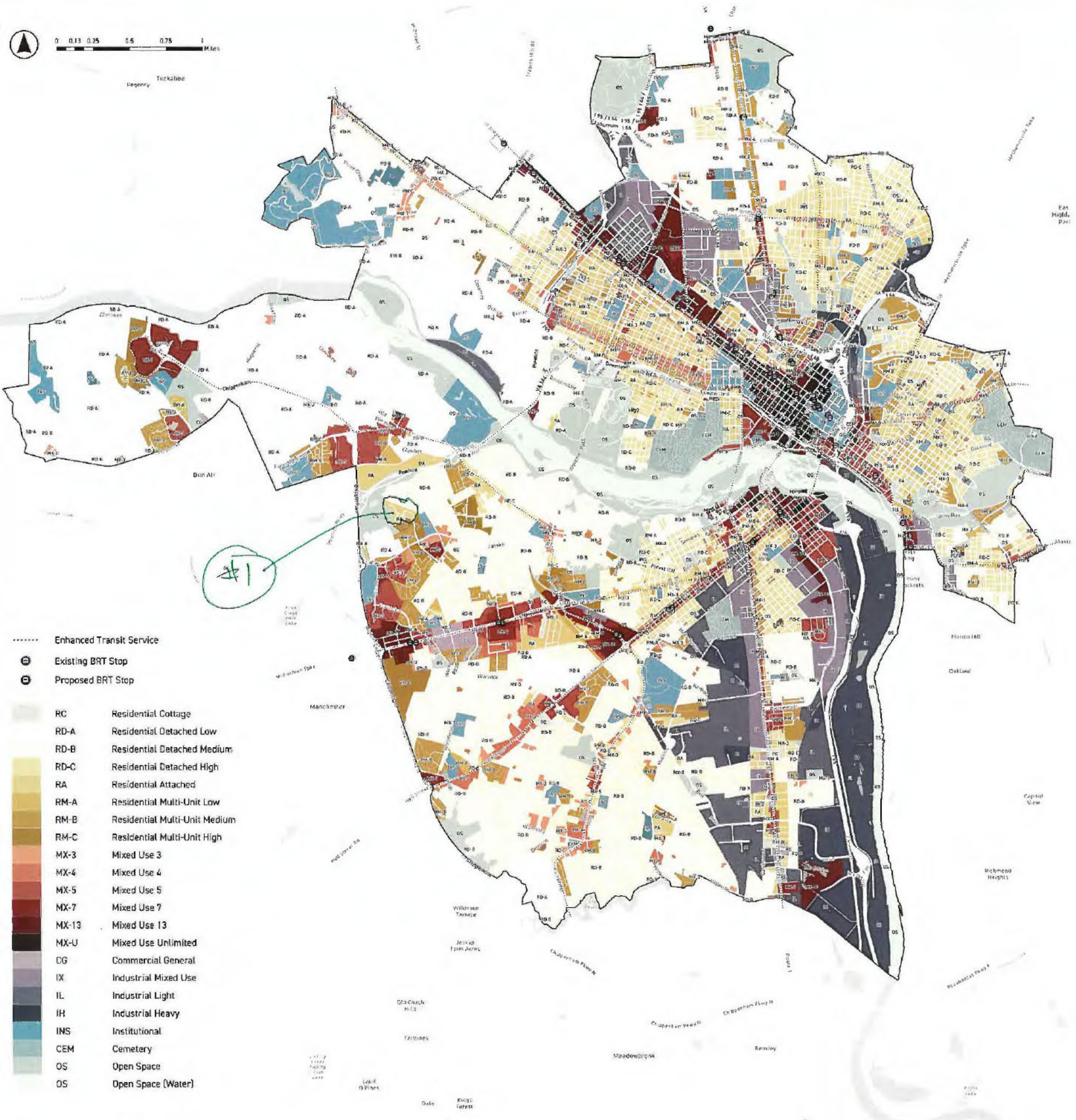
2



5

PROPOSED ZONING MAP, DRAFT 2
BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO

2



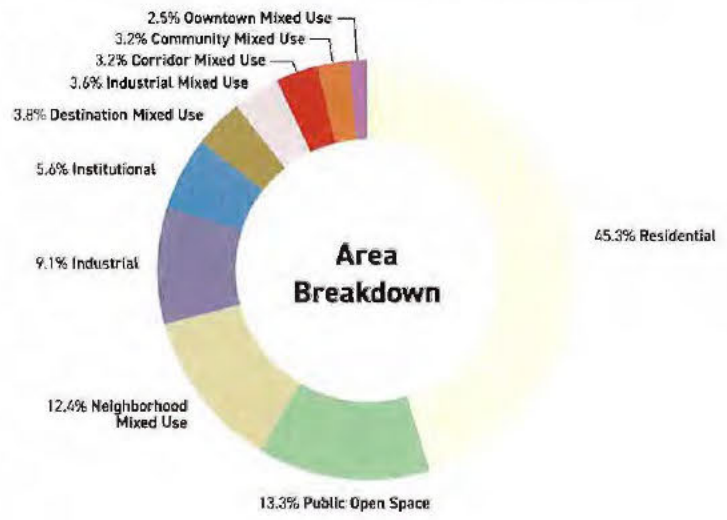
#1 — These are all SF - detached - both alley - loaded & front-loaded but all SF-detached

* Come back to this.

6

RICHMOND 300 LAND USE BREAKDOWN
DEGLOSE DEL USO DE SUELO DE RICHMOND 300

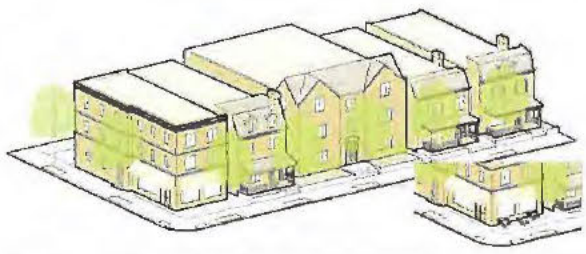
RICHMOND 300 LAND USES
USOS DEL SUELO DE RICHMOND 300



RICHMOND 300 SAMPLE DIAGRAMS
EJEMPLOS DE DIAGRAMAS DEL PLAN RICHMOND 300



Residential Diagram 2



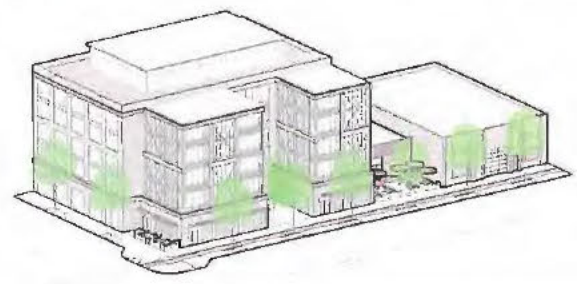
Neighborhood Mixed Use Diagram
A mix of housing types with features that change the street and open space for small-scale, corner plazas at the corner



Community Mixed Use Diagram
The building size, density, and zoning districts that allow uses may vary depending on historical densities and neighborhood characteristics. The common theme among all Community Mixed Use areas is that a mix of uses are allowed and buildings must address the street.

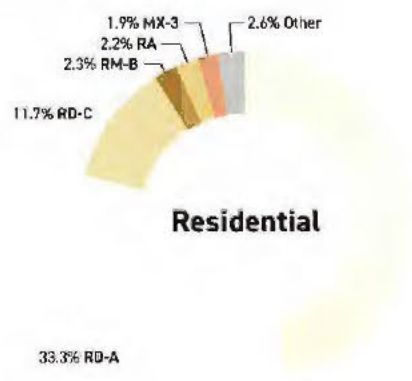


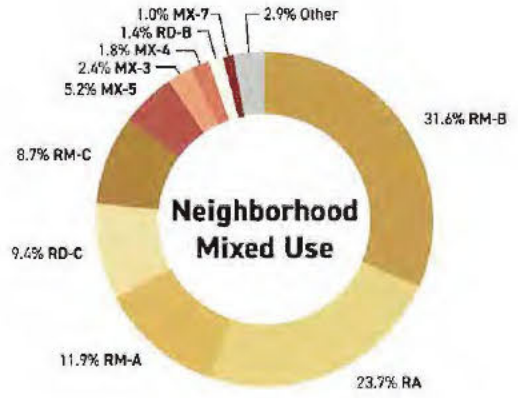
Corridor Mixed Use Diagram
The building size, density, and zoning details for these areas vary significantly depending on historical densities and neighborhood characteristics. In some areas, the Corridor Mixed Use is limited to the parcels fronting onto the corridor and in other areas, taller buildings are appropriate. The common theme among all Corridor Mixed Use areas is that a mix of uses are allowed and buildings must address the street.

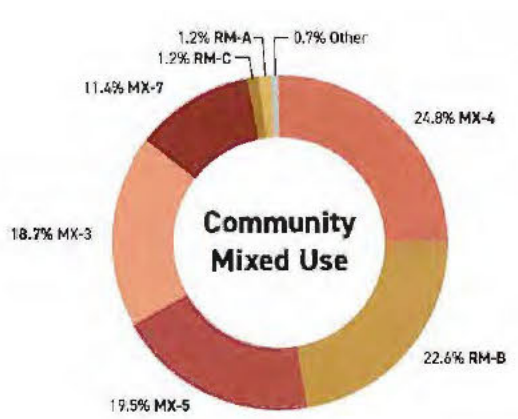


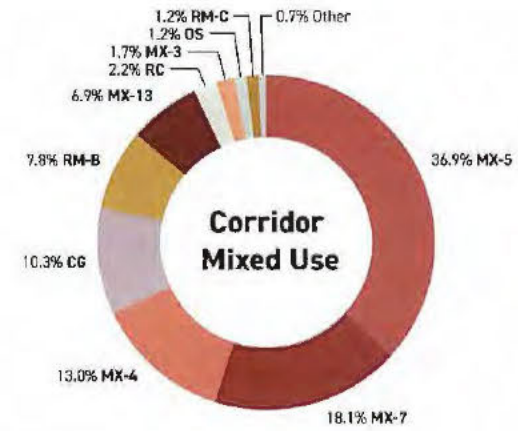
Industrial Mixed Use Diagram
A mix of building types with diverse scales, most industrial buildings are set back from the residential and front the buildings

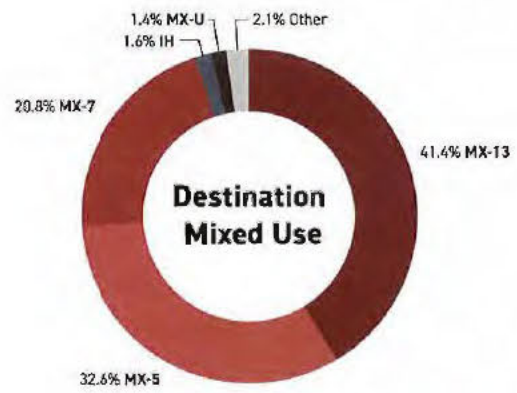
ZONING DISTRIBUTION OF EACH LAND USE
DISTRIBUCIÓN DE LA ZONIFICACIÓN BASADA EN EL USO DE SUELO

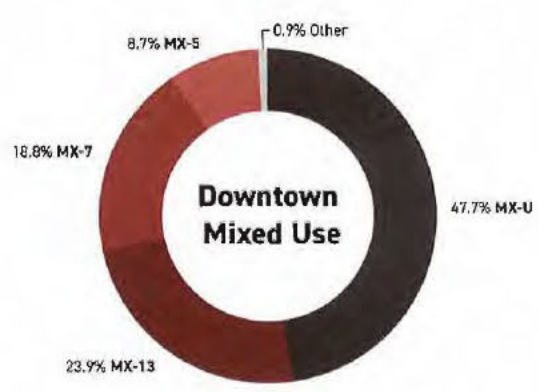


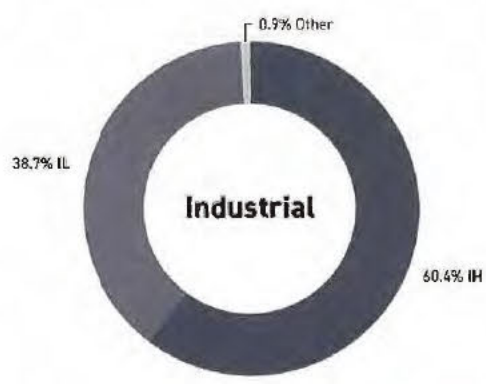


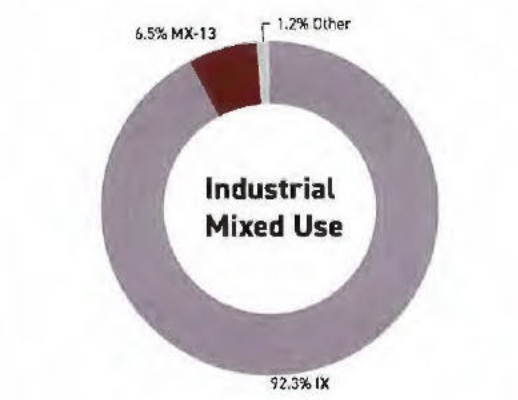


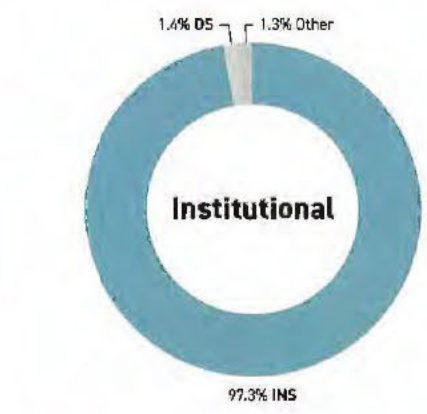


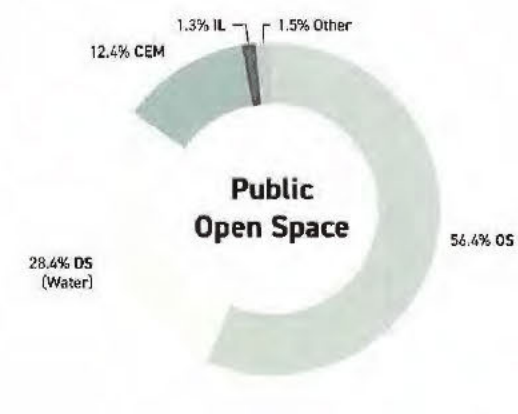












SUMMARY OF ZONING DISTRICTS
RESUMEN DE LOS DISTRITOS DE ZONIFICACIÓN

RC
Residential Cottage



Clusters of **small detached houses** that could include **manufactured & tiny home** parks & **cottage courts** on a lot no less than **100 ft in wide.**

RD-A
Residential Detached Low



Allows **1 unit & an ADU**, on a lot no less than **90 ft wide.** If **house preserved, 1 additional unit** allowed. Includes **detached, attached, & duplex.**

RD-B
Residential Detached Medium



Allows **1 unit & an ADU**, on a lot no less than **50 ft wide.** If **house preserved, 1 additional unit** allowed. Includes **detached, attached, & duplex.**

RD-C
Residential Detached High



Allows **1 unit & an ADU**, on a lot no less than **25 ft wide.** If **house preserved, 1 additional unit** allowed. Includes **detached, attached, & duplex.**

RA
Residential Attached Low



Allows **1 unit & an ADU**, on a lot. If **house preserved, 1 additional unit** allowed. Includes **detached, attached, duplex, and rowhouse.**

RM-A
Residential Multi-Unit Low



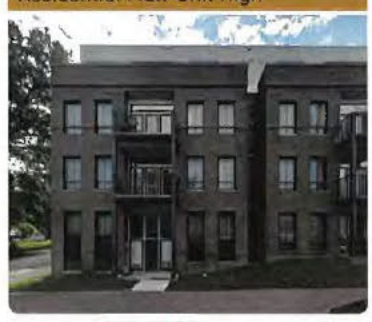
Allows up to **6 units in a building**, includes **detached, attached, duplex, rowhouse, & multiplex.** ***

RM-B
Residential Multi-Unit Medium



Allows up to **12 units in a building**, includes **detached, attached, duplex, rowhouse, stacked townhouse, multiplex, & small apartment.** ***

RM-C
Residential Mult-Unit High



Allows an **unlimited** number of **units in a building**, includes **detached, attached, duplex, rowhouse, stacked townhouse, multiplex, small apartment, & large apartment.** ** ***

MX-3
Mixed Use 3



Allows up to a **3-story residential, commercial or mixed use building.** Also includes **rowhouse, stacked townhouse, multiplex, & apartment.**

MX-4
Mixed Use 4



Allows up to a **4-story residential, commercial or mixed-use building.** Also includes **rowhouse, stacked townhouse, multiplex, & apartment.**

*

MX-5
Mixed Use 5



Allows up to a **5-story residential, commercial or mixed use building.** Also includes **rowhouse, stacked townhouse, multiplexe, & apartment.**

MX-7
Mixed Use 7



Allows up to a **7-story residential, commercial or mixed use building.** Also includes **rowhouse, stacked townhouse, multiplexe, & apartment.**

MX-13
Mixed Use 13



Allows up to a **13-story residential, commercial, or mixed use building.**

MX-U
Mixed Use Unlimited



Allows an **unlimited in height residential, commercial, or mixed use building.**

IX
Industrial Mixed Use



Allows up to a **7-story residential, commercial, light industrial or mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes, & apartments.**

CG
Commercial General



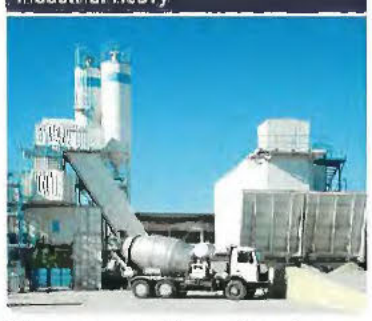
Allows a range of heavier more auto-**oriented commercial** uses. Also allows **rowhouses, stacked townhouses,** and **apartments..** ***

IL
Industrial Light



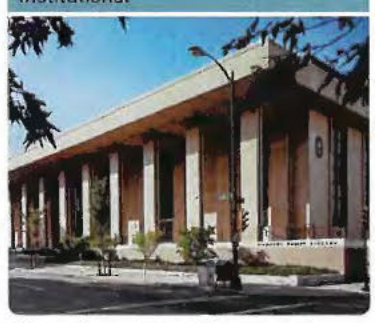
Allows a range of **low-impact industrial** activity - the majority of activity is conducted **indoors** with limited **accessory outdoor storage.**

IH
Industrial Heavy



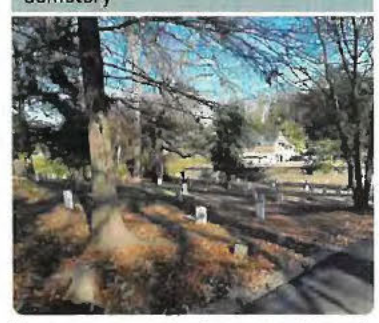
Allows a range of larger footprint **high-impact industrial activity.** Allows more outdoor storage.

INS
Institutional



Allows for a range of **larger-scale public, civic** and **institutional** uses.

CEM
Cemetery



Open space used to **bury remains** and **memorialize the deceased** that could include chapels, mausoleums, and admistrative buildings.

OS
Open Space



Publicly-owned open space that serves the passive and active recreational needs of the community, and includes **parks, playgrounds, sports fields, dog parks, trails, & conservation areas. May include recreational or administrative buildings.**

* Not sure where this is — please make sure in city —

** — Allowing unlimited # of units in a bldg.? On an OHD as this is? This is a much worse than the R-63 foregoing for this area (which also was terrible in an OHD — PLS. DON'T MAKE THIS THE SAME FAILED DISTRICT AS R-63

*** — Attached and detached SF units are permitted in 12. these districts?

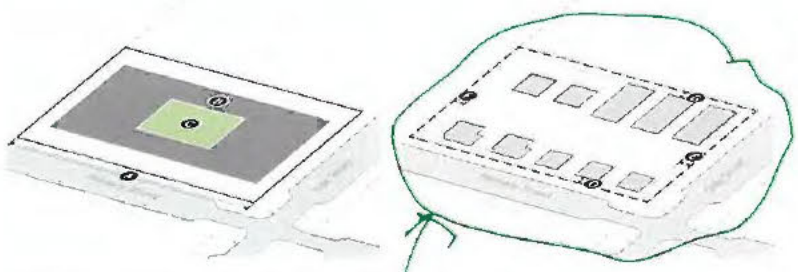
**** — NOT SURE HEAVIER IS RIGHT WORD

8

OPEN HOUSE NOVEMBER 2025

RESIDENTIAL DISTRICTS
DISTRITOS RESIDENCIALES

STATION **3**
ESTACIÓN 3

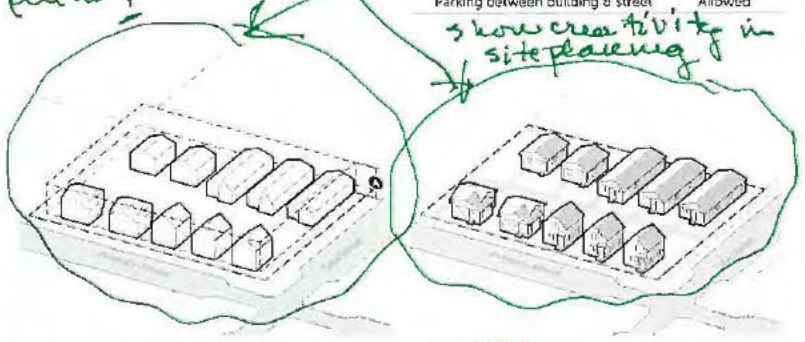


1. Lot Size	
A Lot width (min)	100'
2. Dwelling Units	
Dwelling units per building (max)	1
3. Coverage	
B Building coverage (max)	50%
C Amenity space (min)	10%

4. Building Setbacks	
D Primary street (min)	10'
E Side street (min)	10'
F Side (min)	10'
G Rear (min)	10'
Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Allowed

look like mobile home park!

show creativity in site planning



		Primary St.	Side St.
1. Massing			
A Building height (max)	1.5 stories/18'		
Width (max)	n/a		
Building floor area (max)	1,200 SF		
2. Active Depth			
Primary street (min)	n/a		
Side street (min)	n/a		
3. Ground Story			
Ground story height (min)	n/a		
Finished floor elevation (min/max)	n/a		

4. Windows			
Ground story (min)		n/a	n/a
Upper story (min)		n/a	n/a
Blank wall width (max)		n/a	n/a
5. Doors			
Street-facing entrance		n/a	n/a
Street-facing entry spacing (max)		n/a	n/a

why can't these be 2-story units?

RC RESIDENTIAL COTTAGE

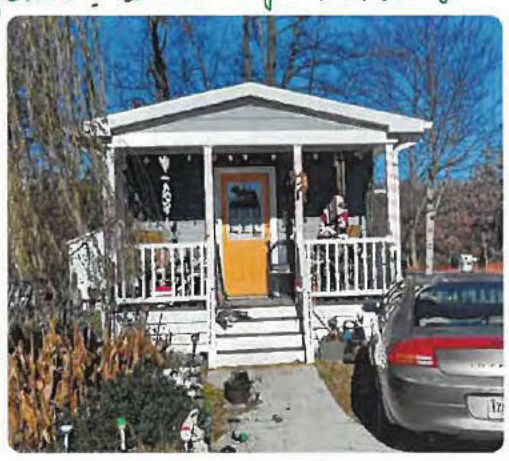
Clusters of **small detached houses** that could include **manufactured & tiny home** parks & **cottage courts** on a lot no less than **100 ft in wide.**

Grupos de pequeñas casas unifamiliares no adosadas que podrían incluir pequeñas casas, casas prefabricadas y casas estilo cabañas en un lote de no menos de 100 pies de ancho.

TOTAL ACREAGE: **57**
NUMBER OF PARCELS: **11**
PERCENTAGE OF CITY: **0.2%**

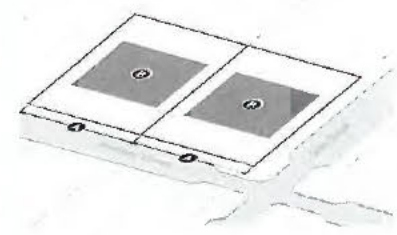
The 2 examples shown below show really nice site plan or site arrangement. Landscape matters

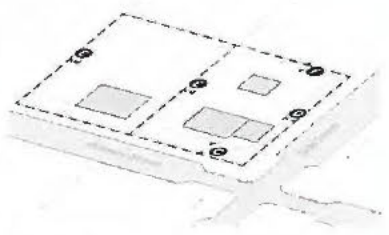






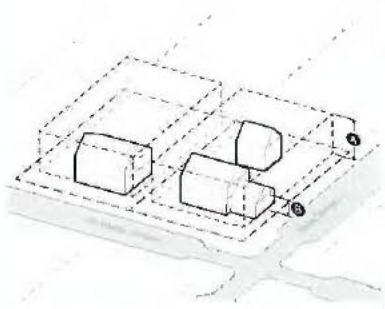
← THINK BEYOND JUST SMALL DISTRICTS →





1. Lot Size			
A Lot width (min)	90'		
2. Dwelling Units			
Dwelling units per lot (max)			
Base	1 + ADU		
Housing preservation bonus	2 + ADU		
3. Coverage			
B Building coverage (max)	30%		
Amenity space (min)	n/a		

4. Building Setbacks			
C Primary street (min)		Existing range or 20'	
D Side street (min)		10'	
E Side (min)		9'	
F Rear (min)		9'	
Alley (min)		3'	
5. Build-to			
Primary street (min)		n/a	
Side street (min)		n/a	
6. Parking Location			
Parking setback (min)		n/a	
Parking between building & street		Allowed	





		Primary St.	Side St.
1. Massing			
A Building height (max)	3 stories/35'		
Width (max)	n/a		
2. Active Depth			
Primary street (min)	n/a		
Side street (min)	n/a		
3. Ground Story			
B Ground story height (min)	9'		
Finished floor elevation (min/max)	0'/4'		

4. Windows			
Ground story (min)		n/a	n/a
Upper story (min)		n/a	n/a
Blank wall width (max)		n/a	n/a
5. Doors			
Street-facing entrance		Required	n/a
C Street-facing entry spacing (max)		100'	n/a

* don't think door spacing is shown properly

RD-A RESIDENTIAL DETACHED LOW

Allows 1 unit & an ADU, on a lot no less than **90 ft wide. If house preserved, 1 additional unit** allowed. Includes **detached, attached, & duplex** ~~typologies~~. Limited commercial allowed conditionally.

types

Se permite una vivienda unifamiliar y una unidad de vivienda accesoria (ADU) en un lote de no menos de 90 pies de acho. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas y dúplex. Se permite uso comercial limitado, sujeto a condiciones.

TOTAL ACREAGE: **4,882**
NUMBER OF PARCELS: **7,271**
PERCENTAGE OF CITY: **14.8%**

???





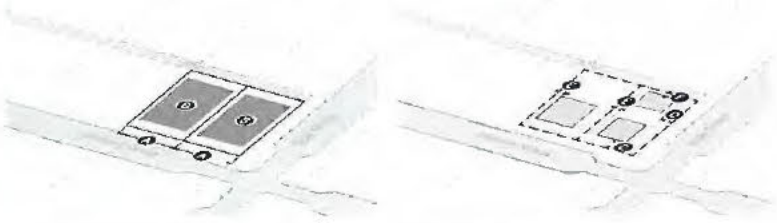


* NOT SURE HOW THIS WORKS IN LOW-DENSITY AREAS. The "town center" in WINDSOR FARMS, WHERE ELSE?

EXPLAIN DIFF. BETW. LIVE-WORK & HOME OCCUPATION?

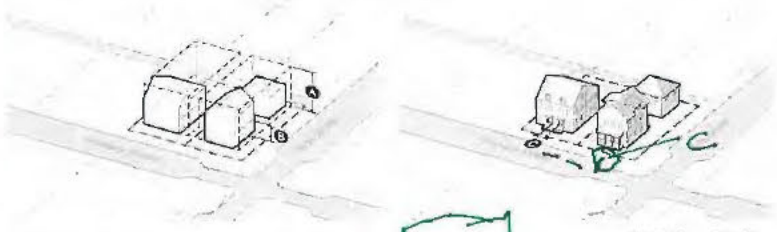
Why no minimum window stds? Support Liglet & Air!

9



1. Lot Size	
A Lot width (min)	50'
2. Dwelling Units	
Dwelling units per lot (max)	
Base	1 + ADU
Housing preservation bonus	2 + ADU
3. Coverage	
B Building coverage (max)	40%
Amenity space (min)	n/a

4. Building Setbacks	
C Primary street (min)	Existing range or 20'
D Side street (min)	10'
E Side (min)	5'
Rear (min)	5'
F Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Allowed



1. Massing	
A Building height (max)	Contextual or 3 stories/35'
Width (max)	n/a
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
B Ground story height (min)	9'
Finished floor elevation (min/max)	0'/4'

	Primary St.	Side St.
4. Windows		
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		
Street-facing entrance	Required	n/a
C Street-facing entry spacing (max)	100'	n/a

what about no redlines on corner properties...

RD-B RESIDENTIAL DETACHED MEDIUM

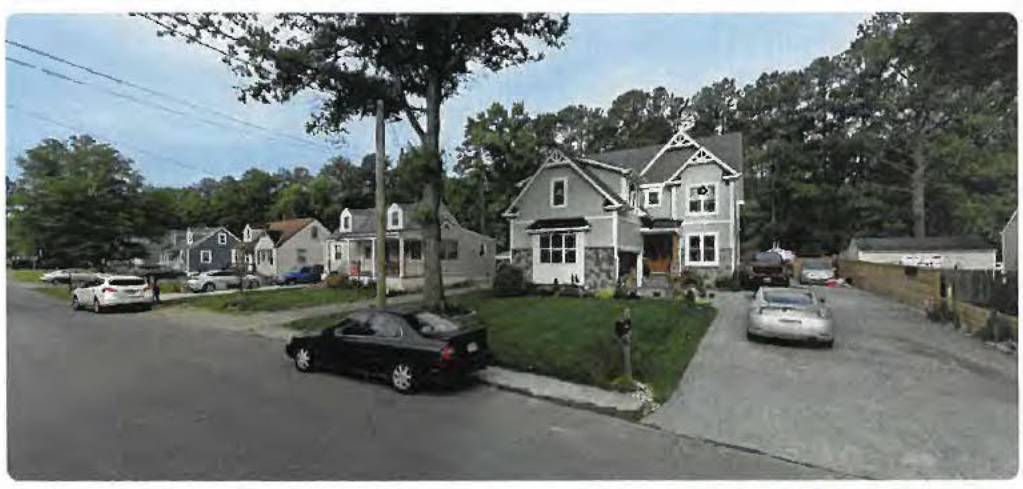
Allows **1 unit & an ADU**, on a lot no less than **50 ft wide**. If **house preserved, 1 additional unit** allowed. Includes **detached, attached, & duplex** typologies. Limited commercial allowed conditionally.

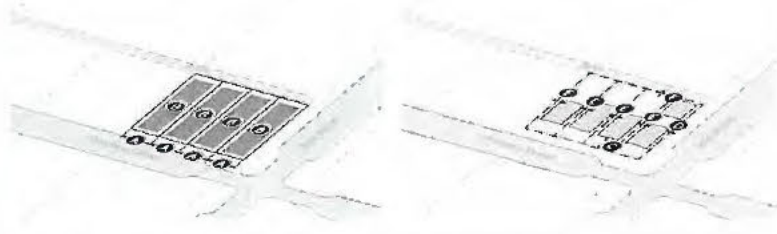
Se permite una vivienda unifamiliar y una unidad de vivienda accesoria (ADU) en un lote de no menos de 50 pies de acho. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas y dúplex. Se permite uso comercial limitado, sujeto a condiciones.

TOTAL ACREAGE: **6,766**
NUMBER OF PARCELS: **22,918**
PERCENTAGE OF CITY: **20.5%**



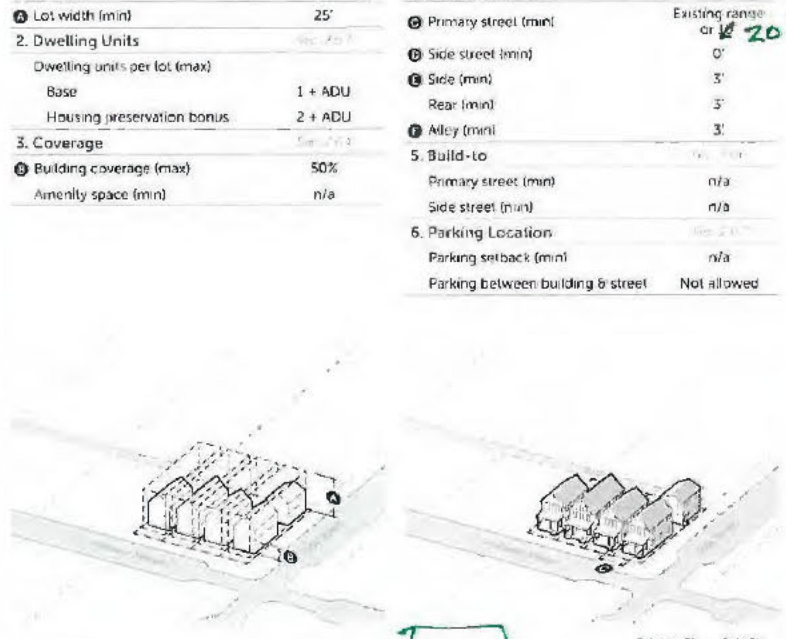






1. Lot Size	
A Lot width (min)	25'
2. Dwelling Units	
Dwelling units per lot (max)	
Base	1 + ADU
Housing preservation bonus	2 + ADU
3. Coverage	
B Building coverage (max)	50%
Amenity space (min)	n/a

4. Building Setbacks	
C Primary street (min)	Existing range or 20'
D Side street (min)	0'
E Side (min)	3'
Rear (min)	3'
F Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed



1. Massing	
A Building height (max)	Contextual or 3 stories/35'
Width (max)	n/a
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
B Ground story height (min)	9'
Finished floor elevation (min/max)	0'/4'

	Primary St.	Side St.
4. Windows		
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		
Street-facing entrance	Required	n/a
C Street-facing entry spacing (max)	50'	n/a

My area is already med-density

RD-C RESIDENTIAL DETACHED HIGH

Allows **1 unit & an ADU**, on a lot no less than **25 ft wide**. If **house preserved, 1 additional unit** allowed. Includes **detached, attached, & duplex** typologies. Limited commercial allowed conditionally.

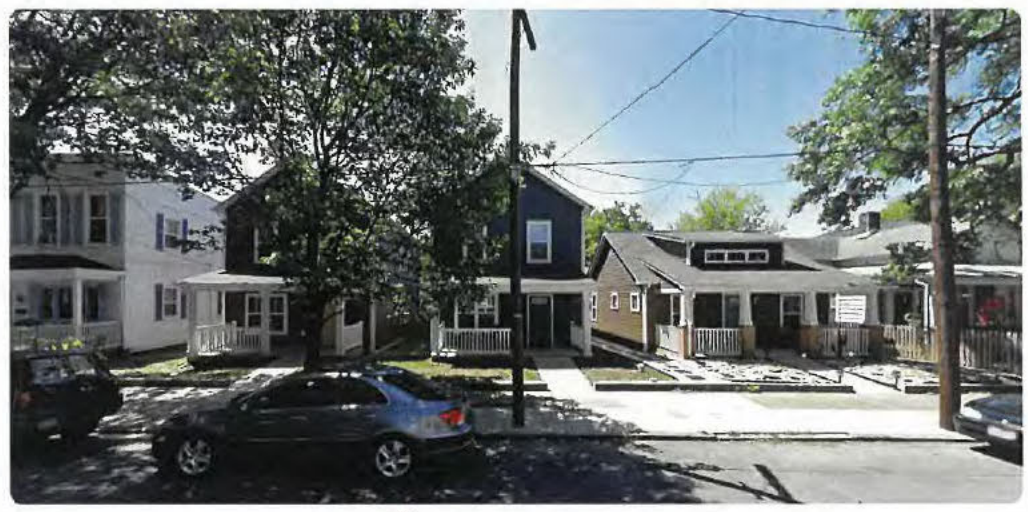
Se permite una vivienda unifamiliar y una unidad de vivienda accesoria (ADU) en un lote de no menos de 25 pies de acho. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas y dúplex. Se permite uso comercial limitado, sujeto a condiciones.

TOTAL ACREAGE: **2,072**
NUMBER OF PARCELS: **13,765**
PERCENTAGE OF CITY: **6.3%**

2x's as many parcels 1/2 the acreage - I think we're good.

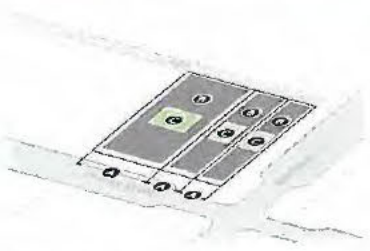


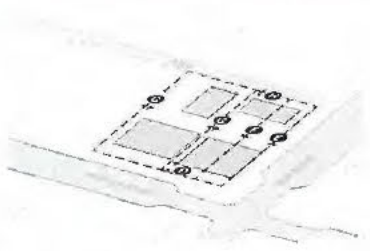




SEE WINDOW NOTE ON Pg. 13

separate comments to write on these pics

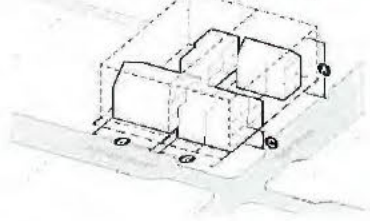




1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per lot (max)	
Base	1 + ADU
Housing preservation bonus	2 + ADU
3. Coverage	
B Building coverage (max)	60%
C Amenity space (min)	10%

4. Building Setbacks	
D Primary street (min/max)	Existing range or 10'
E Side street (min/max)	0'
F Side, interior (min)	0'
G Side, end (min)	3'
Rear (min)	3'
H Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	9'
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	5'

why wouldn't this be in ZO?





1. Massing	
A Building height (max)	Contextual or 3 stories/35'
B Width (max)	
Building width	n/a
Attached units in a row	4
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
C Ground story height (min)	10'
Finished floor elevation (min/max)	0'/4'

4. Windows	Primary St.	Side St.
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors		
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	50'	n/a

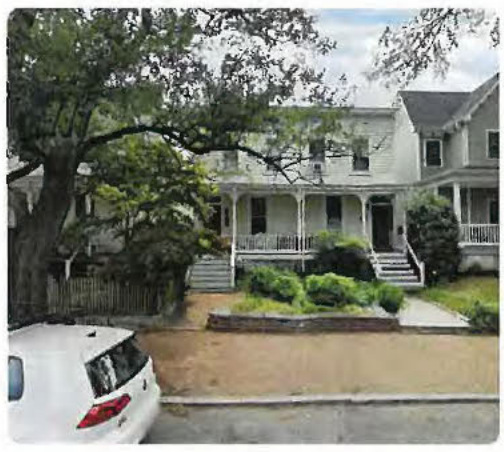
RA RESIDENTIAL ATTACHED

Allows **1 unit & an ADU**, on a lot. **If house preserved, 1 additional unit allowed.** Includes **detached, attached, duplex, and rowhouse** typologies. Limited commercial allowed conditionally.

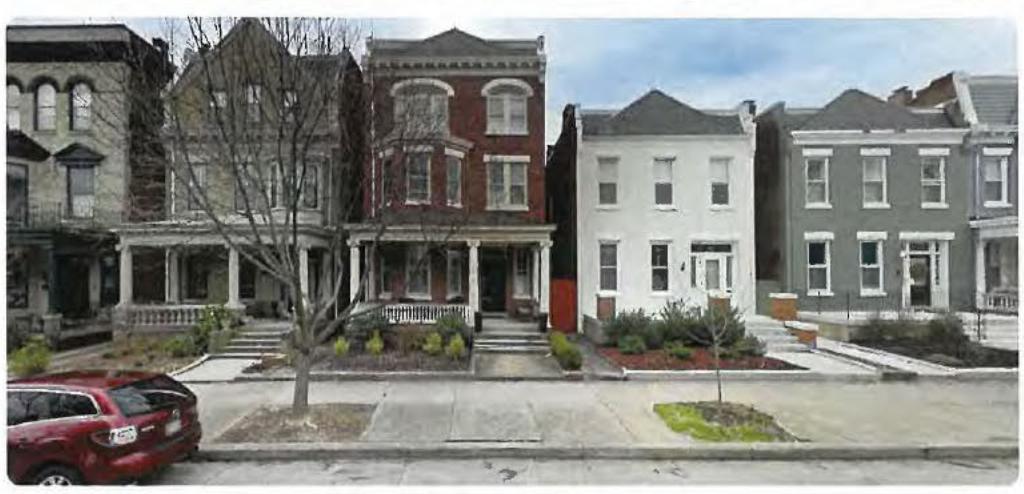
Se permite una vivienda unifamiliar y una unidad de vivienda accesoria (ADU) por lote. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas, dúplex y casas estilo rowhouses (casas adjuntas). Se permite uso comercial limitado, sujeto a condiciones.

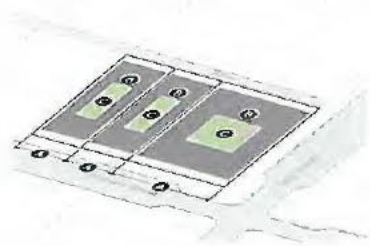
TOTAL ACREAGE: **1,238**
NUMBER OF PARCELS: **10,232**
PERCENTAGE OF CITY: **3.8%**

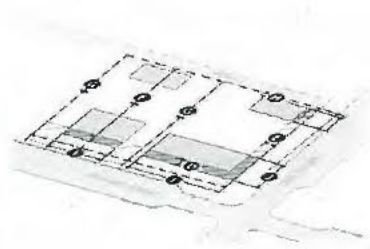
** SHOW 10' SETBACK





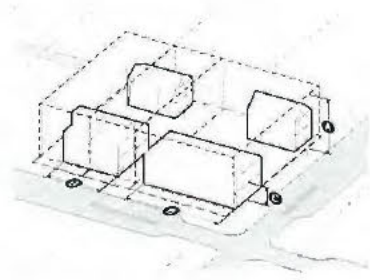


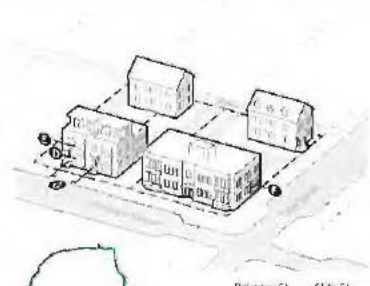




1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	6
3. Coverage	
B Building coverage (max)	70%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	Existing range or 10'/20'
E Side street (min/max)	0'/10'
F Side, interior (min)	0'
G Side, end (min)	3'
Rear (min)	5'
H Alley (min)	3'
5. Build-to	
I Primary street (min)	70%
J Side street (min)	35%
6. Parking Location	
Parking setback (min)	9'
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	5'





1. Massing	
A Building height (max)	Contextual or 3 stories/40'
B Width (max)	
Building width	n/a
Attached units in a row	6
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
C Ground story height (min)	10'
Finished floor elevation (min/max)	0'/4'

4. Windows	Primary St.	Side St.
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors		
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	75'	n/a

RM-A RESIDENTIAL MULTI-UNIT LOW

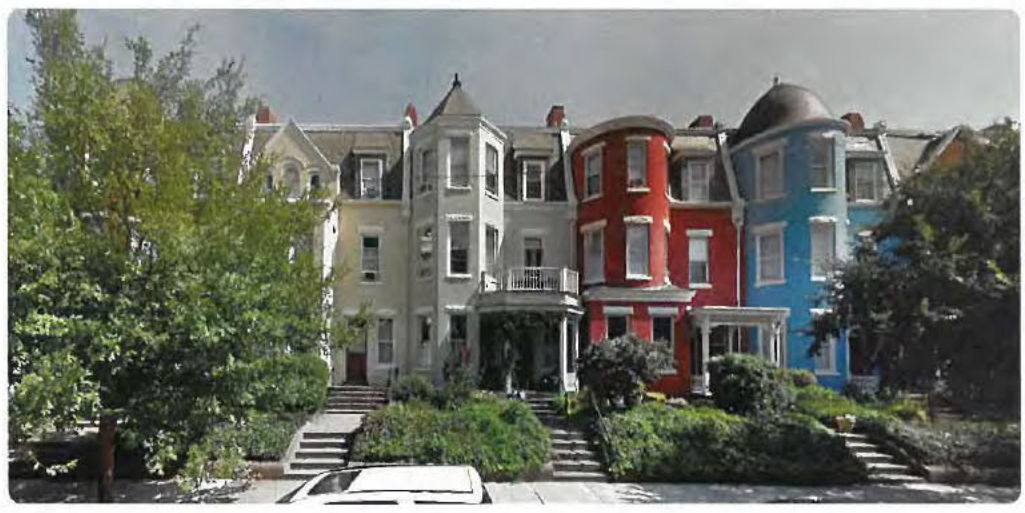
Allows up to **6 units in a building**, includes **detached, attached, duplex, rowhouse, & multiplex** typologies. Limited commercial allowed by-right.

Permite hasta 6 unidades en un edificio, incluye dúplex, casas estilo rowhouses (casas adjuntas), multiplex de viviendas, casas unifamiliares adosadas y no adosadas. También permite uso comercial limitado.

TOTAL ACREAGE: **567**
NUMBER OF PARCELS: **4,799**
PERCENTAGE OF CITY: **1.7%**

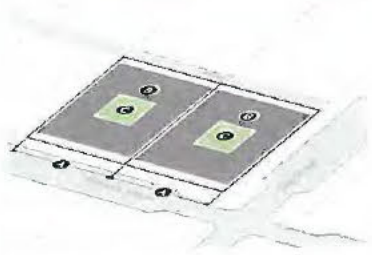


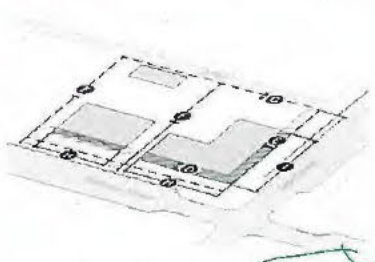




Gen. NOTE: As # units ↑ potential for landscape & trees ↓ - esp. infront yard. Maybe potential for some in rear yard — which is ok.

REQUIRE STREET TREES WHERE SPACE EXISTS



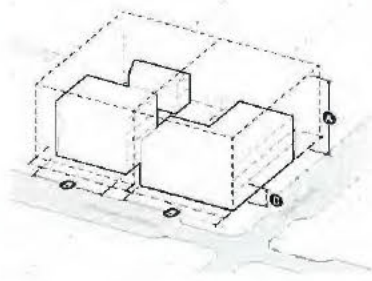


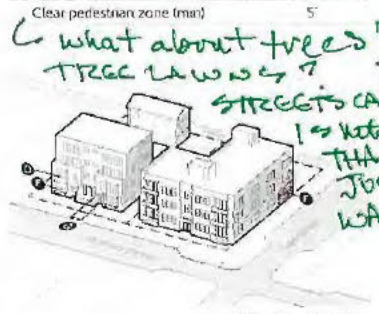
1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	12
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	Existing range or 10'/20'
E Side street (min/max)	0'/10'
Side, interior (min)	0'
F Side, end (min)	3'
Rear (min)	3'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	70%
I Side street (min)	35%
6. Parking Location	
Parking setback (min)	9'
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	5'

what about trees? TREE LAWNS?

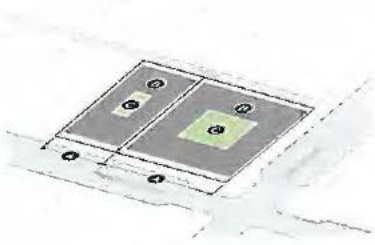
STREETSCAPE IS MORE THAN JUST WALKS

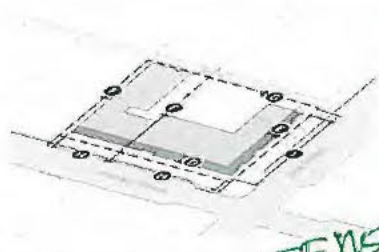




1. Massing	
A Building height (max)	Contextual or 4 stories/50'
B Width (max)	
Building width	n/a
Attached units in a row	8
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
G Ground story height (min)	10'
Finished floor elevation (min/max)	-2'/4'

4. Windows	Primary St.	Side St.
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors		
Street-facing entrance	Required	n/a
H Street-facing entry spacing (max)	75'	n/a

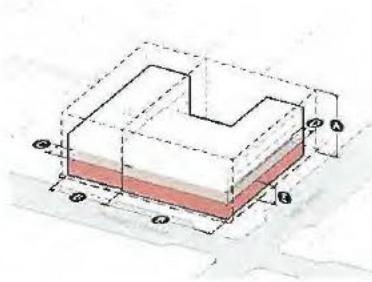


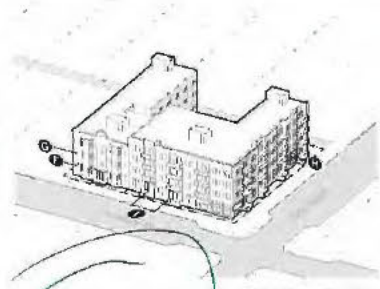


1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	5'/15'
E Side street (min/max)	5'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	70%
I Side street (min)	35%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	10'

EXIST'G? you don't get anything w/ 5





1. Massing	
A Building height (max)	Contextual or 4 stories/55'
B Width (max)	
Building width	175'
Attached units in a row	9
2. Active Depth	
C Primary street (min)	9'
D Side street (min)	9'
3. Ground Story	
E Ground story height (min)	10'
Finished floor elevation (min/max)	2'/4'

4. Windows	Primary St.	Side St.
F Ground story (min)	15%	10%
G Upper story (min)	10%	10%
H Blank wall width (max)	20'	25'
5. Doors		
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	50'	75'

RM-B RESIDENTIAL MULTI-UNIT MEDIUM

Allows up to **12 units in a building**, includes **detached, attached, duplex, rowhouse, stacked townhouse, multiplex, & small apartment** typologies. Limited commercial allowed by-right.

Permite hasta 12 unidades en un edificio, incluye dúplex y casas estilo rowhouses (casas adjuntas), multiplex de viviendas, apartamentos, casas unifamiliares adosadas y no adosadas. También permite uso comercial limitado.

TOTAL ACREAGE: **1,845**
NUMBER OF PARCELS: **3,282**
PERCENTAGE OF CITY: **5.6%**

BAD PICK TO ILLUSTRATE WHAT IS PROPOSED









INCREASE FRONT YD SETBACKS ON HIGHLY-TRAFFICKED ROADWAYS — ESP. IF FAMILY HOUSING

RM-C RESIDENTIAL MULTI-UNIT HIGH

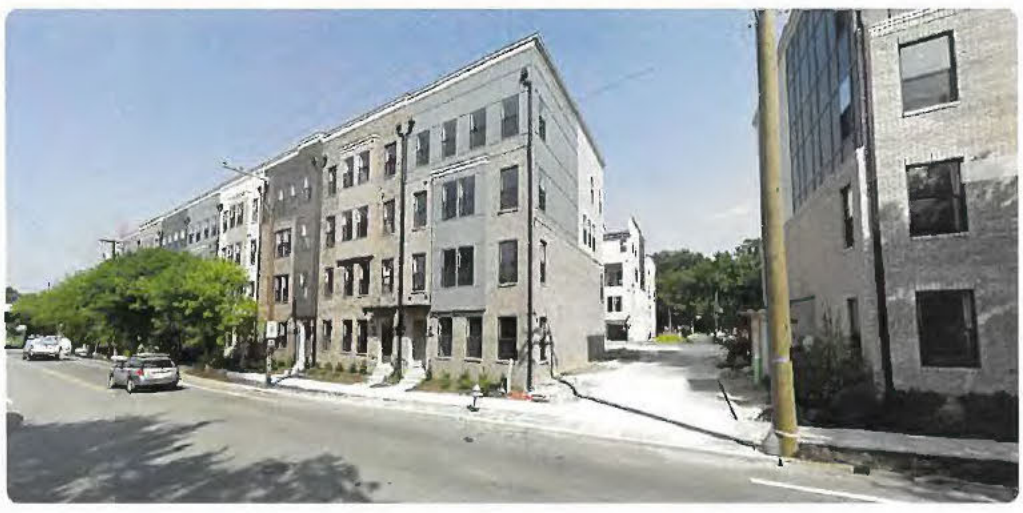
Allows an **unlimited** number of **units in a building**, includes **detached, attached, duplex, rowhouse, stacked townhouse, multiplex, small apartment, & large apartment** typologies. Limited commercial allowed by-right.

Se permite un número ilimitado de unidades en un edificio, incluyendo viviendas unifamiliares, adosadas, dúplex, owhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas, apartamentos pequeños y apartamentos grandes. Se permite el uso comercial limitado por derecho.

TOTAL ACREAGE: **418**
NUMBER OF PARCELS: **166**
PERCENTAGE OF CITY: **1.3%**







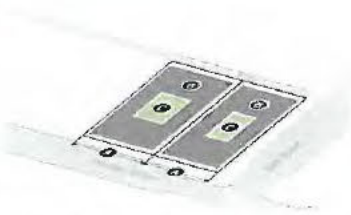
MX-3 MIXED USE 3

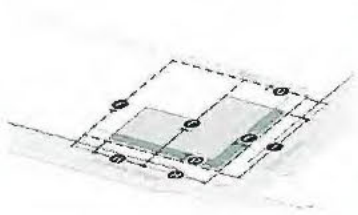
Allows up to a **3-story residential, commercial** or **mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes,** & **apartments.**

*Permite un edificio de hasta **3 pisos de uso residencial, comercial** o **de uso mixto.** También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas** y **apartamentos***

- ILLUSTRATION SAYS 4 STORIES OR 55'
- LOT SIZE?

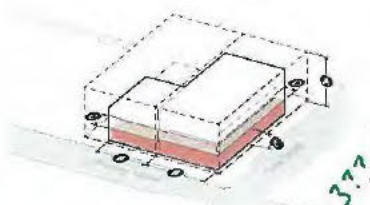
TOTAL ACREAGE: **525**
NUMBER OF PARCELS: **1,028**
PERCENTAGE OF CITY: **1.6%**





1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	0'/15'
E Side street (min/max)	0'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	10





3.7?

1. Massing	
A Building height (max)	4 stories/55'
B Width (max)	
Building width	175'
Attached units in a row	9
2. Active Depth	
C Primary street (min)	
Residential	9'
Nonresidential	20'
D Side street (min)	9'
3. Ground Story	
E Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'/4'

4. Windows	Primary St.	Side St.
F Ground story (min)		
Residential	20%	20%
Nonresidential	50%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	25'
5. Doors		
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	40'	60'

% of windows on corner bldgs need to be called out

ILLUS. SHOWS GREATER %?

MX-4 MIXED USE 4

Allows up to a **4-story residential, commercial** or **mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes,** & **apartments.**

*Permite un edificio de hasta **4 pisos de uso residencial, comercial** o **de uso mixto.** También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas** y **apartamentos***

TOTAL ACREAGE: **400**
NUMBER OF PARCELS: **1,172**
PERCENTAGE OF CITY: **1.2%**



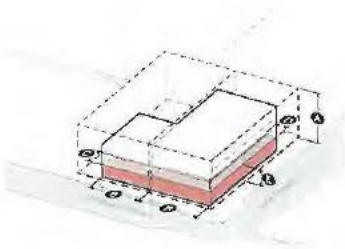


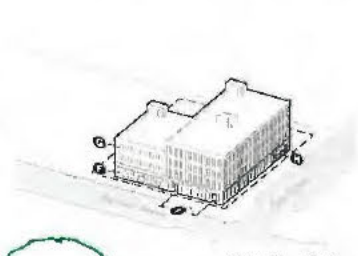




1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	0'/15'
E Side street (min/max)	0'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	10

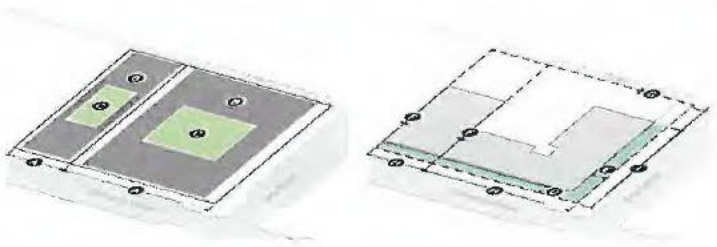




1. Massing	
A Building height (max)	4 stories/55'
B Width (max)	
Building width	175'
Attached units in a row	9
2. Active Depth	
C Primary street (min)	
Residential	9'
Nonresidential	20'
D Side street (min)	9'
3. Ground Story	
E Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'/4'

4. Windows	Primary St.	Side St.
F Ground story (min)		
Residential	20%	20%
Nonresidential	50%	50%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	25'
5. Doors		
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	40'	60'

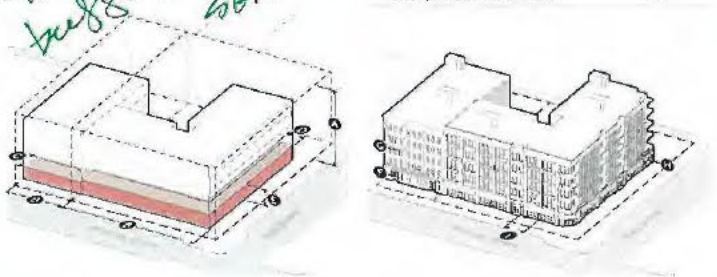
How did we get to these numbers??



1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	0'/15'
E Side street (min/max)	0'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	10'

all- if PKG is permitted on side need landscape buffer regardless of setback



1. Massing	
A Building height (max)	5 stories/75'
B Width (max)	
Building width	200'
Attached units in a row	10
2. Active Depth	
C Primary street (min)	
Residential	9'
Nonresidential	20'
D Side street (min)	9'
3. Ground Story	
E Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'/4'

4. Windows	Primary St	Side St
F Ground story (min)		
Residential	20%	20%
Nonresidential	60%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	25'
5. Doors		
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	40'	60'

MX-5 MIXED USE 5

Allows up to a **5-story residential, commercial or mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes, & apartments.**

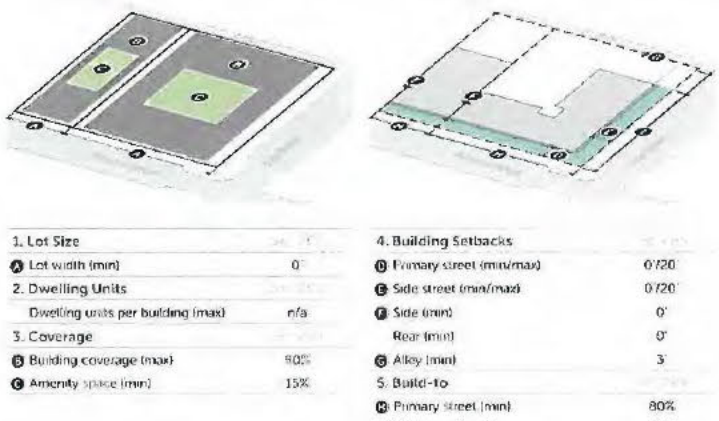
*Permite un edificio de hasta **5 pisos de uso residencial, comercial o de uso mixto.** También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos***

TOTAL ACREAGE: **1,142**
NUMBER OF PARCELS: **1,860**
PERCENTAGE OF CITY: **3.5%**



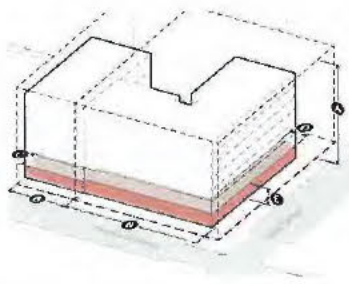






1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	0'/20'
E Side street (min/max)	0'/20'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	10'





1. Massing	
A Building height (max)	7 stories/105'
B Width (max)	
Building width	225'
Attached units in a row	12
2. Active Depth	
C Primary street (min)	
Residential	9'
Nonresidential	20'
D Side street (min)	9'
3. Ground Story	
E Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'/4'

4. Windows	Primary St	Side St
F Ground story (min)		
Residential	20%	20%
Nonresidential	60%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	25'
5. Doors		
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	40'	60'

MX-7 MIXED USE 7

Allows up to a **7-story residential, commercial or mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes, & apartments.**

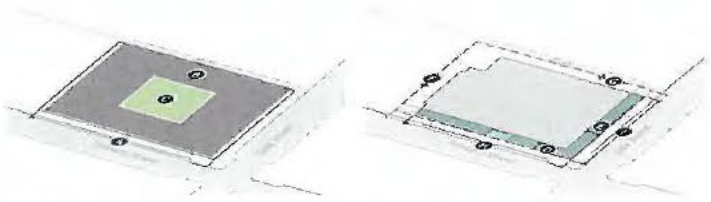
*Permite un edificio de hasta **7 pisos de uso residencial, comercial o de uso mixto.** También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos***

TOTAL ACREAGE: **666**
NUMBER OF PARCELS: **810**
PERCENTAGE OF CITY: **2.0%**



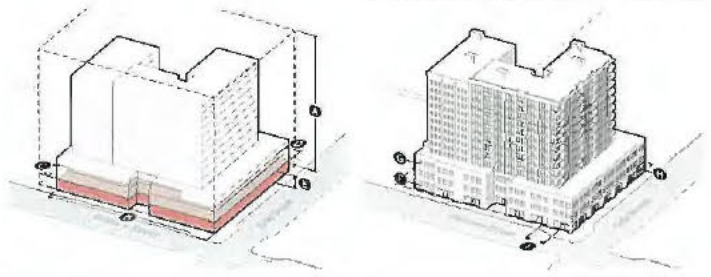






1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	90%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	0'/20'
E Side street (min/max)	0'/20'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	5'
5. Build-to	
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	15'



	Primary St.	Side St.
1. Massing		
A Building height (max)	15 stories/195'	
B Width (max)		
Building width	250'	
Attached units in a row	14	
Street step back above 7 stories (min)	10'	
2. Active Depth		
C Primary street (min)		
Residential	9'	
Nonresidential	20'	
D Side street (min)	9'	
3. Ground Story		
E Ground story height (min)		
Residential	10'	
Nonresidential	14'	
Finished floor elevation (min/max)	-2'/4'	

	Primary St.	Side St.
4. Windows		
F Ground story (min)		
Residential	20%	20%
Nonresidential	50%	50%
G Upper story (min)	15%	15%
H Blank wall width (max)	10'	20'
5. Doors		
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	40'	60'

MX-13 MIXED USE 13

Allows up to a 13-story residential, commercial, or mixed use building.

Permite un edificio de hasta 13 pisos de uso residencial, comercial o de uso mixto.

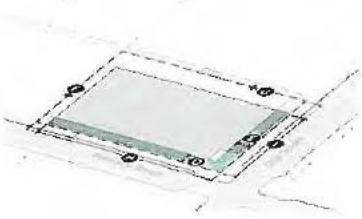
TOTAL ACREAGE: **865**
NUMBER OF PARCELS: **1,021**
PERCENTAGE OF CITY: **2.6%**





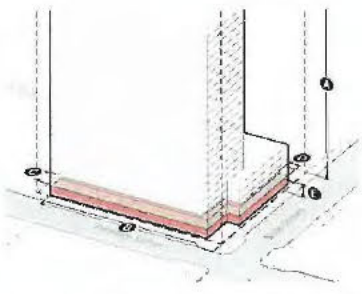


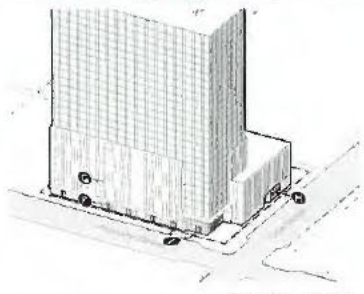




1. Lot Size	
A Lot width (min)	0
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	90%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	0'/20'
E Side street (min/max)	0'/20'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	90%
I Side street (min)	60%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	15'





	Primary St.	Side St.
1. Massing		
A Building height (max)	Unlimited	
B Width (max)	Unlimited	
Street step back above 7 stories (min)	10'	
2. Active Depth		
C Primary street (min)	25'	
D Side street (min)	25'	
3. Ground Story		
E Ground story height (min)		
Residential	10'	
Nonresidential	14'	
Finished floor elevation (min/max)	-2'/4'	

	Primary St.	Side St.
4. Windows		
F Ground story (min)		
Residential	20%	20%
Nonresidential	50%	50%
G Upper story (min)	15%	15%
H Blank wall width (max)	10'	15'
5. Doors		
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	40'	40'

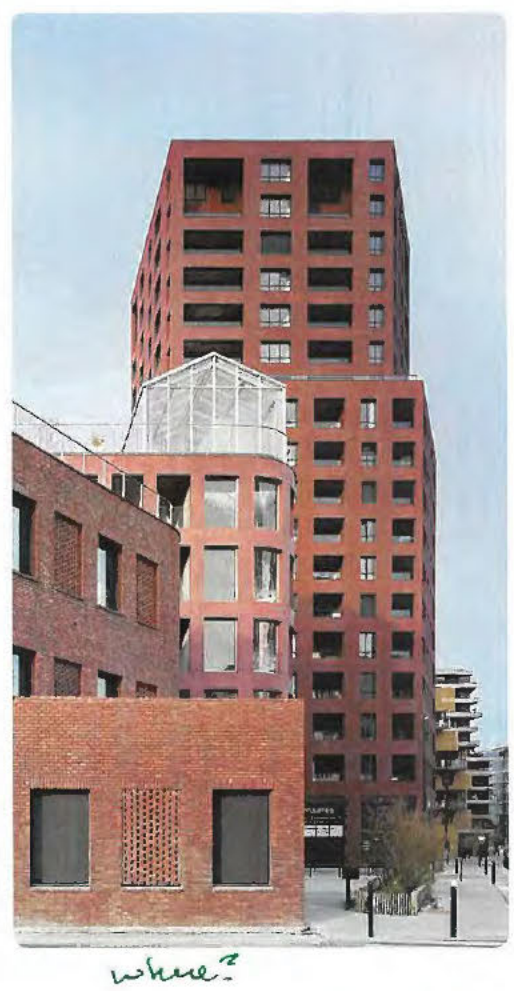
MX-U MIXED USE UNLIMITED

Allows an unlimited in height residential, commercial, or mixed use building.

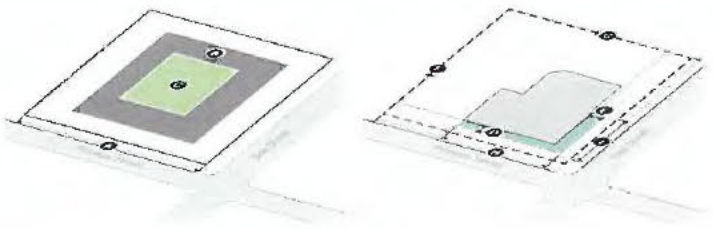
Permite un edificio sin límite de altura de uso residencial, comercial o de uso mixto.

TOTAL ACREAGE: **190**
NUMBER OF PARCELS: **378**
PERCENTAGE OF CITY: **0.6%**





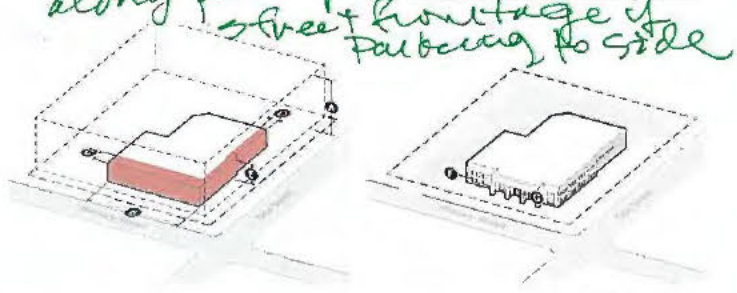




1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	50%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min)	15'/30'
E Side street (min)	15'/30'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	3'
5. Build-to	
H Primary street (min)	40%
I Side street (min)	20%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	10'

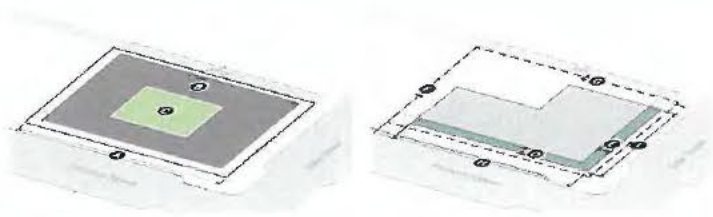
Need setback along primary street + frontage if parking to side



1. Massing	
A Building height (max)	60'
B Width (max)	
Building width	275'
Attached units in a row	14
2. Active Depth	
C Primary street (min)	
Residential	9'
Nonresidential	20'
D Side street (min)	9'
3. Ground Story	
P Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'/4'

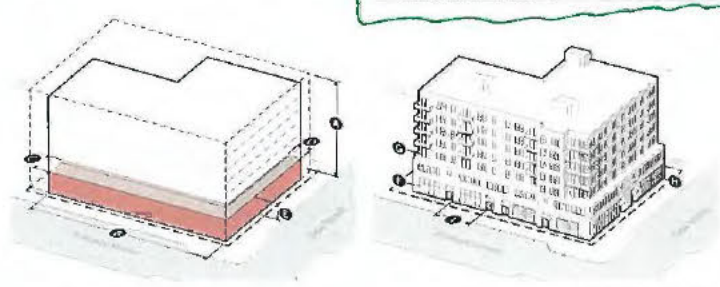
4. Windows	Primary St.	Side St.
F Ground story (min)		
Residential	20%	20%
Nonresidential	50%	30%
Upper story (min)	15%	15%
Blank wall width (max)	25'	n/a
5. Doors		
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	100'	n/a

Needs to be prominent entry not recessive.



1. Lot Size	
A Lot width (min)	0
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	0'/20'
E Side street (min/max)	0'/20'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	
Clear pedestrian zone (min)	10'



1. Massing	
A Building height (max)	7 stories/105'
B Width (max)	
Building width	275'
Attached units in a row	14
2. Active Depth	
C Primary street (min)	
Residential	9'
Nonresidential	20'
D Side street (min)	9'
3. Ground Story	
P Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'/4'

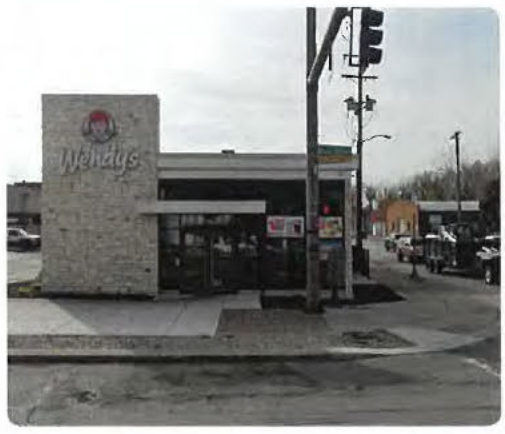
4. Windows	Primary St.	Side St.
F Ground story (min)		
Residential	20%	20%
Nonresidential	10%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	20'	30'
5. Doors		
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	75'	100'

CG COMMERCIAL GENERAL

Allows a range of **heavier, more auto-oriented commercial** uses. Also allows **rowhouses, stacked townhouses,** and **apartments.**

Permite una variedad de usos comerciales especialmente los que son orientados al automóvil (auto-servicio). También permite casas adosadas, viviendas pareadas y apartamentos.

TOTAL ACREAGE: **114**
NUMBER OF PARCELS: **117**
PERCENTAGE OF CITY: **0.3%**







IX INDUSTRIAL MIXED USE

Allows up to a **7-story residential, commercial, light industrial** or **mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes,** and **apartments.**

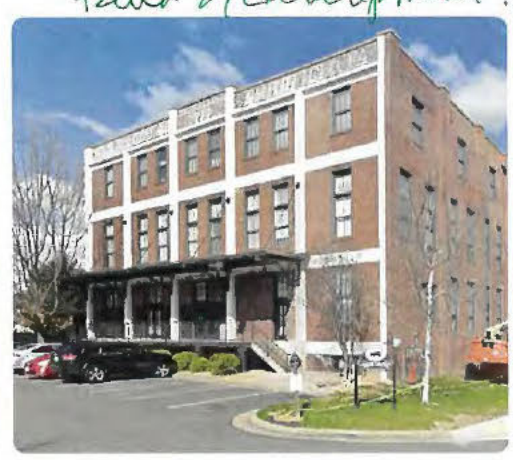
*Permite un edificio de hasta **7 pisos de uso residencial, comercial, industrial ligero o de uso mixto.** También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos***

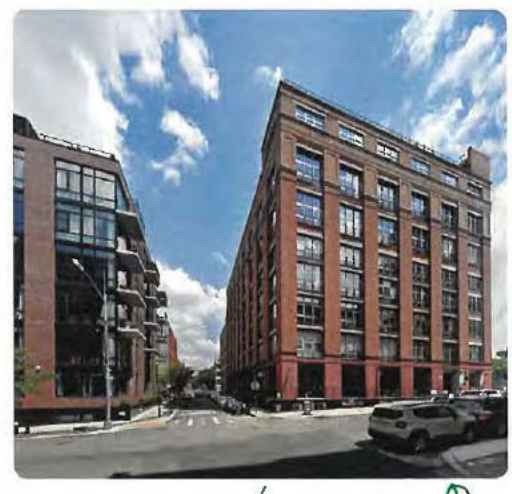
IX is essentially resid., off., comm. Very little to no industrial

TOTAL ACREAGE: **1,119**
NUMBER OF PARCELS: **887**
PERCENTAGE OF CITY: **3.4%**

so think of site as benefitting that kind of development.



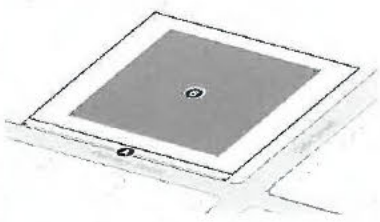


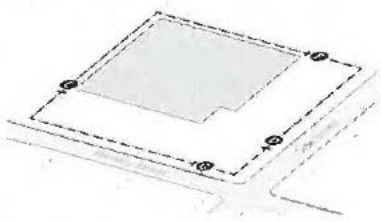




LEVA?

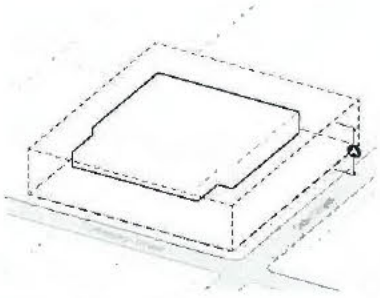
BUILD THIS IN RVA! IT'S GORGEOUS.

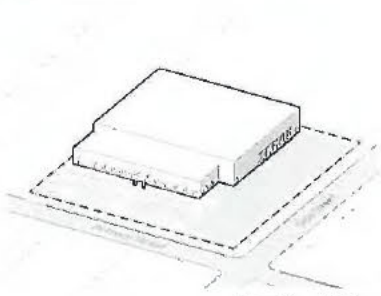




1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
D Building coverage (max)	60%
Amenity space (min)	n/a

4. Building Setbacks	
C Primary street (min)	0'
B Side street (min)	0'
E Side (min)	0'
F Rear (min)	0'
Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Allowed
7. Streetscape	
Clear pedestrian zone (min)	5'





1. Massing	
A Building height (max)	60'
Building width (max)	n/a
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a

	Primary St.	Side St.
4. Windows		
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		
Street-facing entrance	n/a	n/a
Street-facing entry spacing (max)	n/a	n/a

IL INDUSTRIAL LIGHT

Allows a range of **low-impact industrial** activity - the majority of activity is conducted **indoors** with limited **accessory outdoor storage.**

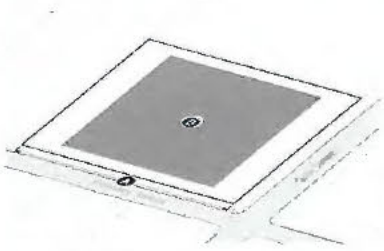
*Permite una variedad de actividades **industriales de bajo impacto**; las actividades se realiza en **interiores** con almacenamiento limitado de **accesorios al aire libre***

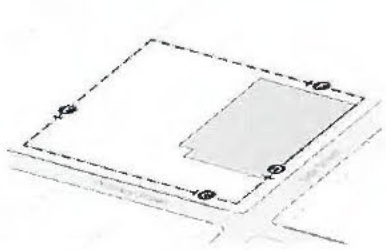
TOTAL ACREAGE: **1,289**
NUMBER OF PARCELS: **354**
PERCENTAGE OF CITY: **3.9%**





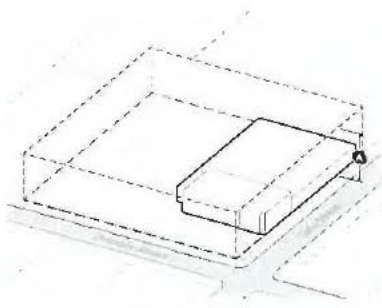


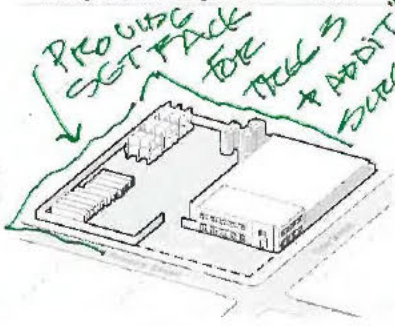




1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	60%
Amenity space (min)	n/a

4. Building Setbacks	
C Primary street (min)	0'
B Side street (min)	0'
E Side (min)	0'
F Rear (min)	0'
Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Allowed





1. Massing	
A Building height (max)	60'
Width (max)	n/a
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a

	Primary St	Side St
4. Windows		
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		
Street-facing entrance	n/a	n/a
Street-facing entry spacing (max)	n/a	n/a

IH INDUSTRIAL HEAVY

Allows a range of larger footprint **high-impact industrial activity.** Allows more outdoor storage.

Permite una gama de actividades industriales de alto impacto. Permite mas almacenamiento de accesorio al aire libre.

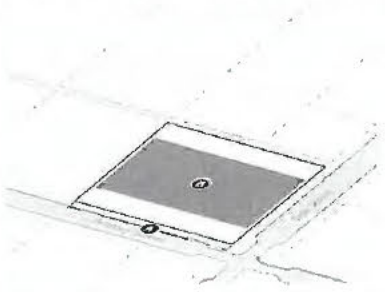
TOTAL ACREAGE: **1,800**
NUMBER OF PARCELS: **190**
PERCENTAGE OF CITY: **5.5%**

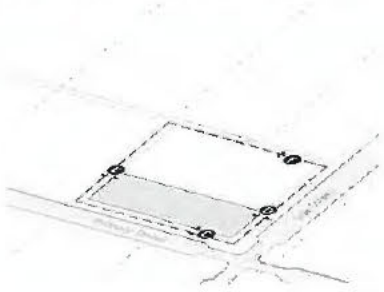






INSTITUTIONAL AND CEMETERY DISTRICTS
DISTRITOS INSTITUCIONES Y CEMENTERIOS



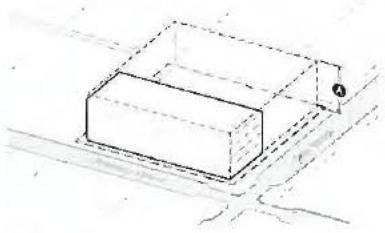


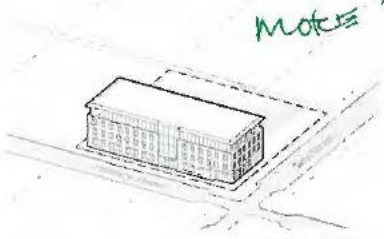
1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	60%
Amenity space (min)	n/a

4. Building Setbacks	
C Primary street (min)	20'
D Side street (min)	10'
E Side (min)	10'
Rear (min)	10'
F Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Allowed
7. Streetscape	
Clear pedestrian zone (min)	5'

MANY INST. USES LIKE SETBACKS ADJUST SO THEY CAN DO MORE

TREES?





1. Massing	
A Building height (max)	45° height plane
Width (max)	n/a
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a

4. Windows	Primary St.	Side St.
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		
Street-facing entrance	n/a	n/a
Street-facing entry spacing (max)	n/a	n/a

MOVE

INS INSTITUTIONAL

Allows for a range of **larger-scale public, civic** and **institutional** uses.

Permite una variedad de usos públicos, cívicos e institucionales.

TOTAL ACREAGE: **1,919**
NUMBER OF PARCELS: **464**
PERCENTAGE OF CITY: **6.0%**

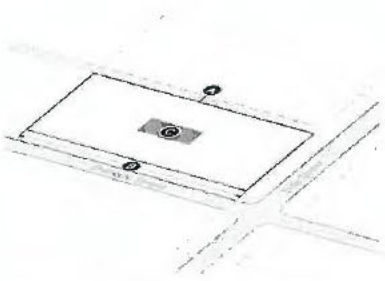
ADD HOSPITALS AS INSTITUTIONAL USE & SHOW HOSPITAL ID GRAPHICS — 2 OF THESE 3 ARE NOT

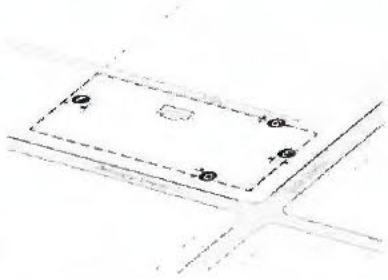




CITY ZONING



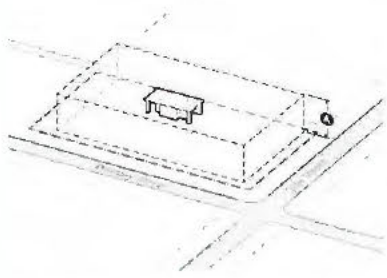




1. Lot Size	
A Lot area (min)	20,000 SF
B Lot width (min)	100'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	5%
Amenity space (min)	n/a

4. Building Setbacks	
C Primary street (min)	10'
D Side street (min)	10'
E Side (min)	10'
Rear (min)	10'
F Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Allowed

why?





1. Massing	
A Building height (max)	35'
Width (max)	n/a
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a

4. Windows	Primary St.	Side St.
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		
Street-facing entrance	n/a	n/a
Street-facing entry spacing (max)	n/a	n/a

CEM CEMETERY

Open space used to **bury remains** and **memorialize the deceased** that could include chapels and mausoleums

*Espacio abierto utilizado para **enterrar restos** y **conmemorar a los difuntos**, incluye capillas y mausoleos.*

TOTAL ACREAGE: **653**
NUMBER OF PARCELS: **34**
PERCENTAGE OF CITY: **2.0%**



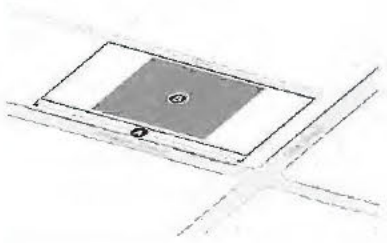




This could be so nice

18

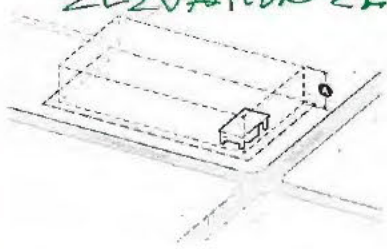
OPEN SPACE DISTRICTS
DISTRITOS DE ESPACIO ABIERTOS



1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	50%
Amenity space (min)	n/a

4. Building Setbacks	
C Primary street (min)	10'
D Side street (min)	10'
E Side (min)	10'
Rear (min)	10'
F Alley (min)	3'
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking setback (min)	n/a
Parking between building & street	Allowed
7. Streetscape	
Clear pedestrian zone (min)	n/a

FOR SCREENING NO PARKING TO BE IN FRONT OF ELEVATION EXTENDED ALONG PROPERTY



	Primary St.	Side St.
1. Massing		
A Building height (max)	35'	
Width (max)	n/a	
2. Active Depth		
Primary street (min)	n/a	
Side street (min)	n/a	
3. Ground Story		
Ground story height (min)	n/a	
Finished floor elevation (min/max)	n/a	

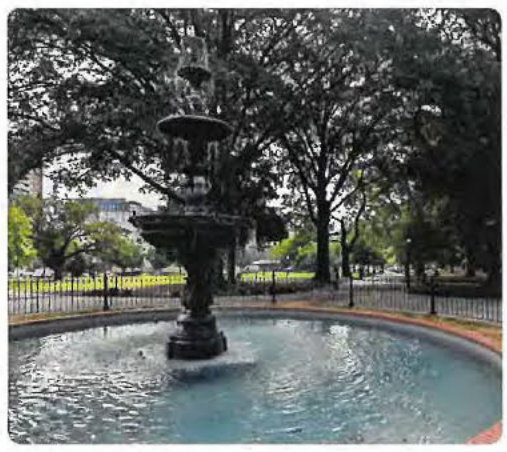
	Primary St.	Side St.
4. Windows		
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		
Street-facing entrance	n/a	n/a
Street-facing entry spacing (max)	n/a	n/a

OS OPEN SPACE

Publicly-owned open space that serves the passive and active recreational needs of the community, and includes **parks, playgrounds, sports fields, dog parks, trails, & conservation areas**

Espacio abierto de propiedad pública *que satisface las necesidades recreativas pasivas y activas de la comunidad e incluye* ***parques, áreas de juegos, campos deportivos, parques para perros, senderos y áreas de conservación.***

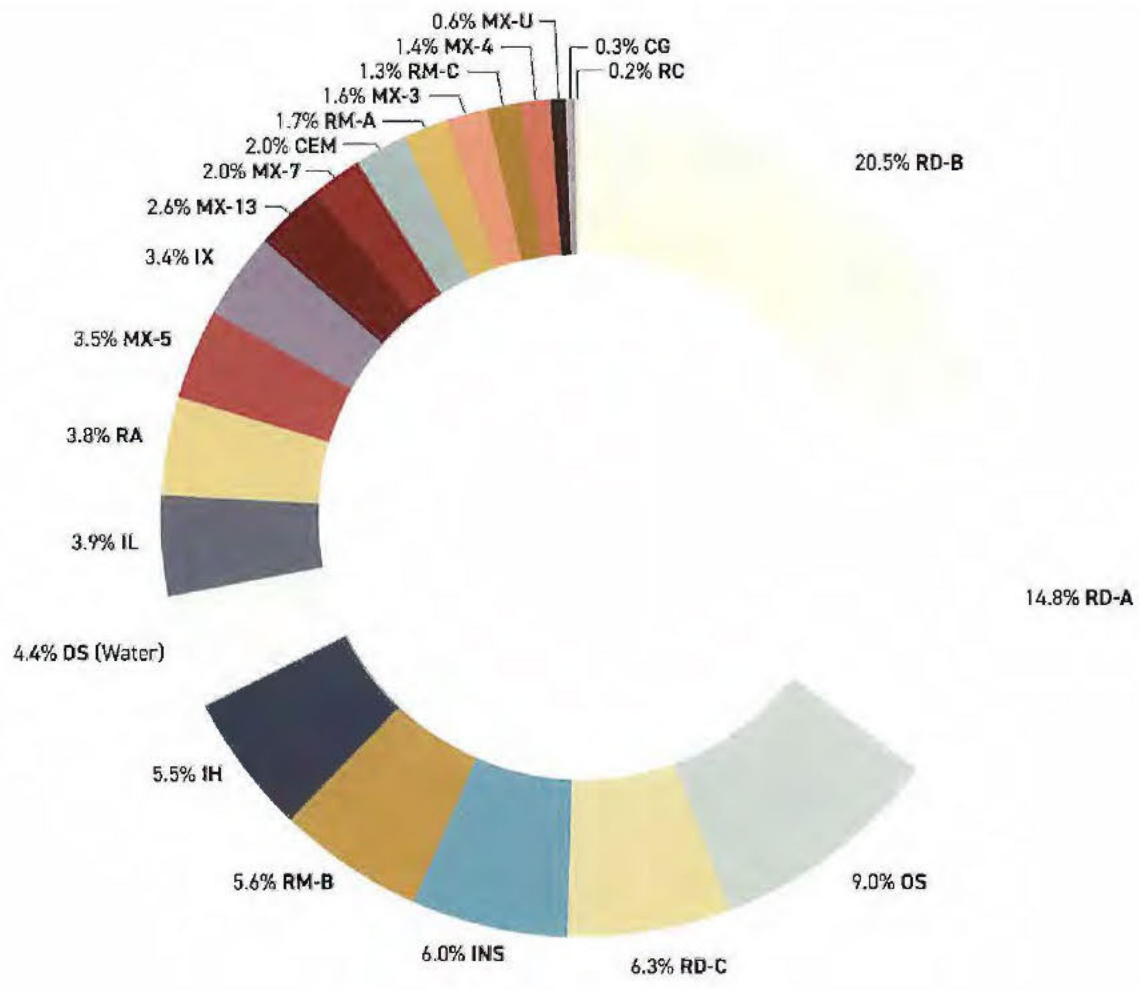
TOTAL ACREAGE: **4,410**
NUMBER OF PARCELS: **673**
PERCENTAGE OF CITY: **13.4%**
(Includes OS Water)







CITYWIDE ZONING DISTRIBUTION
DISTRIBUCIÓN DE DISTRITOS ZONIFICACIÓN DE TODA LA CUIDAD



USE TABLES
TABLA DE PERMISO DE USOS

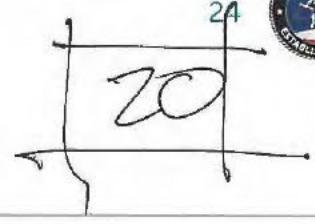
STATION **4**
ESTACIÓN 4

Use Category / Specific Use	RC	RD-A	RD-B	RD-C	RA	RM-A	RM-B	RM-C	MX-3	MX-4	MX-5	MX-7	MX-13	MX-U	CG	IX	IL	IH	INS	CEM	OS	Use Standard
	RESIDENTIAL								MIXED USE						COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			
RESIDENTIAL USES																						
Household Living *(3.3.2.A)*																						
Single-unit detached	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P*	-	-	*3.4.1.A.1*
Single-unit attached	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	*3.4.1.A.1* *3.4.1.B.1*
Two-unit detached	-	P*	P*	P*	P*	P	P	P	P	P	P	-	-	-	-	-	-	-	P*	-	-	*3.4.1.A.1* *3.4.1.B.1*
Two-unit attached	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	*3.4.1.A.1*
Multi-unit (3 to 6 units)	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	*3.4.1.A.1*
Multi-unit (7 to 12 units)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	*3.4.1.A.1*
Multi-unit (13 or more units)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	*3.4.1.A.1*
Manufactured home park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-work	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	*3.4.1.B.3*
Group Living *(3.3.2.B)*																						
General group living	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	-	C	-	-	
Co-housing	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Senior care	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Special Needs Housing *(3.3.2.C)*																						
Emergency housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	*3.4.1.C*
Permanent supportive housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	*3.4.1.C*
Transitional housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	*3.4.1.C*
PUBLIC & INSTITUTIONAL USES																						
Civic *(3.3.3.A)*																						
General civic	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Religious assembly	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Day Care *(3.3.3.B)*																						
General day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Education *(3.3.3.C)*																						
General education	-	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	-	P	-	-	
Business college or trade school	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	P	P	-	P	-	-	
College or university	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Parks and Open Space *(3.3.3.D)*																						
Public open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P	
Private open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
Utility Service *(3.3.3.E)*																						
Minor utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Major utility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	
Electric/gas substation	C	C	C	C	C	C	C	P	-	P	P	P	P	P	P	P	P	P	P	-	C	
Wireless communications facility	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	C*	*3.7*
COMMERCIAL USES																						
Adult Business *(3.3.4.A)*																						
Adult entertainment establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	P*	-	-	-	-	*3.4.3.B.1*
Agriculture *(3.3.4.B)*																						
Greenhouse or nursery	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Indoor growing system	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
Urban garden	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	P*	*3.4.3.C.1*
Entertainment and Recreation *(3.3.4.C)*																						
General indoor recreation	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
General outdoor recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
General indoor entertainment	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	P	-	-	
General outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	-	-	C	-	P	*3.4.3.D.1*
Golf course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Food and Beverage *(3.3.4.D)*																						
General food beverage																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	*3.4.3.A.1*
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	*3.4.3.A.1*
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Lodging *(3.3.4.E)*																						
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Medical *(3.3.4.F)*																						
General medical																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	*3.4.3.A.1*
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	*3.4.3.A.1*
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	P	-	-	
Medical laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

Conditional in neighborhood MXD areas.

NO VAPE SHOPS w/in XXX' of PARK, ETC., PER PC to ORD.
ADD NO OFF-PREMISE ALCOHOL SALES w/in XXX' of PARK, ETC.
PER VAPE SHOP STDS.



USE TABLES
TABLA DE PERMISO DE USOS

Use Category Specific Use	RESIDENTIAL								MIXED USE						COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			Use Standard
	RC	RD-A	RD-B	RD-C	RA	RM-A	RM-B	RM-C	MX-3	MX-4	MX-5	MX-7	MX-13	MX-U	CG	IX	IL	IH	INS	CEM	OS	
Office *(3.3.4.G)*																						
General office																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	*3.4.3.A.1*
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	*3.4.3.A.1*
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	-	-	
Parking *(3.3.4.H)*																						
Surface parking lot	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	-	-	-	-	
Structured parking	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	
Personal Service *(3.3.4.I)*																						
General personal service																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	*3.4.3.A.1*
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	*3.4.3.A.1*
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Animal care, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	-	*3.4.3.E.1*
Retail *(3.3.4.J)*																						
General retail																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	*3.4.3.A.1*
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	*3.4.3.A.1*
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Alternative financial services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Vape/tobacco store	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	*3.4.3.F.1*
Vehicle Sales and Service *(3.3.4.K)*																						
Vehicle sales or rental	-	-	-	-	-	-	-	-	-	C*	C*	C*	C*	C*	P*	P*	-	-	-	-	-	*3.4.G.1*
Vehicle service	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	P*	P*	P*	P*	-	-	-	*3.4.G.2*
Vehicle repair	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	P*	C*	P*	P*	-	-	-	*3.4.G.3*
Vehicle fueling station	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	P*	C*	P*	-				*3.4.G.4*
MANUFACTURING AND INDUSTRIAL USES																						
Industrial *(3.3.5.A)*																						
Low impact industrial																						
0-1,500 SF	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	
1,501-5,000 SF	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	
5,001-50,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
50,001-100,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P				
100,000+ SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P				
High impact industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Crematorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	
Resource extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Transportation *(3.3.5.B)*																						
Transit stop	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P	
Marine terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	P	-	-	
Railroad right-of-way	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Warehouse and Distribution *(3.3.5.C)*																						
General warehouse and distribution																						
0-25,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
25,001-100,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
100,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
Data center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	
Self-service storage	-	-	-	-	-	-	-	-	-	-	P*	P*	-	P*	P	P	P	-	-	-	-	*3.4.4.A.1*
Truck and freight transfer terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	
Waste-Related *(3.3.5.D)*																						
General waste-related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling center, neighborhood	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	-	
ACCESSORY USES *(3.5)*																						
Accessory dwelling unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	-	-	P*	-	-	*3.5.2.A*
Alcohol sales	-	-	-	-	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P	-	-	
Drive-through	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	P*	-	P*	-	-	-	-	*3.5.2.C*
Family day home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Farmers' market	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	*3.5.2.F*
Home-based business	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	*3.5.2.G*
Outdoor dining	-	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	*3.5.2.H*
Outdoor display	-	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	*3.5.2.I*
Outdoor entertainment stage	-	-	-	-	-	-	-	C	-	C	C	C	C	C	C	C	-	-	-	-	-	
Outdoor storage, minor	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	*3.5.2.K*
Outdoor storage, major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	*3.5.2.K*
Short-term rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	*3.5.2.L*
Solar energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	*3.5.2.M*
Wind energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	*3.5.2.N*

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

DEVELOPMENT STANDARDS
NORMAS DE DESAROLLO

4

TABLE OF CONTENTS / *ÍNDICE DE CONTENIDO*

Sec. 4.1. General Provisions 4-3
4.1.1. Applicability 4-3

Sec. 4.2. Multi-Modal Access and Mobility 4-4
4.2.1. Pedestrian and Bicycle Access 4-4
4.2.2. Bicycle Parking 4-8
4.2.3. Transit Access 4-11

Sec. 4.3. Vehicle Access and Mobility 4-12
4.3.1. Vehicle Access 4-12
4.3.2. Parking Lot Dimensions 4-15
4.3.3. Parking Lot Landscaping 4-18
4.3.4. Vehicle Use Areas 4-20

Sec. 4.4. Transitions and Screening 4-23
4.4.1. Transitions 4-23
4.4.2. Transition Screens 4-26
4.4.3. Frontage Screens 4-30
4.4.4. Requirements for All for Transition and Frontage Screens . . 4-34
4.4.5. Site Element Screens 4-35

Sec. 4.5. Landscape 4-38
4.5.1. Tree Canopy 4-38
4.5.2. Walls and Fences 4-40
4.5.3. Landscape Design 4-47
4.5.4. Existing Vegetation Credits for Required Landscaping 4-52

Sec. 4.6. Signs 4-53
4.6.1. General Provisions 4-53
4.6.2. Sign Definitions and Calculations 4-54
4.6.3. Prohibited Signs 4-55
4.6.4. District Specific Sign Regulations 4-56
4.6.5. General Requirements for All Signs 4-71
4.6.6. Signs Allowed in All Districts 4-72
4.6.7. Off-Premise Signs 4-73
4.6.8. Sign Illumination 4-74
4.6.9. Nonconforming Uses and Nonconforming Signs 4-76
4.6.10. Unlawful Signs 4-77
4.6.11. Permits 4-77

Sec. 4.7. Lighting 4-78
4.7.1. Outdoor Lighting 4-78

4.1.1 Applicability

A. Development standards apply based on the types of project activities proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an expansion of an existing use may include both an addition and a facade modification)

		Project Activity						
Cross-reference	Development Standards	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Sec. 4.2.1.	**Pedestrian and Bicycle Access**	●	○	○	○	○	○	○
Sec. 4.2.2.	**Bicycle Parking**	●	●	○	○	●	●	○
Sec. 4.2.3.	**Transit Access**	●	○	○	○	○	○	○
Sec. 4.3.1.	**Vehicle Access**	●	○	●	○	○	○	○
Sec. 4.3.2.	**Parking Lot Dimensions**	●	○	●	○	○	○	○
Sec. 4.3.3.	**Parking Lot Landscaping**	●	○	●	○	○	○	○
Sec. 4.3.4.	**Vehicle Use Areas**	●	○	●	○	○	○	○
Sec. 4.4.1.	**Transitions**	●	○	○	○	●	○	○
Sec. 4.4.2.	**Transition Screens**	●	○	○	○	●	○	○
Sec. 4.4.3.	**Frontage Screens**	●	○	○	○	●	○	○
Sec. 4.4.5.	**Site Element Screens**	●	○	○	○	●	○	○

● = Standards may apply ○ = Standards do not apply

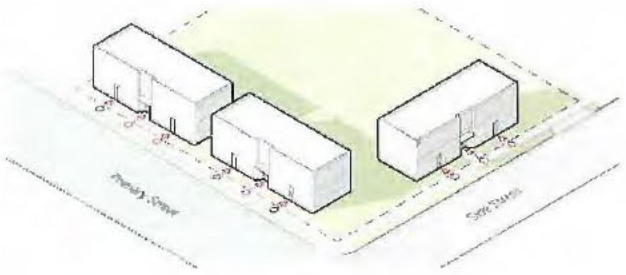
MULTIMODAL ACCESS (4.2.) / *ACCESO MULTIMODAL*

INTENT

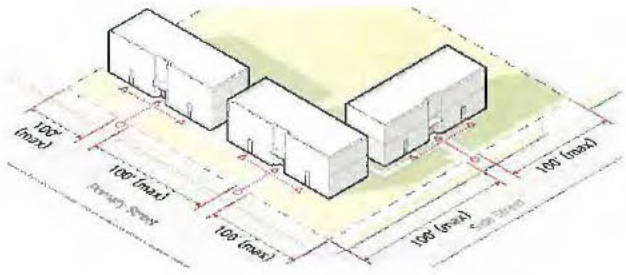
To provide for safe and convenient pedestrian and bicycle travel

INTENCIÓN

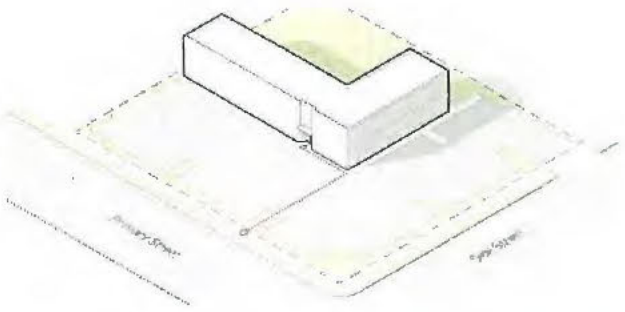
Garantizar la seguridad y comodidad para los peatones y ciclistas.



Type 1



Type 2



Type 3

WHY WOULD WE EVER ALLOW THIS TO OCCUR ANYWHERE IN CITY?

BICYCLE PARKING (4.2.2.) / *PARQUEO DE BICICLETAS*

INTENT

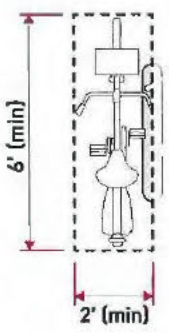
To promote bicycling as an alternative to automobile transportation and help ensure safe, secure, accessible, and convenient storage of bicycles for all users.

INTENCIÓN

Promover el uso de la bicicleta como alternativa y garantizar que exista un almacenamiento seguro, accesible y cómodo para las bicicletas de los usuarios.

Sample Bicycle Parking Requirements

	Spaces Required (min)	
USES	**Short-Term**	**Long-Term**
Residential Uses		
Household living		
1-3 units	None	None
4-9 units	None	1 per 2 units
10-49 units	1 per 10 units	1 per 3 units
50+ units	1 per 20 units	1 per 4 units
Group living	1 per 6 bedrooms	1 per 3 bedrooms
Special needs housing	1 per 10 beds	1 per 20 beds



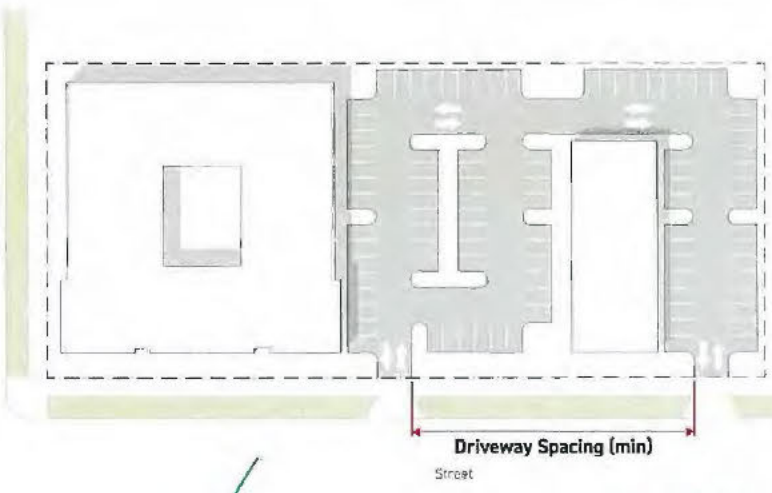
VEHICLE ACCESS (4.3.1) / *ACESSO DEL VEHÍCULO*

INTENT

To facilitate transportation and to provide for safe and convenient vehicle and pedestrian travel by ensuring motor vehicle access is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit vehicles, micro-mobility devices, and motor vehicles on the abutting public street and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to vehicle parking and other motor vehicle use areas.

INTENCIÓN

Garantizar la seguridad y comodidad de ambos los vehículos y peatones. Se busca que el acceso de los vehículos esté diseñado para proteger la seguridad de todos los usuarios, minimizando los conflictos con peatones, ciclistas, vehículos de transporte público, dispositivos de micromovilidad y vehículos motorizados en la vía pública adyacente. Evitando efectos perjudiciales en el entorno público circundante, al tiempo que se proporciona acceso suficiente a los estacionamientos y otras áreas de uso de vehículos motorizados.



THIS IS MUCH BETTER THAN EXAMPLES IN DISTRICT ILLUSTRATIONS

WHAT IS MIN. NUMBER OF INSTANCES?

HEIGHT TRANSITIONS (4.4.)
TRANSICIÓN DE ALTURAS

INTENT:

To encourage development to be sensitive to it's neighbors, architectural mass is reduced by requiring setbacks and step backs.

To encourage development to be sensitive to it's neighbors, architectural mass is reduced by requiring setbacks and step backs.

INTENCIÓN

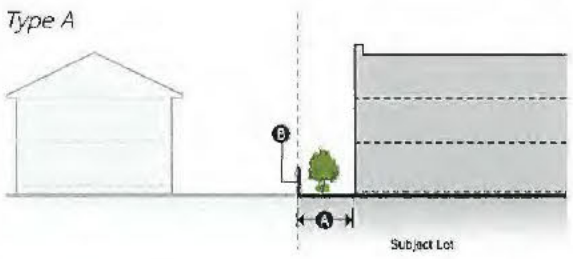
Para fomentar un desarrollo respetuoso con el entorno, se reduce la masa arquitectónica exigiendo retranqueos y escalonamientos.

Para fomentar un desarrollo respetuoso con el entorno, se reduce la masa arquitectónica exigiendo retranqueos y escalonamientos.



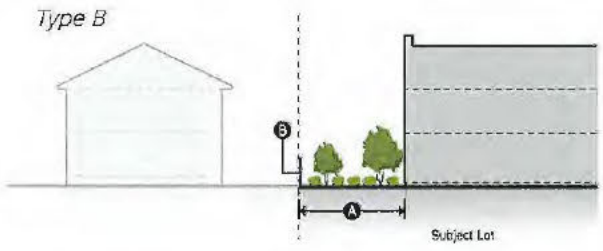
TRANSITION TYPES / *TRANSICIONES*

Type A



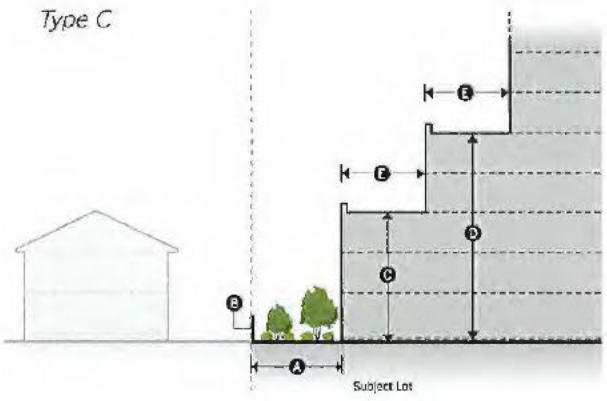
TRANSITION AREA	Alley	Not Alley
Ⓐ Depth (min)	3'	10'
Ⓑ Transition screen (see 4.4.3)	None	Light

Type B



TRANSITION AREA	Alley	Not Alley
Ⓐ Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
Ⓑ Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy

Type C



TRANSITION AREA	Alley	Not Alley
Ⓐ Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
Ⓑ Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy
UPPER STORY STEP-BACK		
Ⓒ 1st step-back (max stories/feet)	3/35'	
Ⓓ 2nd step-back (max stories/feet)	5/60'	
Ⓔ Upper-story setback (min)	15'	

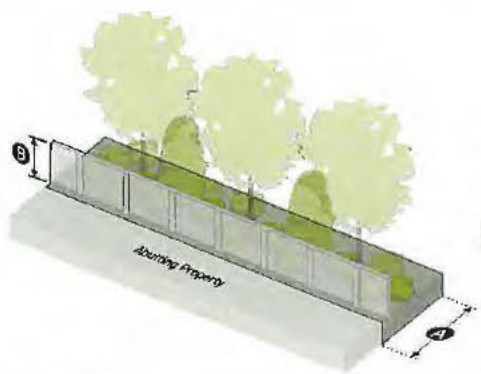
APPLICABILITY / *APLICABILIDAD*

Subject Property \ Zoning of Abutting Property	RC	RD-A, B	RD-C, RA	RM-A	RM-B	RM-C	MX-3	MX-4, 5	MX-7, 13	MX-U	CG	IX	IL	IH	INS	CEM	PK
RC	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RD-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RA	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RM-A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RM-B	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RM-C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MX-3	B	B	B	B	B	A	--	--	--	--	--	--	--	--	--	--	--
MX-4	C	C	C	C	B	A	--	--	--	--	--	--	--	--	--	--	--
MX-5	C	C	C	C	C	B	--	--	--	--	--	--	--	--	--	--	--
MX-7	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--
MX-13	C	C	C	C	C	C	C	C	--	--	--	--	--	--	C	--	--
MX-U	C	C	C	C	C	C	C	C	C	--	--	--	--	--	C	--	--
CG	C	C	C	C	C	C	B	B	B	B	--	--	--	--	B	--	--
IX	C	C	C	C	C	C	C	B	B	B	--	--	--	--	B	--	--
IL	C	C	C	C	C	C	C	B	B	B	B	B	--	--	B	--	--
IH	C	C	C	C	C	C	C	B	B	B	B	B	B	--	B	B	B
INS	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CEM	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
PK	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TRANSITION SCREEN (EXAMPLES)
TRANSICIONES DE PROTECCIÓN

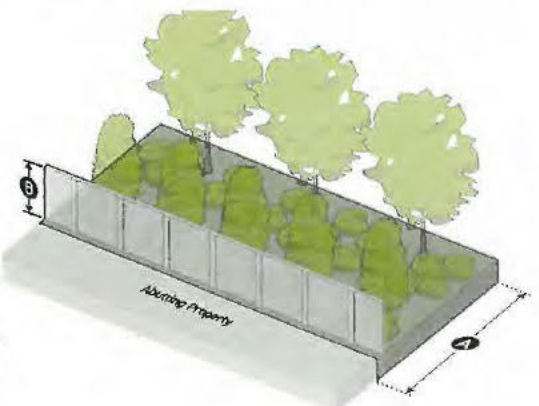
MODERATE TRANSITION SCREEN

Medium depth moderate landscape buffer.



HEAVY TRANSITION SCREEN

Deep heavy landscape buffer.



STREET STEP BACKS

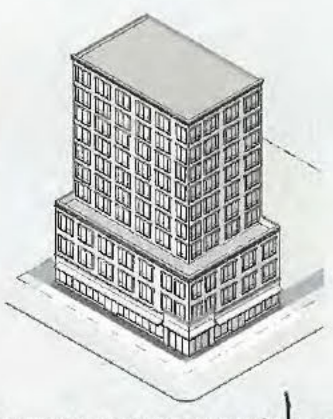
Requiring architectural step backs are being considered in areas like Monroe Ward and Shockoe Bottom.

Which floors should require the step back? What are the correct offset distances?

Where do you think these standards should (or should not) be applied?



No step back, 8 stories shown



Example: 15' step back above the 3rd story, 10 stories shown

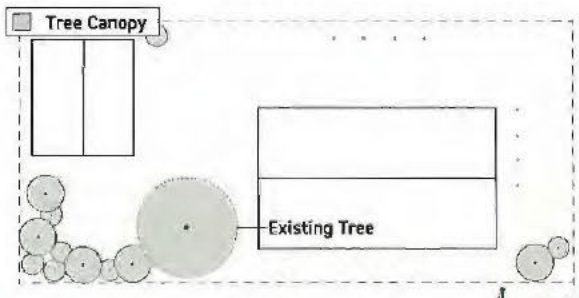
TREE CANOPY (4.5.1.) / *DOSEL DE ÁRBOL*

THIS NEEDS MORE WORK!

INTENT *INTENCIÓN*

To help ensure Richmond benefits from the planting and preservation of trees by enhancing aesthetic qualities across the City, controlling stormwater runoff and soil erosion, improving air quality, reducing the heat island effect, and maintaining and increasing tree canopy.

Para ayudar a garantizar que Richmond se beneficie de la plantación y conservación de árboles, mejorando las cualidades estéticas de toda la ciudad, controlando la escorrentía de aguas pluviales y la erosión del suelo, mejorando la calidad del aire, reduciendo el efecto isla de calor y manteniendo e incrementando la cubierta arbórea.



EXISTING TREES *ÁRBOLES EXISTENTES*

When the requirement can be met entirely with existing on-site trees, requirements are reduced. For existing trees to count toward the tree canopy requirement they must be at least 6-inch diameter.

	Required Tree Canopy	Existing Trees
RD-A District	20%	18%
RD-B District	15%	13%
All other districts	10%	8%

Cuando el requisito se puede cumplir íntegramente con los árboles existentes en el lugar, los requisitos se reducen. Para que los árboles existentes se contabilicen para el requisito de cobertura arbórea, deben tener un diámetro mínimo de 6 pulgadas.

ADD 1 SHADE TREE ALONG FRONT

FRONT AGE + side lawn space permits.

WALLS AND FENCES (4.5.2.)
MUROS Y CERCAS

INTENT

To facilitate natural surveillance and visual interest along the public realm while ensuring security and privacy for ground story uses in a manner appropriate to the context.

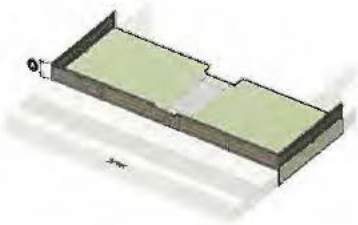
INTENCIÓN

Facilitar la vigilancia natural y el interés visual en el espacio público, garantizando al mismo tiempo la seguridad y la privacidad para locales del primer piso.

Sample Fence Types:

FENCE/WALL TYPE A

Intended for front and side street yards where the need for natural surveillance and visual interest is balanced with the need for separation between private ground floor uses and sidewalks.



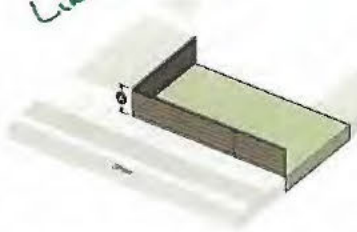
DIMENSIONAL STANDARDS

Ⓐ Height (max)	42"

FENCE/WALL TYPE B

Intended for front and side street yards where visual interest and activation along the public realm is less critical than the need for additional privacy and security.

Not 2 fences Limit to mostly Inop. Areas.



DIMENSIONAL STANDARDS

Ⓐ Height (max)	~~6'~~ 6'

APPLICABILITY

- Wall and fence standards apply to all lots.
- If a screening requirement requires a taller wall or fence, the screening requirement supersedes.
- An additional 1.5 feet of height is allowed for posts, columns and gates.

How???

APLICABILIDAD

- *Las normas de muros y cercas se aplican a todos los lotes.*
- *Si un requisito de protección exige un muro o cerca más alta, prevalece dicho requisito.*
- *Se permite una altura adicional de 45 cm (1.5 pies) para postes, columnas y portones.*

SIGNS (EXAMPLES) (4.6.) / *EJEMPLOS DE REGLAS DE RÓTULOS*

WHERE IS DISCUSSION RE: ~~SIGN~~ WINDOW SIGNS???

C. Awning Sign



1. Definition	
A building sign painted, printed, sewn, or similarly attached to an awning as an integrated part of the awning itself.	
2. General Standards	
Any awning containing an awning sign must be attached immediately above the lintel.	
No portion of any awning containing an awning sign can extend above any part of the windowsill level of the story, if any, above it.	
An awning sign may be attached on the awning valance or the shed of the awning.	
An awning sign is not allowed on awning ends.	
An awning sign is not allowed above the ground floor of the building.	
4. Permitted Sign Area	
Allocation of permitted sign area	See 4.6.4.A
5. Awning with Sign	
Ⓐ Depth (max)	10'
Ⓑ Height, including valance (max)	4'
6. Individual Sign Dimensions	
Ⓒ Height (max)	50% of awning
Ⓓ Width (max)	75% of awning
Ⓔ Clear height above sidewalk (min)	8'

I would not dig to go, due to my architectural detail

2. An awning sign may be attached on the awning valance or the shed of the awning

In busy pedestrian areas good sign is probably more important

I. Wall Sign



1. Definition	
A building sign that is painted on or attached to a wall or parapet wall, window or other vertical surface of a building, which is parallel or nearly parallel to the surface to which the sign is attached.	
2. General Standards	
A wall sign must be located below the window sills of the 2nd story on a multi-story building or below the roof line on a single-story building.	
A wall sign cannot obscure distinctive or unique architectural elements.	
No wall sign located in a Mixed Use, Commercial, or Industrial district can face an abutting lot located in an RC, RD-, RA, RM-A, or RM-B district unless separated by an off-street parking area serving the lot in the Mixed Use, Commercial, or Industrial district.	
4. Permitted Sign Area	
Allocation of permitted sign area	See 4.6.4.A
Any portion of the permitted sign area may be allocated to wall signs attached to a building and oriented to an alley abutting the lot, provided that any sign adjacent to or across an alley from an RC, RD-, RA, RM-A, or RM-B district cannot be illuminated.	
5. Individual Sign Dimensions	
Ⓐ Area (max)	1.25'
Ⓑ Depth (max)	

CLUTTER CREATOR!

SEEMS EXCESSIVE

pls. show.

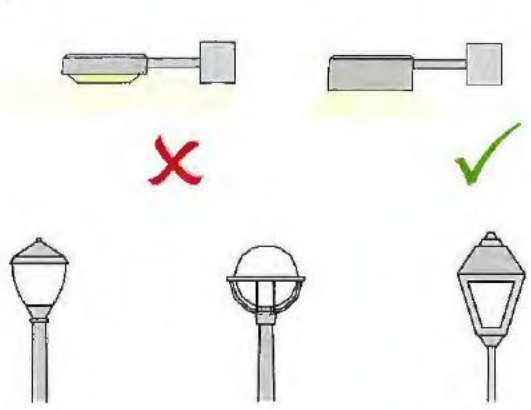
LIGHTING (4.7.) / *ILUMINACIÓN URBANA*

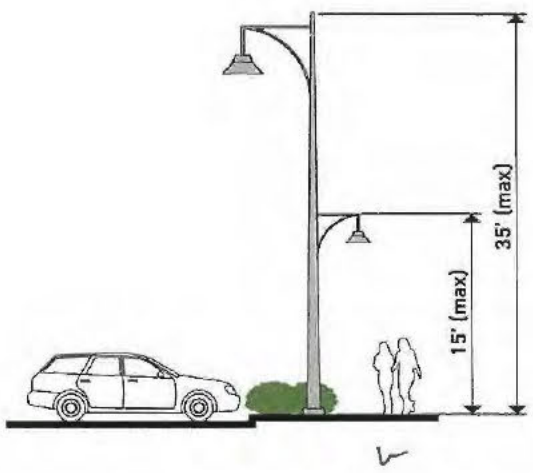
INTENT

To provide exterior lighting standards to support a variety of environments and to minimize the negative impacts of lighting on adjacent uses and users of the public realm.

INTENCIÓN

Establecer reglas de iluminación exterior que sirvan de soporte a una variedad de entornos. Minimizar los impactos negativos de la iluminación en los usos adyacentes y en los usuarios del espacio público.





Deborah D. Oswalt
1606 Laburnum Park Blvd.
Richmond, VA 23227

Dear Director Vonck and Deputy Director Pitts,

Thank you for your effort and hard work amidst such condensed timeframes to review all of the comments about the first set of Code Refresh proposals, and to propose adjustments via Code Refresh 2.0 (CR 2.0) to try to address various concerns raised.

As a novice to the topics of zoning and affordable housing, I, too, have worked hard since last August with the goal of understanding the rationale for and specifics of Code Refresh and the practical effect of what is being proposed. To that end, I have attended many of the CR 2.0 – related meetings you have held to help explain various portions of the new proposals, a number of the Zoning Advisory Committee and Planning Commission meetings, and met individually with a variety of people with knowledge and expertise in housing and zoning.

While some initial issues have been addressed by CR 2.0, a number remain and several new ones have arisen. I appreciate the opportunity to share my thoughts and specific suggestions related to a number of issues.

Overall Arms-length Observations from a Fresh Set of Eyes

There seems to be a significant disconnect between CR 2.0 and the Richmond 300 Master Land Use Plan, which Is what is supposed to be driving the need for rezoning. Specifically, the need for maximizing density throughout the city permeates much of the conversation about CR. There seems to be an assumption that greater density will solve many of Richmond‘s housing problems.

However, while Richmond 300 envisions density, it encourages it to be targeted initially to transportation corridors and various community nodes that already have a mix of some commercial and housing. It recognizes that one of Richmond‘s greatest assets is the many different neighborhoods of which it is comprised. That is why a basic precept of Richmond 300 is “preserving neighborhood character with gradual, context – sensitive infill”.

Unfortunately, CR in all of its iterations to date appears to be trying to create density throughout the entire city, including in established neighborhoods that are desirable, partly because they are not dense. These neighborhoods reflect considerable financial investment by their homeowners and provide a significant portion of property tax revenue for the city.

Enactment of provisions that would increase the size of ADUs, allow for sublots, and permit commercial use by right on property currently owned by houses of worship are

quite likely to significantly diminish the current character of those desirable neighborhoods and ultimately decrease property values, and the amount of revenue they generate for the city each year.

The Richmond 300 plan also recognizes the need for affordable housing, as do many of us throughout the city. While there are many discussions about the definition of “affordable”, it is pretty clear that there is little in CR 2.0 that will produce housing that is affordable for either the “missing middle“or those with lower incomes.

Conversations in many meetings and community conversations reflect the simplistic thinking that building new housing will automatically result in housing being affordable. That is a false assumption.

It is generally acknowledged that housing costs are high because of the high cost of building materials, tariffs on some of those materials, the high cost of labor, and high interest rate rates for both developers and those who desire to buy houses or add to their property. Allowing for density throughout the city does nothing to address any of these causes of high housing costs.

Some suggest that a “trickle down“ approach will ultimately reduce housing prices. Those who experienced or have studied the “trickle down“ approaches of the Reagan era know that they did not succeed in reducing costs for most folks. Given that many people who are moving to the City of Richmond are from the northeast and beyond, where housing prices are much higher, it is pretty clear that they will gobble up any new housing, and that there will be no trickle down that results in “affordable” housing.

Concerns about Specific CR 2.0 Proposals

The City should retain current zoning which only allows a primary dwelling unit and an auxiliary dwelling unit (ADU) on a detached residential property.

— The initial CR proposal allowed for two dwelling units plus an ADU on any property with residential detached housing. That rule would ultimately have done away with the concept of having single detached homes.

— To address some of the significant pushback to that change, CR 2.0 was tweaked to include a “preservation bonus”, which only allows a second dwelling unit if the original primary dwelling unit is preserved for at least five years among other things.
It was introduced to reduce the likelihood that developers would buy a residential lot and demolish existing housing to take advantage of the ability to have two dwelling units plus an ADU as proposed in the first draft.

— While the “preservation bonus“ ameliorates some of the extreme density associated with the first draft, it is still **“too much, too fast“ and I do not support it.**

— The current authorization for the owner of a detached residential property to add an **ADU by right has only been in place for 2 ½ years and uptake of that should be given time to evolve**. This aligns with the Richmond 300 approach of incrementally increasing density in established neighborhoods.

The City should retain existing zoning regarding the permitted size of an ADU at a detached residential property that is a primary residence.

— Zoning changes in September 2023 authorized the size of an ADU a homeowner can build by right as either 500 square feet, or 1/3 of the floor space of the primary residence, whichever is greater. Both drafts of CR expand that limit and allow the size of an ADU to be up to 1000 square feet by right on any detached residential lot. This would allow a 3BR 1BA rancher to be added to every residential lot in the city. This is not an ADU, but a second dwelling unit.

— The uptake on the new ADU rules has not been given the opportunity to evolve. This is an unnecessary change.

--There is no provision for ADUs to be manufactured housing or tiny homes outside of RC districts. This may be something worth considering that could actually provide a home for people.

The City should enforce existing code requirements regarding short term rentals (STRs).

--I was surprised to learn that this does not occur and that there is no coordination between the Planning Department and the Finance Department to to determine which STR owners are paying required taxes and if they have been certified by the Planning Department.

--If the City doesn't enthusiastically enforce the existing code re STRs, new ADUs will likely become STRs and not provide additional housing.

The newly introduced concept of allowing a property owner to subdivide his/her residential plot into 2 or 3 sublots by right for the purpose of conveying ownership of some of the sublots is alarming and a recipe for chaos. I wonder if it is practicable or even legal or financeable?

— Empirical evidence that sublots typically lead to "missing middle or starter home" housing is sparse. However, the resulting problems this approach creates are significant and obvious: lots are divided inconsistently; conflicts among the sublot owners erupt; air, light, and green space are diminished; infrastructure is overloaded; emergency access is difficult, and short term rentals predominate.

— This newly introduced approach of creating sublots also raises questions regarding easements, access, and responsibility for the property, infrastructure and utilities management. An abundance of sublots within a particular neighborhood could also strain basic infrastructure such as water and sewage, parking, and capacity of the local schools.

— It is one thing to allow a property owner to expand the use of their property by adding an ADU, but transferring the ownership of that ADU or creating sublots for multiple owner creates way more problems than solutions.

The City needs to specifically articulate a reasonable limit (3-4) on the number of unrelated individuals who can live in a dwelling unit and maintain the current requirement that they should be "living together as a housekeeping unit".

—Currently, the CR appears to allow up to 8 unrelated individuals to live in the same dwelling unit. This is far from the current restriction of 3 unrelated individuals and double the limit of 3-4 unrelated individuals used by several other Virginia jurisdictions that have recently revised their zoning.

— This has become an issue, because CR has eliminated the definition of "family" from the zoning code. It is the current definition of "family" that limits the number of unrelated individuals who can live in a dwelling unit and requires that they " live together as a single housekeeping unit". By eliminating the definition of family, CR is increasing the number of unrelated individuals who can live in the same dwelling unit to 8 and has done away with the requirement that the group live together as a single housekeeping unit.

—Instead, under CR 2.0, "household living" means residential occupancy of a dwelling unit by a household. A household is defined as one or more persons living together in a dwelling unit with common access to and common use of all living, kitchen, and eating areas within the dwelling unit with tenancy of 30 days or more."

— If the language currently included in CR 2.0 is adopted, there could be exponential increases in density within residential neighborhoods, resulting from up to 8 unrelated people living in each dwelling unit. This not only would affect the character of a neighborhood, but raises parking issues, as well as other infrastructure concerns.

— I strongly encourage the City to include a standard of 3-4 unrelated individuals and to re-introduce the concept of "living together as a housekeeping unit". This will reduce the potential for dwelling units being converted into rentals, where no one appears to be responsible for the property and it is difficult to identify or reach the landlord.

The change in zoning for all houses of worship (HW) introduced in CR 2.0 is problematic and needs further thought and consideration.

— Currently, HWs are zoned as institutional. CR 2.0 puts them in an MX-3 category (*mixed use with three story residential and/or commercial permitted by right*). This was conceived to give HWs more flexibility, if they desire to use their property in new ways such as adding a daycare center or some housing units.

— MX-3 zoning allows a wide range of commercial uses and/or development of multifamily housing up to three stories. The problem with putting HWs into an MX-3 designation is that *one size does not fit all*. HWs come in a variety of physical sizes with varying amenities and many are located within or abutting residential areas, where some of the permitted commercial uses would be out of sync and inappropriate to the character of the neighborhood. (*Ginter Park has 10 HWs, all of which are in the midst of residential neighborhoods.)* This change could result in a significant increase in density without adjusting for the existing characteristics of the HW property, and the neighborhood where it is located.

— I support allowing HWs to evolve the way they use their property, and support the desire of HWs which would like to build affordable housing. I understand that the current process for obtaining a special use permit in order for the HW to engage in new activities can be cumbersome and expensive. To address this need, the City could establish a process to facilitate the adoption of mission-based initiatives of HWs that is less challenging than the existing one, but that provides opportunity for local community notice and meaningful dialogue and feedback.

CR needs to articulate the process related to determining what commercial uses will be "conditionally" permitted in detached residential zones.

—CR 2.0 indicates that a variety of commercial uses could be conditionally permitted in residential areas, but has not indicated what the criteria or process would be in considering such requests.

— Any Conditional Use Permit review process should ensure robust neighborhood communication and that the criteria for approval are weighted in favor of maintaining neighborhood residential use without undo disruption.

— While some light commercial use might be acceptable in limited situations, to maintain the character of neighborhoods, most commercial uses should occur on existing commercial corridors.

It is heartening to see that CR 2.0 contains some provisions to encourage preservation and future creation of the tree canopy in connection with new development. These provisions could be improved, however.
-- It appears that some of the CR 2.0 requirements for the size and placement of sidewalks are not conducive to the health and longevity of trees. It would be helpful for city planning staff to ***consult with arborists to identify the amount of space needed***

for tree roots to take hold and trees to thrive, and align sidewalk requirements accordingly.

--I **strongly disagree with the proposal to establish a "tree fund"** to which developers can pay as an alternative to planting trees in new developments. where the developer does not find it feasible to plant trees. The money would then be used to plant trees in other parts of the city.

—Virtually every neighborhood and every community group that has considered CR has identified more tree canopy and green space as a priority. This is especially important as summers continue to get hotter and density within the city increases. Tree canopy reduces the number of heat islands and is better for the environment overall.

— Those who live in a new development with few or no trees will not benefit from trees that are planted in another part of town. Those who advocate for shade produced by tall apartment buildings should not underestimate the mental health value of having trees and other living greenery adjacent to housing.

--Tree canopy needs to be a priority and developers need to take the time and engage in the planning necessary to determine how to fulfill that priority. Establishment of a tree fund will make it too easy for developers to default to paying into the fund instead of planting trees and undermines the goal of expanding the city's tree canopy from 42% to 60% in the next 11 years.

The CR process has been rushed and less than adequate and would benefit from more communication and dialogue with residents throughout the city.

— A total rewrite of the zoning code and land use regulations that will have monumental impacts on the future of Richmond requires thoughtful, well researched, well-vetted reforms; a process with inclusive conversations among a broadbase of stakeholders; and an opportunity for indepth discussions about specific new approaches/topics to be addressed.

— Unfortunately, the CR process has been lacking in much of this and has been rushed throughout. For example, CR 2.0 (*284 pages of code provisions plus intricate zoning maps)* was released November 18, 2026 with all of the three open houses to introduce and explain it conducted the week before Thanksgiving, when people were traveling or preparing for the holiday!
During December and January planning department staff worked very hard and speedily, but the initial deadline of mid-February for responding to CR 2.0 proposals precluded opportunity for any real dialogue. It is **unfathomable that 6 of the 12 weeks the city set aside for review of the complexities of CR 2.0 were during the Thanksgiving and Christmas holidays!** In the end, the City extended the comment period by 2 weeks, but that didn't allow the time for formal meetings and discussions.

— Multiple suggestions and requests for FAQs and indepth topic-specific discussions related to new concepts, such as sublots and putting HWs in an MX-3 zone have gone unanswered. This is likely due to self-imposed time constraints.

— Throughout the process, it has been clear that there is a lack of internal coordination and alignment with other key city agencies to solicit and incorporate their input on cross-cutting issues. These omissions also seem to be the result of the rushed process.

— All of this has transpired amidst heavy reliance on clumsy technology *(still being developed, while in use*) the City is using to obtain public comment. The technology does not readily work on phones or tablets and has added yet another burden to city residents who are trying to learn, understand, and communicate about a lot of complex information in the midst of working, caring for their families, and living their lives.

It's pretty bad when the mailings and emails that neighborhood associations use to inform their members about CR 2.0 invariably spend a significant portion of the communique by explaining how to try to use the technology!

—There are many city residents who have no idea of what is being considered. I run into them every day. The process needs to be expanded and slowed down as opposed to being rushed at every step of the way.

--This is no way for the new City administration to build trust with a citizenry that has been continuously disappointed and betrayed by the inadequacies of former administrations.

A Personal Plea

When I moved here 46 years ago, I made a deliberate choice to live in the City with the purpose of supporting it and not the suburbs. Our son attended city schools. We have been good neighbors, conscientious stewards of our property, and supporters of various local initiatives. I have dedicated my career to addressing a range of health and human services needs and support effective solutions to the affordable housing dilemma. Those solutions will not result from CR 2.0 or actions solely related to densification by zoning, however.

Please do not destroy the neighborhoods that help give Richmond its charm and appeal by hastening the urbanization within them. This would not only violate the vision and key precepts of Richmond 300, it would also make Richmond just another crowded urban area, as opposed to a blend of neighborhoods and a lively city.

Thank you for your consideration.—Deborah Oswalt.

From: Robert Proctor
To: Richmond300
Subject: Theoretical population growth - actual data
Date: Friday, February 27, 2026 10:14:10 AM

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Dear Sir/Madam,

FYI, Richmond population has only increased by 29,280 (per Federal Reserve data) between January, 2010 and January, 2024. Hard to understand the huge push from the Richmond City Administration for major zoning changes and increases in "affordable housing" with rather moderate growth By comparison, neither Henrico County nor Goochland are considering similar moves, and their population is growing much faster than the City of Richmond.

Further, I am highly confident that if anything close to the current version of the proposed changes being considered is enacted, Richmond will join many other major cities that micro-manage housing and find that our population will rather rapidly decrease.

I must admit that Henrico and Goochland are looking more and more appealing to me, in spite of how much we love Windsor Farms, as it is currently zoned.

Just so you know, we moved to Virginia to escape the huge increases in real estate taxes and attempted rezoning in Westchester County, NY, and it appears we are now facing more of the same.

All the best,

Bob Proctor

From: Barbara Spofford
To: Richmond300
Subject: Code Refresh proposals that cause us concern
Date: Saturday, February 28, 2026 7:01:24 PM

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To the code refresh committee. Thank you for all your efforts. We are new homeowners and newcomers to Richmond. We love the city but are concerned about some aspects of Code Refresh development proposals.

Many of the proposals seem to increase density in already dense neighborhoods. Lot coverage changes regarding amenity space, by-right commercial in the middle of a block, churches to be in MX3. These proposals without parking space requirements, height restrictions, or concern for present patterns of development are not acceptable. Parking is an important issue since many homeowners have no garage or off-street parking and must rely only on street parking. If parking issues increase, the value of our homes and beauty of the neighorhoods will decrease. It is already a problem in many areas of the neighborhood. Commercial development if not restricted more than proposed will not fit the commercial development patterns that exist.

Please keep Richmond a lively, friendly, prosperous, diverse, beautiful place to live and visit.

Sincerely,

Barbara and Tim Spofford

From: Justis and Taylor
To: Richmond300
Subject: Code Refresh
Date: Tuesday, February 17, 2026 12:10:29 PM

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I am voicing my concern again about the City of Richmond's desire to "refresh our current zoning!"

I truly hope you are voting against this insane idea to "improve" our current zoning. We have an infrastructure that is in need of repair in order to provide something as simple as clean water to all households. The developers who envisioned this whole concept have nothing but greed for the outcome that will line their pockets and I have to wonder how many pockets they have lined at the City of Richmond. They are not concerned about the lack of parking, the lack of green space, additional schools needed, harm to all the current infrastructures and I can assure you the additional houses they build will not be affordable for those who this whole idea is supposed to benefit.

Tracie Taylor and Mark Justis

4135 Denbigh Drive RVA

CHARLES VAUGHN WARE
3003 Stonewall Avenue
Richmond, Virginia 23225-3556
(804) 231-0118
[redacted]

Mr. Kevin J. Vonck, Ph.D
Director of Planning and Development Review
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Copies by email to:
[redacted]
The Honorable Mayor Danny Avula
Members, Richmond City Council

February 28, 2026

Re: "DRAFT 2 CODE REFRESH" ZONING ORDINANCE REVISION PROPOSAL

To Mr. Vonck and Elected Representatives of the City of Richmond:

I have lived in the City of Richmond since 1976, and have resided in the Woodland Heights neighborhood since 1986, where I have invested heavily in buying and rebuilding my current residence. I was awarded a Master of Urban and Regional Planning degree in 1992, and became a certified planner {A.I.C.P.} and certified zoning administrator {VAZO}. During my graduate studies, I wrote a paper analyzing the City of Richmond Zoning Ordinance. It was my conclusion and opinion, supported by the work of others, that the city zoning ordinance adopted in the 1970s fostered the destruction of much of the historic fabric of the city, especially in the Gambles Hill area east of Belvidere Street and extending into the then central business district. Speculators acquired and demolished then-existing residences and other structures in anticipation of high-rise development that never materialized to the extent these developers had imagined. The continuing result was the creation of large areas of surface parking lots. Despite a number of highly costly public investment projects that failed, downtown retail uses have largely evaporated. As you are aware, the population of the City of Richmond declined rapidly from peak levels of about 248,000 in the mid-1970s, with many residents moving to surrounding suburban counties. The population of Richmond has seen recent increases, but is not expected to reach its 1970s population until the mid-2030s. Some of the much-heralded changes in the city, such as the resurgence of residential and commercial uses in Scotts Addition, seem to have taken place despite flaws in Richmond's planning ordinances, and not because of city investment in infrastructure or of city planning efforts. As part of my graduate planning studies, I was required to perform a population change forecast using a standard data modelling tool. I used census data from my Woodland Heights neighborhood, and the tool predicted a marked decline in population. In reality, there has been an influx of new residents, many with young children,

who have replaced many of the former residents. The new residents are attracted by the proximity of the James River and the associated James River Park, by a vibrant music and entertainment scene in in city, and by the traditional grid layout and walkability of our neighborhood. I am writing because it is my fear that some provisions of the proposed Code Refresh will reverse the progress that has been made in restoring livability and sustainability in the city.

I have just read the **RVA Design Coalition** response to the Code Refresh proposal, and commend it to City Council and the Mayor. Many Richmond residents, including myself, feel that the Code Refresh has been driven more by corporate-scale developers than by homeowners and families who have worked to improve the city. The response of the **Oregon Hill Home Improvement Council {OHHIC}**, dated February 26, 2026, demands your attention and support. Incidentally, while a planning student at VCU, my group studio project was an analysis of the Oregon Hill neighborhood that was prepared for OHHIC and was met with some satisfaction. My individual studio project was a plan for Mayo's Island, and I am pleased that my vision of seeing this place developed as public open space is approaching implementation.

I have read the Draft 2 Code Refresh online document, and found the following stated purpose: "Plan 300 rewrite zoning ordinance {objective}: Direct growth to <u>appropriate areas</u> within existing neighborhoods, as well as creating new authentic neighborhoods adjacent to enhanced public transit." [emphasis mine]. This is a laudable goal, but it seems to me that the city is getting the cart before the horse. The Woodland Heights neighborhood was developed around a privately-developed street car system, and was an original transit neighborhood, although platted as a Chesterfield County suburb. The streetcar neighborhoods in Richmond were based on a system of employment-based commuting from satellite suburbs into a central business district. The expanding VCU academic and medical campuses, and the state government center within the city, might well support public transit if this has user cost advantage, is safe and clean, and if service is frequent and reliable {which is not the case at this time}. I have no problem at all with the encouragement of high-density, quality development along major arterial streets such as Hull Street, Broad Street, Midlothian Turnpike, and Richmond Highway/Cowardin/Belvidere. The City of Richmond has a vast supply of unused and under-used commercial and industrial property, much of it located along the afore-mentioned streets. Development of fast and frequent public transit along such arterial routes would support new high-density residential development, for which rezoning in anticipation of such development would be appropriate.

I have three major objections to the Code Refresh Second Draft. **<u>Firstly</u>**, making comments on the "interactive" proposed zoning map is a tedious process, particularly as the map key and the map cannot be displayed at the same time. The map key colors are a collection of near-beige shades that are nearly impossible to differentiate. Printed copies of the proposed zoning map have NOT been made available on request by citizens, nor have printed copies of the proposed ordinance and supplementary materials. Although such printing and distribution would be costly, I think that this should be obligatory. I note that a few individuals have dominated the commenting process, and most of those commenting seem to be driven by quite

extreme opinions relating to social engineering, income redistribution, proposed public subsidization of housing costs, and continued support of failed social housing initiatives. Comments have been subject to editing by city staff, and these comments are tied to specific "pinned" property sites and not to zoning changes that apply generally.

Secondly, The Code Refresh process has been guided by a Planning Commission that is itself in need of a refresh. The current Planning Commission chairman is an officer of a major apartment development corporation, which would seem to be a conflict of interest. He selected most of the members of the Zoning Advisory Commission. I ask that City Council name new members, and consider whether the restrictions placed on Planning Commission membership {for example, requirement of certification in architecture} are meeting public interests. I think these steps should be taken before the redraft process continues.

City Council should reexamine the appointment process for members of the Board of Zoning Appeals, and should consider whether the current members support the general public interest or that of the development community.

The Code Refresh does seek to address the current practice of requiring special use permits for most multi-family developments, many of which have been made in areas over-zoned for industrial use. The current practice constitutes "spot zoning," and is illegal in my opinion. The accepted practice is rezoning to the standard necessary to allow a proposed use. Many of the current objections to the Code Refresh reflect concerns that upgrades to water utilities, sewer lines and facilities, street condition upgrades, communications facility upgrades, and electric power supply utilities, have not been a part of the development process. It seems to me that there has been insufficient cooperation between the city public works and public utilities departments.

Thirdly, I have the following specific objections to certain ideology-based density provisions that would negatively affect certain established and viable neighborhoods. These are the provisions that have received the most criticism, and with good reason. Your support of these provisions will certainly imperil your reelection prospects, in my opinion. We do not want changes to establish neighborhoods that will destroy their vitality and sustainability. We are part of a larger region, and the City of Richmond should not bear the full burden of supporting dependent populations.

ACCESSORY DWELLING UNITS

As a former zoning administrator, I found accessory dwelling units within single-family districts to be one of the most contentious subjects I had to deal with. These have often been called mother-in-law suites, and are have often been constructed to provide a second residence for relatives of the occupants of the primary dwelling. The tenancy rights of those in the accessory use were often an issue, especially in cases where divorce and other family changes and estrangements were involved. I believe that most real estate agents would say that

construction of an accessory dwelling on a property would reduce, rather than enhance, the value of the property. This is not to say that some residential uses within detached accessory dwellings, such as home offices, workshops, and perhaps guest rooms, are not acceptable.

Considering that many established neighborhoods in Richmond {including my own of Woodland Heights} are comprised of small lots of around 9,000 Square feet in area, adding a second dwelling that fully meets building code and zoning requirements is difficult. Speculators are likely to seek this type of added density as a means of "block busting," or driving down property values in order that they might buy up areas of land for redevelopment. A high percentage of Richmond's housing stock is already renter-occupied, approaching fifty percent. Renters have far less incentive to invest in maintaining and repairing their homes than do owner-occupants. Cramming more renters into established neighborhoods is a recipe for failure and deterioration. It also imposes significant tax burdens on the city, since younger renters are those who have young children who may enter city schools. Woodland Heights has adequate off-street parking at the present time, but this would be changed as rear-yard or home detached garage-based parking was replaced with accessory dwellings. Other neighborhoods, such as Oregon Hill, already have insufficient parking for residents, as is noted in their referenced comments. The Fan District, Forest Hill, Ginter Park, Swansboro, Brookland Park, and other established neighborhoods would also be adversely affected. Conversion of existing detached garages for second-dwelling use is largely impractical due to building code requirements. Many of the already approved accessory dwellings front upon public alleys {including a recent building permit approval in Swansboro}. Most of the public alleys in the city are poorly maintained, gravel paved, and cannot handle current traffic. They are totally unsuitable for additional frequent vehicle traffic. Therefore, allowance of residential use of accessory structures would impose a huge burden upon taxpayers, who would have to provide for the rebuilding of the city's alleyways.

DUPLEXES AS A MATTER OF RIGHT IN ALL SINGLE-FAMILY RESIDENTIAL DISTRICTS

I want to state my vehement opposition to the provision of the zoning ordinance that allows by-right construction of duplexes in traditional single-family districts. The conversion of single-family residences into boarding houses {where individual rooms are rented, and tenants share kitchen and bathroom facilities} is an undesirable use that generally results in the decline and destruction of established neighborhoods. Shared housing, where unrelated persons share a rented property, is common, and is generally unregulated unless neighbors observe problems. The physical division of existing single-family homes into two {or more} units is generally impractical, and would usually devalue the property. However, the allowance of duplexes as a use by right creates an incentive for developers to buy and tear down existing houses, and rebuild with a two-unit attached structure {duplex}. Duplex conversions are usually impractical because fire code provisions are not easily met. Parking demands are, of course, doubled if duplexes replace a single-family use. Any realtor can tell you that a duplex will sell for less than two single-family dwellings having the same floor area and construction features.

The proposed Code Refresh is especially problematic in that it allows replacement or conversion of a single-family use into a duplex WITH an addition accessory dwelling unit allowed

by right. This situation would triple the vehicle parking demand, would triple the water and sewer demands, would burden the electric grid, and would devalue existing neighborhoods. This approach is extreme in nature. Whatever, the intended effect, the result will be the departure of many middle-class residents for county suburbs.

RC DISTRICTS

"Trailer parks" have been highly profitable for the owners of such facilities, but problematic for the governing bodies of localities having them. Most zoning ordinances address use of properties by persons who reside in recreational vehicles or camping trailers. It is generally recognized that such RV"camping" facilities are problematic, especially if badly managed.

The proposed RC District addresses "tiny homes," "modular houses," and other prefabricated housing that is assembled in high-density configurations. The illustrated example in the Code Refresh Second Draft shows a high-density assemblage of mobile homes with no provision for hard-surface internal parking. Census data shows that lower-income families own more vehicles per person than do middle or high-income families. Therefore, parking and open space demands in mobile home parks are often not met. Inadequate construction standards and this internal crowding creates fire and safety hazards. The example shown would not permit adequate emergency service/fire department vehicle access.

Residents of many mobile home parks own their trailer, which may have provision for removal {i.e., wheels attached}. However, a high percentage of such units are rented, and are often not maintained in good condition. Despite the nomenclature, mobile homes are seldom moved until they become uninhabitable.

RDA DISTRICTS

The objectionable provisions of this district are the allowance of "one dwelling unit and an accessory dwelling," and "limited amount of ground floor commercial use … ." Although the proposed ordinance provides reasonable allowances for home occupations, I have a concern that home day care facilities do not require a special use exception. The ordinance draft allows "family day care homes of 5-13 children under 13." This is an excessive permitted number in the absence of a special use exception and necessary state licensure and inspection. This section needs a cross reference to applicable Code of Virginia provisions applicable to home child care of children unrelated to occupants of a dwelling. Other home use occupations appear to be addressed. Vehicle repair on a commercial basis should be prohibited in all residential districts.

For new or replacement construction, off-street parking requirements of at least two vehicles per residence should be established, such parking to be with the rear yard areas., and hard-surfaced. On street parking of recreational vehicles, camping or boat trailers should be prohibited except with enclosed garage structures or outside of setback areas in rear yards.

RDB DISTRICTS

This district allows lot frontages of less than 50 feet in width with an accessory dwelling. The example shown in illustrations shows the accessory dwelling fronting on an alley. As I have noted, alleys in my neighborhood, and most others, are badly maintained, muddy, and have a graveled surface.

RA and RM-A DISTRICTS

The example shown has four units in attached townhouse style. There is no off-street parking requirement for this district. The example shown depicts three of four units accessible from an alley. This type of density is NOT acceptable in most of the neighborhoods shown as RA on the proposed zoning map. The Fan District could accommodate "fourplex" attached housing, provided structures do not exceed two stories in height, and there is provision for off-street parking.

RM-B DISTRICTS

These "Residential Multi-Unit Medium Density" developments should be allowed by special use exception, but only where the "height contextual or four-story-50 foot maximum height" limits proposed are met, and off-street parking is required. Any surface parking should meet buffer and landscaping requirements.

RM-C DISTRICTS

This district allows "unlimited" apartment numbers with height limitations of four stories and 55 feet in height. There are no off-street parking requirements. This type of development should be subject to planning and council approval of special use exception provision pertaining to parking. I do not see how apartments could be marketable if off-street parking is not available. Such resident parking should not be allowed to spill over into adjacent lower density neighborhoods.

MX-3, MX-4, and MX-5 DISTRICTS

These districts provide three, four, and five story structures, respectively. The same special use exception and parking provisions should be addressed during the approval process. I cannot imagine the City of Richmond ever having a subway, or even light rail. Should this type of transportation system be developed, parking requirements could be reduced.

MX-13 and MX-V DISTRICTS

Structures exceeding 7 stories could exceed the capacity of the Richmond Fire Department to rescue residents from upper floors in the event of building fires. The MX-V "unlimited height" allowance is unsuitable for an historic city such as Richmond. No central city

street has the capacity to support this type of development. Any such development should require a special use permit.

CG DISTRICTS

The "commercial general district" seems intended to address vehicle sales and service operations. New vehicle dealerships have all but vanished from the city. The proposed standards seem appropriate, but this type of use seems incompatible with residential uses.

IX DISTRICTS

This Industrial Mixed Use District seems to be intended to address office-park developments, and should require a special use permit. Traditional Euclidian Zoning was intended to separate potentially dangerous industrial uses from residential uses. Richmond's history of fuel tank farm fires and explosions demonstrates that this theory was developed with good reason.

IL DISTRICTS

Adoption of a new zoning category to include much of the low-value use site zoning in the city might encourage redevelopment of some of these areas. The standards pertaining to outside storage appear reasonable. Standards for noise control, chemical exposure limitations, and control of other industrial nuisances should be adopted.

IH DISTRICTS

Heavy industrial uses should require special use permits, and a standard sixty-foot height limitation is insufficient as a sole regulatory measure. Heavy industrial uses should be by special use permit process only, and should require traffic impact studies, waste and effluent standards, and establishment of health and environmental inspections on a scheduled and unscheduled basis.

CEM DISTRICTS

Cemeteries within the city should be required to have a fully-funded, long-term maintenance fund. Those cemeteries that have been abandoned should be placed under the management of the Parks and Recreation Department, and managed to allow respectful public enjoyment of such open space, not to include spots uses. The European practice of reburials of graves where families or foundations no longer provide gravesite maintenance, to allow more concentrated burials and to create more public open space and easier maintenance, should be studies.

OTHER SECTIONS

The Code Refresh Draft 2 contains sections that are highlighted in yellow. It is not clear whether these provisions are being considered for deletion, study, or amendment.

"Tent encampments" are shown as being allowed in B-3 and M-1 Districts. These zoning designations are proposed for deletion. Tent encampments by vagrants should not be tolerated in any districts, and most certainly not in public parks or on public sidewalks or streets.

Parking lot design standards should allow, and indeed the city should incentivize, solar panel covers for off-street parking.

The city should REQUIRE either green roof or solar panel coverage of roofs on high -rise and commercial/industrial buildings.

Bicycle travel should be facilitated by construction of curb-separated bike lanes. This construction could be part of shared cycle-pedestrian ways {bike paths should be marked with colored pavement, as is the practice in Europe}. Where sidewalks and "clear pedestrian areas" as part of zoning requirements, developers should be required to construct such separate boke and pedestrian ways consistent with a standardized adopted plan.

The draft plan shows required provision for street trees immediately adjacent to street curbs. THIS IS WRONG! Tree planter areas should not obstruct pedestrian and bike ways, and trees should not be planted so close to vehicle parking or vehicle lanes that they are subject to being hit by vehicles and damaged or destroyed.

In summary, I request that City Council make necessary changes to the composition of the Planning Commission, Zoning Advisory Commission, and Board of Zoning Appeals. I also request that the Code Refresh Draft 2 be set aside until such changes are made, and new members can review the Draft 2 proposal. In the meantime, the city code provision allowing duplexes by right should be deleted.

From: Christine Waldron
To: Richmond300
Subject: Vote NO for Code Refresh for RVA
Date: Monday, February 16, 2026 3:47:42 PM

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To whom it may concern:
I am writing to urge you to vote NO on the Code Refresh. The complexity and length of this document seem designed to discourage residents from fully understanding its implications, but I strongly disagree with its contents.

The Code Refresh primarily benefits developers at the expense of our community. I am concerned that it will:

- Increase our taxes.
- Destroy our city's tree canopy.
- Damage our infrastructure and increase sewer runoff.
- Reduce available parking.
- Fail to create affordable housing.

One only needs to look at the extensive development in Scott's Addition or Church Hill to see the negative impact of this approach.

For these reasons, I ask that you please vote NO.

Best,

Christine Waldron
1008 W 45th Street
Richmond, VA 23225

From: Linda Walter
To: Pitts, Marianne G. - PDR
Subject: Code Refresh
Date: Tuesday, January 6, 2026 7:00:53 AM

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Dear Marianne and Mayor Avula,
Please let the Mayor know, that after driving through and touring on foot Scott's Addition and the Manchester area, I am alarmed and assured that as soon as the density reached the taxation level that the city is seeking, then parking restrictions and pay parking begins. That is the death of small businesses and people move out leaving huge hulks of poorly built and empty buildings which are then sold off at rock bottom prices to out of town corporations who don't maintain them. It's an old story as history instructs us. A huge mistake that enriches commercial construction and real estate companies and perhaps bribes in the pockets of the Planning Commission members.
I also am concerned about the loss of the historical character of Richmond city. Areas like Woodland Heights, Forest Hill and Westover Hills
will be warrens of mismatched and poorly-built guest houses taking up the green space.
Code Refresh in its present form needs a rewrite reflecting mine and other present homeowners and TAXPAYERS concerns.
Please answer my concerns. I voted for Mayor Avula.
Linda J. Walter
615-525-8889

From: Meghan Barnett
To: Richmond300
Subject: Code Refresh - Feedback
Date: Thursday, December 25, 2025 6:04:57 PM

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Hello Richmond 300 Board,

Thank you for your work to make changes within the city of Richmond to better support all of us in the community! My name is Meg Barnett, and I'm a new resident to Richmond - having only arrived in August 2025. I recently received Mayor Avula's postcard in the mail, so I'm taking a moment to reach out.

(I apologize if e-mail isn't the best way to send feedback; I didn't see other options on the Code Refresh website!)

Before I share my ideas, I'd like to share some context. I lived on Okinawa, Japan from 2015 - 2022, and I saw the impact of mixed-use zoning & mixed-income housing to knit strong, cohesive communities. I lived in a studio apartment in a small farming village, paying about $400 per month in rent. My unit was one of six in our building, and each of us enjoyed an ocean view (and 5-to-10-minute walk from the beach). Three huge homes were built on a lot across the street from us around 2017, along with a few more modest homes. As a result, our community included housing options within a range of budgets. I also lived a few minutes' walk from a few restaurants, a bakery, a laundromat, and two convenience stores. A major bus depot was only a few minutes from me; when my car was in the shop, I easily took the bus to & from work. (The average cost of cars was also significantly less expensive & likely much more fuel efficient than many cars in the US, but that's a separate point.)

Okinawa is often highlighted as a Blue Zone, and the overall longevity of Okinawan people is often attributed to community, individual purpose, exercise through walking in groups/gardening/etc., and diet. While all of these variables are true & present in Okinawan society, what I often believe is missing from the conversation is urban design. People walk more because communities are walkable. People eat "superfoods" because they are readily available - whether in their backyard, at their local restaurants, or even as quick (and affordable) takeout options from convenience stores. Communities on Okinawa are designed for everyone; even access to the ocean is made available to everyone. (Coming from a country in which I believed I'd need to be wealthy to enjoy an ocean view from my balcony, the idea that access to the ocean is a right for all - not just for the wealthy - felt awe-inspiring to me.)

After returning to the US in 2022, I decided to settle in Richmond due to cost of living. I saw Richmond as a city with a diverse range of opportunities at a more reasonable cost of living when compared to the DC area. While I do believe that comparison is true, I've found that my budget is stretched further than I'd like - in part, due to the cost of housing. As a result, I'm taking this invitation to speak and share my experience & thoughts as someone new to the

community. In sharing these ideas, I risk offering a suggestion in the wrong direction, stepping on the toes of work already being done, and failing to acknowledge all of the work that's lead us to where we are now. That said, it occurs to me to share anyway in the face of those risks.

What I'd like to see in Richmond:

1. Rental housing at more affordable prices: When meeting with property managers in a variety of neighborhoods prior to my move, I found a number of units that were just above my budget - stretching me a bit further economically than I had intended. I wanted to pay $800-1000/month for a one-bedroom apartment ($1000-1250 after utilities/internet/etc.), and most of the options I toured brought me closer to $1100-1400/month ($1400-1700 after utilities/internet/etc.). I chose to root in Richmond anyway, but I did so with the understanding that my budget would be more strained than I'd like. That said, since moving here, I've heard some rental prices that truly astonished me. I have heard someone claim they were paying $1700/month for to rent a studio apartment. As someone who once paid $400/month for a studio, I struggle to understand how the market supports this kind of high rent; I'd expect that kind of rental cost in the DC area, not in Richmond.
--> Specifically: Studios at $500-800/month ($800-1100 with utilities, amenities, internet/cable). One-bedrooms at $700-1000/month. Two-bedrooms at $1100-1400/month.
--> How? Increased competition. My guess (with limited knowledge) is that a few major companies dominate the rental market in many parts of the city, so rents are artificially high. I'd like to see increased competition to bring rental costs down and more accurately reflect the needs of renters in the area. That may look like offering competitive rates for small business loans to individuals who want to expand into real estate or rezoning areas that aren't currently residential to drive development/continued repurposing of the built environment. Regardless of which levers are used, I think the city would benefit from a broader range of landlords/developers so that rental costs more accurately reflect what renters are willing to pay - and so that renters have meaningful choice.

2. Tiny homes / condos / modest options for home buyers at affordable prices: I have less to say here except that - again, coming from a culture in which living minimally is common - ensuring that home ownership exist at lower price points and with less space seems to me to be an essential ingredient to a housing market in which individuals thrive. I'm not sure what the realities are in Richmond, but at a glance, I'd be curious to see what would happen if there were more pathways to homeownership -- through tiny homes or condos -- at more reasonable rates.
--> Specifically: $1500/month for a 30-year fixed rate mortgage on a tiny home. $1200/month for a condo (more like $1500-1600 after HOA fees).
--> How? Look into areas in which this reality could exist - land that hasn't yet been developed, warehouses that can be repurposed into condos, creating pathways for renters to then move into ownership of their units within their existing properties. Determine what levers need to be pushed to create incentives for developers to take those steps.

3. Housing options to support those who are currently unhoused: I lived in Winchester, Virginia from 2022-25, and during that period of time, I volunteered at WATTS - a program through which individuals who are unhoused can seek temporary shelter at local places of worship through the winter. I think often of this program when driving through the streets of Richmond and seeing individuals braving the cold through the winter months. I'm confident that Richmond has options in place for those who are seeking shelter, and in time, I'm confident that I'll learn more. However, when it comes to the topic of zoning & long-term

housing solutions, it seems to me that housing solutions for all must include viable housing options (and pipelines to those options) for those who are currently unhoused.
--> Specifically: Housing options for $300-400 for a room/month (with shared bathroom/kitchen), or $500-600 for a studio/month. Housing options that someone who is stepping into after a period without housing can afford. (These may already exist, so forgive me if they do - but if not, I'd like to share this idea here.)
--> How? Partner with faith-based organizations and nonprofits who can potentially add housing to their existing portfolios. Work with major corporations providing housing in the area - who can operate these types of projects on thinner profit margins - to provide these opportunities. Work with the existing structures to create incentives to create realistic "on-ramps" back into housing.

How any of this relates to zoning is something I'm not currently equipped to weigh in on. So, for now, I share the ideas with you with the hopes that they may spark conversation in a direction that can make a difference for the community - and for me, at some point down the road. I thank you for your work - and for doing this work in public, in a way that we can participate & contribute our lived experiences. I look forward to seeing the direction that Richmond takes in the years to come.

With best wishes,
Meg Barnett

From: MARILYN ERICKSON
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Friday, February 13, 2026 5:37:41 PM

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The vast majority of the many housing projects currently under way appear to be based on the going rate for rental and sale prices, and, unfortunately, are ugly architecturally.
In most parts of older Richmond, adding houses to existing lots will not provide “affordable” housing, nor will it support or enhance older neighborhoods.
It will likely be a mistake to put high rise dense housing next to older neighborhoods, particularly since adequate parking is not required of developers, and adjacent neighborhoods would be adversely affected.

From: Catherine Gioeli
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Saturday, February 28, 2026 10:13:45 AM

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I wish the city would stop referring to this as ‘for affordable housing’. A neighbor subdivided their lot, just as encouraged, sold the lot to a builder. Resulting house hit the market for $1.350 million-more than the original house where the lot was divided. If you want to increase density, that is one thing-but don’t call it affordable.

Catherine Gioeli

Sent from my iPhone

From: Victoria Vazquez
To: Mayor Danny Avula
Cc: Housing and Community Development; Pitts, Marianne G. - PDR; Property Maintenance; Trump, Shaianna L. - PDR
Subject: City of Richmond Rental Housing Crisis
Date: Wednesday, February 18, 2026 6:50:30 PM

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Good afternoon Mr. Avula,

I am writing to express my deep disappointment in the City and how residents are being neglected.
My partner and I have been living in an old home in Union Hill since July 2025, and it has been a nightmare. The floors are "original" with cracks directly open to the crawls pace, nonstop insects including roaches, beetles, wasps, centipedes crawling in, the panels caving in, and splinters coming up. We can't walk barefoot in my home. The window frames are rotting and squishy, the glass is barely hanging on. The floors were "refinished" when we moved in, and we have polyurethane flaking up, which we are constantly breathing in. There is a spot in our bedroom that had been so soaked in cat pee that the polyurethane completely peeled up, releasing the odor on days 60 degrees and over. The HVAC system is so messed up, we have had to keep our heat at 60 degrees all winter downstairs because it has been blasting us upstairs making it about 80 degrees+ upstairs, to the point where we are sweating. Our ducts are so filthy, I have been gravely suffering with allergies. We have been consistently uncomfortable and stressed since moving in. Our landlord won't do anything. All this to say, our rent is still $2,000/ month.

We have been searching for a new place for 4 months to no avail. The problem is Richmond is experiencing a housing crisis. Every single place we see and have toured has been in the exact same shape, for more expensive. And rent prices keep rising. I have had landlords and property management companies tell me, "if I renovated this place, I could charge twice as much for rent!". I keep asking myself, **how is this legal?** I am from Texas and I am in complete shock. My boyfriend is from Richmond born and raised and he is also in disbelief. This is predatory and just downright cruel. I understand these houses are old, but every other place I've lived in had regulations in place to protect tenants from uninhabitable and straight up dangerous situations.

Rezoning and building new developments is not going to solve this issue because people want to live in houses, not ugly, grey, depressing condos. Every single place we have seen in decent shape, we have had multiple people competing for the same house. The City should be putting laws in place to prevent landlords and property management companies from getting away with these absolute crimes against Richmond's communities. We have looked at houses in almost every neighborhood and have seen it everywhere. I do environmental work locally and love this city, but I can't help but have a bad taste of how it is ran. It is a shame.

I will be contacting law makers and media in the state because this issue needs attention immediately. I fear this may be an issue you are already aware of, but if not, I hope to see some action done about this.

Best,

Victoria

From: Kevin Cianfarini
To: Pitts, Marianne G. - PDR
Cc: Richmond300; Newbille, Cynthia I. - City Council; Vonck, Kevin J. - PDR
Subject: Code Refresh Draft 2 Feedback
Date: Wednesday, November 19, 2025 7:04:33 PM

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Hi Ms. Pitts,

Thank you for working diligently to shepherd this Code Refresh across the finish line. I read a handful of the emails that were released by the planning department with regards to the Code Refresh and I'm sorry that you're having to interact with such angry residents. I know you're working a thankless job right now so I want to make it explicit that I think planning staff are doing a great job of communicating with the community. I have a lot of respect for the work your department does and I know it isn't easy.

With that being said, I wanted to offer some feedback on the second zoning draft:

1. I'm really disappointed to see by-right duplexes in all residential zones being restricted. This is my biggest concern in the changes from the first draft to the second. The Code Refresh thus far has focused a lot on incrementalism, and the gentle density provided by duplexes is in the spirit of incrementalism. I hope with the support of pro-missing middle housing residents you'll reconsider whether these restrictions are necessary.

    a. I'm also worried about what this means for redeveloping land into duplexes. If a lot is vacant, how long does it need to be vacant in order to qualify for a duplex? If a building is condemned, does it first need to be rehabilitated before a second dwelling unit can be added? These uncertainties feel restrictive.

2. I'm really disappointed to see the RD-A zoning district retained with nearly the same use provisions that existed in the first draft. In my opinion, the RD-A district reflects a legacy of exclusionary and racist zoning policies that the City has the opportunity to course correct on, but it doesn't seem like we're pursuing it. I'm thinking of areas like Windsor Farms and Stratford Hills here. I'm hoping that the city will consider removing the RD-A district in favor of the baseline being RD-B.

a. In addition to this, it seems like wealthy and well-resourced neighborhoods are successfully opposing increased density and, as a result, that density is expected to be absorbed by less wealthy communities. I'm concerned about gentrification and displacement resulting from this. I believe that properly upzoning exclusive RD-A communities will help address gentrification and displacement across the entire city, and I hope the city can start proactively communicating that.

b. I mention the above because my partner and I previously tried to buy a home in the Museum District, but couldn't afford it; we tried to buy a house in Church Hill and lost multiple bidding wars on homes; finally, we successfully bought a home in Fulton. I am now part of the gentrification problem because we couldn't afford buying a home in other areas of the city. I imagine my case is not unique, and I believe that upzoning the incredibly desirable areas of the city will help prevent gentrification in traditionally less wealthy neighborhoods. The RD-A zoning district runs contrary to housing affordability goals and equity goals.

3. In general, I don't think that the CG district should exist. In my opinion, "auto-oriented commercial uses" shouldn't be permitted by-right anywhere in the city. Instead, we should require a SUP for these types of developments. I'm concerned that some parcels along both the future N/S Pulse and the Fall Line Trail are zoned CG. Would it be possible to remove these districts in favor of, say, MX-7? I frequently ride the Pulse and intend to use the FLT heavily once it's built out. I'd love to maximize the amount of pedestrian scale destinations along both routes.

4. Overall, I'm pretty disappointed to see Shockoe Bottom mostly updated from MX-6 in the first draft to MX-5 in the second. I previously lived in Shockoe Bottom before buying my home in Fulton. I'm a regular pedestrian there and want to see it have the ability to grow. It's got a Pulse line and intercity rail service. I believe that a more meaningful standard would be MX-7, not MX-5.

5. I noticed that large portions of the planned N/S Pulse route in Manchester were updated from MX-6/8 to MX-5. I'm hoping that PDR will consider a minimum of MX-7 for the parcels directly adjacent to the forthcoming Pulse route. As someone who cares about housing and transportation policies because of their connection to climate change, I'm urging the city to allow more people to live close to high-frequency transit so that they may live a car-lite lifestyle.

6. I'm hoping that PDR will consider more mixed-use parcels along the 25th Street corridor. I frequent 25th Street multiple times per week and think that the city can do

more to incentivize a lively and livable high street in Church Hill. Perhaps we could switch all RM-B for MX-4 along 25th Street?

7. Lastly, I'm hoping that we can propose further density around the Rocketts Landing Pulse Stop. There's a mix of MX-13 and MX-7 parcels here. Currently, these spaces are occupied by a few empty plots of land, a surface level parking lot, and a 1-story shipping company. I think that zoning these as MX-13 can help further bolster transit ridership and a more livable Rocketts Landing neighborhood. As a Fulton resident, I am in this area nearly every single day and would love to be able to walk to a dense neighborhood node.

Thank you for all of the work you've done on the Code Refresh. I'm really excited to see how positively it impacts our city. I believe the city can and should aim higher than it currently is, and I'm excited to see what the next iteration on this map looks like.

Thank you,

Kevin Cianfarini
7th District Resident

From: Jason James (jjames)
To: Richmond300
Subject: Comments on Code Refresh
Date: Sunday, March 1, 2026 5:01:45 PM

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Hello,

Below are a few general comments perhaps a bit too long for inserting in the ordinance or map - hope this is an appropriate place to share them.

- I am very much in favor of Code Refresh. I think the city needs more types of housing, and it obviously has limited space for entirely new developments. More duplexes, townhouses etc. are a better use of space than single family. Apartment buildings are easier since more density can be achieved with less space. But for people (especially with kids) who want something closer to a single family home, denser versions of that are called for.
- I feel that the newer versions sacrifices more than I would prefer to accommodate older homeowners who dominate public meetings. But I recognize that the new zoning ordnance has to pass city council. I am an older resident myself (58 yrs old) but understand that the city will change, even in its older residential neighborhoods. The fact is that the existing residents who feel they have something to lose are very present and loud. Those who could gain from increased density in residential neighborhoods do not yet live in those neighborhoods, and so are underrepresented. I rent an apartment in Rosedale, but would like to purchase a home, but cannot afford it at this point. I am a full professor at a state university making approximately $80k annually but most homes in Richmond (especially in this neighborhood) are out of reach for me. Greater density would likely help with that.
- I hope that you will preserve possibilities for small commercial/retail within or quite near existing residential neighborhoods. The nodes make sense, but I think in some areas the nodes will still not be experienced as accessible other than by car. If we wish to create more walkable/bikeable neighborhoods, I'm not sure nodes will suffice in some areas of the city.

A suggestion:

- With respect to duplexes and smaller multi-family, would it be possible to place a limit on the percentage of housing units in a particular area that would be non-single-family? Based on the most recent 3rd district meeting where Mr. Vonck answered questions, the biggest concern seems to be that existing residential areas could be "overwhelmed" by duplexes, and apartments built by churches (people in Ginter Park were especially concerned about the number of churches in their area). I see these fears as not fully reasonable, but somewhat understandable. Perhaps setting a limit of some kind on how

many duplexes, apartments, etc. could be built in a given area would help?

Thank you for all of your work on this process and for the time and energy spent gathering public comments.

From: Jackson Miller
To: Jordan, Katherine - City Council
Cc: Elliott, Sarandon C. - City Council; PDR Land Use Admin; Richmond300
Subject: Constituent Support for Code Refresh
Date: Friday, March 13, 2026 11:24:30 AM

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Dear Councilmember Jordan,

I am writing to support the Code Refresh and express some concerns. First, I genuinely thank you all for your work in this process and being willing to review the zoning at all. Many other localities seem unwilling to even review their zoning.

An ambitious Code Refresh is essential to meet the goals of affordability and climate action that Democrats espouse every election cycle. It is well established by data-based research, expert consensus, and real-world examples that boosting housing supply reduces housing price inflation. Our current zoning is the biggest thing standing in the way of more available homes. That makes a Code Refresh that unlocks a lot of housing the most important thing the city can do for affordability.

Second, the Code Refresh is the most essential piece of climate action the city can take. Cars are roughly twenty percent of American emissions, and transportation is the biggest climate issue the City can affect. Allowing as much housing as possible on our public transit lines, especially Broad Street, is essential to cutting emissions. I am a living example; I got rid of my car and ride the Pulse. Limiting housing on Broad Street is an action that directly results in more emissions by reducing the number of people who can use public transit. Even outside Broad Street, climate experts largely agree that denser housing reduces emissions by reducing commute times by car.

Source on density and climate:
https://journals.library.columbia.edu/index.php/consilience/blog/view/645#:~:text=Transit%2Doriented%20development%20is%20important,car%20dependency%2C%20which%20decreases%20emissions

Third, infill housing will increase Richmond's tax revenues by raising more property taxes without demanding much new infrastructure in the way of electric lines, sewers, and roads.

I am concerned that the average city resident is not being considered, and that the Code Refresh is being watered down to appease a wealthy minority. Professional surveys show a large majority of Richmonders support more housing even in their neighborhoods. However, the city has received a wildly disproportionate amount of negative feedback from older, wealthy property owners who benefit from arbitrary supply restrictions. When I go to city meetings, they are filled with older, white property owners despite the city being majority young, majority minority, and majority renter. The average Zillow home value estimate of emailers opposed to Draft 1 was almost one million dollars. Then in Draft 2, the duplex by right provision was gutted. The permitted number of homes near Downtown, Manchester, and Broad Street were largely reduced. This plays into what my jaded peers tell me: that elected officials talk a big talk but always cave to wealthy retirees.

My peers don't follow local politics or reach out because they think they will be ignored. My peers are stuffed into overcrowded single-family homes or stuck in their parents' basements. My peers are being radicalized by inaction on housing and climate. When we see the city cutting the permitted housing on Broad Street, we see the city prioritizing the growth rate of plants in millionaires' back gardens instead of affordability, climate, and tax revenue.

I urge you to at least reverse the changes made between Draft 1 and Draft 2 that would limit housing. The city should also legalize small apartments and townhomes in more areas. It is essential that more housing be available in the urban core of Richmond and on our transit lines. Those opposed to the Code Refresh will not be appeased by the height reductions in Draft 2, but those reductions will do real harm to affordability and climate. Duplex by right is a very reasonable reform that will add more housing while hardly changing neighborhoods. I hope the Code Refresh can be something I can show my peers to prove that Democrats sometimes do more than talk.

Thank you for your consideration.

Sincerely,

Jackson Miller

2607 Park Avenue

From: Thomas Schefer
To: Richmond300; Lynch, Stephanie A. - City Council Office; Mayor Danny Avula; Vonck, Kevin J. - PDR
Subject: Feedback on Zoning Proposal Draft II
Date: Tuesday, January 6, 2026 9:50:52 AM

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Hello & Happy New Year,

On this, the anniversary of Richmond's Water Crisis, I wanted to take a moment to express my dismay at another dysfunction from City Hall. That is to say: why on earth are we enabling a tiny but vocal minority of residents (*and non-resident landlords*) to so thoroughly and effectively delay and de-fang the proposed up-zoning initiative?

The *actual working residents* of Richmond, VA deserve to live in a walkable, safe, and enjoyable community. This is only possible through legalizing density, in-fill, and mixed-use zoning. The proposed zoning (Draft II) **does not go far enough.** If passed, which looks increasingly unlikely, it will be a marginal improvement and which will, once again, become outdated in only a few short years.

It is noble, of course, that Mayor Danny Avula and the present administration want to collect feedback from residents on proposed zoning changes. In doing so, however, they are empowering a vocal minority to run a counter campaign. Isn't community input valuable, you ask? It is, *if it is reflective of an informed community*. My neighbors aren't planning experts. They haven't read Jane Jacobs or Jeff Speck. Their only opinion on zoning comes from propagandists who whisper in their ears about Richmond 'taking away parking'.

I attended community zoning meeting some months back. At 29, I was seemingly the youngest person in a room of white-haired retirees. Our community is made better by a diverse community, *including these retirees*, but **the people who have time and energy to attend these meetings should not get to speak on behalf of the entire community.**

The city is at an inflection point in its history and it needs to decide what it is to become. A place people want to live, have families, and thrive? Or a dead place for retirees and 4-year resident students eager to leave after graduation. I hope we decide correctly.

Thank you,

Thomas Schefer

1105 S Meadow St
Richmond VA 23220

From: Leah Wilson
To: Richmond300; Pitts, Marianne G. - PDR
Subject: Code Refresh Comments
Date: Tuesday, March 10, 2026 9:45:33 PM

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Dear Ms. Pitts and the Code Refresh Team,

It was great to meet you at the open house a few months ago; you were very helpful in answering my questions! I have made many comments on the online map and standards, but there are a few issues I wanted to emphasize and elaborate on.

The Inequity of Protecting Low-Density Neighborhoods from Incremental Growth

I believe that Code Refresh does not allow enough density in the wealthiest, most exclusive neighborhoods. I would love to see small 6-unit apartments allowed in every residential neighborhood, as Charlottesville and Arlington have done, but I know there is not current community support for this. Realistically, I am asking for the RD-A category to be eliminated. One of the six key measures Strong Towns advocates that cities adopt to be "housing ready" is the elimination of minimum lot sizes. The 90' wide lots required by RD-A prevent subdivision into smaller parcels on which small starter homes could be built. RD-A limits both the number of new residents that wealthy, low-density neighborhoods can accommodate and the affordability of the few new homes that are buildable. Given Richmond's history of segregation, I believe it is morally wrong for these neighborhoods to continue to exclude the majority of Richmonders. This is my greatest issue with Code Refresh.

I take issue with the contextual height requirements for the same reason. Three-story homes are not a radical step up from one-story homes, and they should be allowed by right everywhere. To arbitrarily limit the density allowed on a lot because the neighboring home was built at a lower density decades ago, when Richmond had different housing needs and was not in a housing crisis, is incredibly unfair.

While I think the "preservation bonus" for duplexes is not a bad compromise, I disagree with the requirement that lots must be vacant for 5 years before a duplex is allowed to be built. This limits the housing supply on parcels where more housing is needed now, especially if the original building was demolished for legitimate reasons. My understanding of the "duplex controversy" is that most people, including me, are afraid that zoning for greater density will incentivize developers to tear down existing buildings that are either historic or affordable in order to profit from a greater number of new units. This fear manifests for many as a fear of density. To me, it seems that the zoning code is not the appropriate, or most effective, method for preventing this type of demolition. I would rather see ordinances that create stronger protections against the demolition of historic buildings or naturally occurring affordable housing. I am contacting my city councilperson to ask whether this is something City Council can address. I don't want to see buildings torn down for developer profit, but I want the new zoning to allow greater density where there is no existing building, or the existing building is not worth saving.

I have not seen much acknowledgement of the city's history of racist policies and demolition of multiple black neighborhoods in Code Refresh, or much effort to rectify the enormous harm this history caused. The city seems to be deferring to "neighborhood opinion" when determining the new zoning of neighborhoods, without acknowledging that there is a specific reason why most residents in a particular neighborhood may be wealthy, white homeowners who "coincidentally" don't want anyone different from them to be allowed to move in next door. Without a public understanding of the racial history of today's zoning and neighborhood demographics, I see the same segregation of neighborhoods by race and income perpetuated in Code Refresh, reflected in zoning standards such as minimum lot width and maximum number of units. This discrepancy is immediately obvious when glancing at the draft map, and this is why I am so firmly against the existence of RD-A. I would like Code Refresh to discuss this history of redlining, "slum clearance," highway construction, and public housing that displaced so many black residents, destroyed entire walkable, dense, mixed use black neighborhoods, and excluded non-white residents from certain neighborhoods. I would also like the zoning code to act to correct these inequalities by distributing density more equitably across neighborhoods.

Neighborhood Character, Diversity, and Aesthetics

I live in a beautiful, affordable 7-story historic building in the Fan, surrounded by a diverse mix of building heights, architectural styles, mixed uses, and people from all walks of life. I believe that building height is less important in shaping the character of a neighborhood than building width and aesthetics. My 7-story building is on a relatively small corner lot and fits seamlessly into a block of shorter buildings. However, buildings that take up an entire block loom over the streetscape and often have less ground-floor activation, less sunlight reaching the sidewalk, and less visual interest.

In the Code Refresh process, I've seen so many people terrified of anything other than perfect conformity of height, style, home size, use, setbacks, and neighborhood demographics. To me, conformity is not the measure of neighborhood character, but the death of it. Cookie-cutter single-family suburbs, unwalkable apartment subdivisions surrounded by parking lots, and hulking, boxy monoliths of colorless apartments with ground-level parking decks that take up an entire urban block are all forms of the corporate, low-quality conformity that makes neighborhoods aesthetically, economically, and societally lifeless. How can we encourage more diversity, more beautiful buildings regardless of architectural style, and smaller parcels to break up the monotony that corporate developers would impose on us?

Smaller parcels allow land to be owned by more people of different incomes and backgrounds, put to a greater variety of uses, and buildings to be built that are more visually unique and interesting to walk by. A core principle of the Strong Towns movement is that a city with smaller parcels is more socially and economically resilient due to the diversity of the many different owners, residents, and businesses. This is how urban areas developed for most of human history, and this incremental, small-scale development allows each small entity to take risks, fail, change, and grow over time without any catastrophic effects to the rest of the neighborhood. When the power and land is concentrated in large lots owned by a few developers, these developments are inherently fragile due to the far-reaching consequences of each decision or mistake. They make it difficult for people of different incomes, tastes, and household types to live next to each other (without top-down, unproven interventions like inclusionary zoning), and for ordinary people to make small investments in land, housing, and business to explore their unique ideas for what their homes, businesses, and communities can look like. This issue is particularly relevant in the creation of new neighborhoods or large-

scale developments planned by big developers, like the Diamond District or the proposed development at Commerce Rd & Ingram Ave.

I also want buildings to be built out of high quality, durable materials, and with detail and beautiful design. I'm not sure how to regulate this, but I am frustrated by our country's abrupt turn from well-designed, ornamented, aesthetically pleasing, and human-centered architecture to the pseudo-minimalist, ugly, and dehumanizing boxes that have passed for modern architecture since the end of WWII. I know many other residents feel the same, and I think a huge latent source of NIMBY outrage is how ugly new housing is. I genuinely feel that if a small-lot 7-story building that looked like mine was built today, there would be far less opposition than to a modern 7-story building. At the same time, I don't think forcing developers to copy traditional styles is the answer either. I would love to see new architectural styles that are truly innovative, beautiful, detailed, and nothing like what is being built now.

Private "Street Trees" for the Public Good

I'm really happy about the proposed tree canopy requirements! However, greater maximum setbacks are needed to grow our canopy. If maximum setbacks cannot be eliminated entirely, I propose 30'. I understand how small setbacks integrate buildings with streetscapes and benefit walkability and social interaction, which is why having small minimum setbacks is good. However, giving builders greater flexibility in their setbacks allows for the possibility of planting large shade trees in the front yards of homes, apartments, and commercial buildings. Most sidewalks, even those with tree wells or grass strips, are actually too small for large trees to reach maturity and thrive without causing sidewalk or property damage. In my training to become a Richmond Tree Steward, I learned that the diameter of a tree's root system is typically two to four times the diameter of the tree's crown. This means that trees need far more space than a standard 10' x 5' tree well, and that few of our current sidewalks are capable of providing the long-term shade canopy Richmonders need to lower our electricity bills and make walking bearable and safe in the summer. Richmond's proclivity for planting large trees in small right-of-ways is why there is hardly a level and accessible sidewalk in the city, why trees with these constrained and weakened root systems keep falling on cars and homes, and the cause of the premature removal of many trees in small spaces due to poor health, sidewalk issues, or property damage. We desperately need these large shade trees, but most of our public right-of-way is spectacularly unsuited for them. Trees on private property are therefore crucial in providing shade for sidewalks, but the small maximum setbacks proposed in this draft of Code Refresh don't allow adequate room for a property owner to plant a large shade tree in front of a multifamily building. We must increase maximum setbacks to allow builders the option of planting trees to fill the shade gaps that our struggling street trees can't meet!

Final Thoughts

I noticed that most parcels that were zoned MX-6 in the first draft have been downzoned to MX-5. I'd prefer to see these areas upzoned to MX-7, especially on W Broad St's Pulse corridor.

I'd like to see more small commercial allowed by right in all neighborhoods. I think allowing commercial on corner lots and side streets can be a good compromise and a way to expand a historic pattern of side-street commercial in Richmond. This is common throughout the Fan and can be seen in other neighborhoods, such as Stella's and the neighboring businesses on

Lafayette St, and 43rd St Studios on W 43rd St.

I'm not sure if anything can be done about this, but restrictive covenants should not be able to override zoning and prevent greater density in the areas that need it the most.

I have seen a lot of pushback on the proposal to zone churches MX-3. I suggest that churches be zoned RM-B, since this is similar to the housing that will be allowed on religious land after the passage of the state's Faith in Housing bill.

I'd like to see the proposed CG district abolished. We don't need any more car-centric, sprawling, unwalkable development, especially not on the Fall Line Trail and the North-South BRT corridor.

I'm really concerned about the amount of new housing being built right next to highways. Research shows that living near highways increases the risk of respiratory, cardiovascular, and reproductive issues, as well as cancer and overall mortality. (https://health.ucdavis.edu/news/headlines/new-report-highlights-impact-of-roadway-air-pollution-on-indoor-air-quality/2024/03 , https://vcij.org/stories/highway-harms-in-virginia-cities-rising-health-risks-from-interstate-traffic) Is it possible to create an overlay that provides a buffer around highways in which new housing cannot be built, and/or if buildings are built, to require strict standards to reduce noise and air pollution, such as advanced air filtration, soundproof walls and windows, no balconies, and building design that locates residential units away from the highway?

I have read that Councilwoman Reva Trammell is proposing a citizen commission to supervise the Zoning Advisory Council. While I don't think more bureaucracy is necessary, I do think that Code Refresh can do a better job of getting input from a diverse range of residents. So far it seems like middle-aged white homeowners from wealthy neighborhoods have been overrepresented in the public feedback. While I appreciate that the city sent a postcard about Code Refresh to every resident, I would suggest sending a more detailed, formal letter (in English and Spanish) to each resident listing the current and proposed zoning district of their property, with an explanation about what would be allowed under the new code, information about public meetings, and options to complete a short survey either by mail or online.

Thank you for all the hard work you do in developing Code Refresh and balancing the opposing opinions of a lot of angry people, and thank you for reading this incredibly long email! I truly appreciate the expertise, effort, and patience of the Planning Department and Code Refresh team.

Sincerely,
Leah Wilson

1030 W Franklin St
Apt 61
Richmond, VA 23220

P.S. Please redact the first two lines of my address if this email is ever made public.

From: [redacted]
To: Richmond300
Subject: Code Refresh comments
Date: Monday, January 19, 2026 8:57:44 PM

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For weeks I've been watching the activity on the Code Refresh map and proposed regulations: one person says one thing, someone votes it down, another votes it up, another votes it down. The balance between those who want more housing and those who will fight any attempt to "change the character" of their neighborhood (whatever that means) is mostly unwinnable.

This is why we need data. We have estimated housing needs we need to achieve if we want to both accommodate the city's population growth and prevent a continued escalation of housing costs. If those new unit needs are spread proportionally across the city, how many units of housing would each area of the city need to accommodate to allow the community as a whole to meet our target? Do the proposed changes to the code come anywhere near meeting this target? If they don't, changes need to be made to the proposed regulations, and those neighborhoods not accommodating their fair share need to step up and identify where - within their own area - their proportion of the necessary new housing will go.

New Jersey does this. California does this. Housing needs are allocated by area; those areas have at least some authority to determine where and how, but they ultimately need to accommodate new housing units or face legal consequences.

Richmond could do this too! Rather than tallying votes between the "please build housing" and "build nothing" clans, a data-driven approach would give the City a more defensible position: we have a target to meet, and every area of the city needs to play its part.

Other comments:

- Where possible, default to M4 rather than M3 - in Church Hill, 3-story homes are common. Allowing for 4-story (e.g. along Jefferson and 25th) will fit in well, and accommodate more people.
- There are many, many examples throughout Richmond of small 6-12 unit apartment buildings that blend in perfectly with the surrounding neighborhood - like along Monument and throughout the Fan, at Q & 30th in Church Hill. How do we get more of these?
- Maximum building coverage percentages for RD-A and other zones has been lowered too dramatically. Building coverage needs to be increased to actually allow 1-2 ADUs to be built - without this increase in allowable coverage, the permissions for additional units doesn't mean anything.
- I love trees, but they shouldn't be used as an excuse for not allowing density. If we want to pass stricter tree preservation laws, let's pass those laws rather than conflating tree preservation with zoning.

Thank you, so much, for all your hard work on this - I don't envy the staff trying to navigate this code rewrite.

I'm happy to provide more thoughts on how data could be used to allocate housing needs across the city, but guessing NJ and CA have great info about how they do it, and I know City staff may already be familiar with this approach. Just expressing my support for a more logical way to resolve what are otherwise unresolvable differences.

Jacqui

From: [redacted]
To: Richmond300
Cc: [redacted]
Subject: Code Refresh
Date: Tuesday, February 24, 2026 9:26:07 PM

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

My name is Mary Ellen Butler and I have lived at 4414 Hanover Ave for 44 years. My husband Claes Tholand, also lived in the neighborhood on Leonard Parkway and he has lived in our home 34 years.
1-We strongly agree that single family dwelling unit should have 1 dwelling unit, a shed, pool house or detached garage and no additional structures.
2-We do not support second dwelling unit on the property zoned single family because the infrastructure will not handle it and the city wants to maximize their tax base with no concern for the aesthetic of our city.
3-We support tree programs and replacement of dying trees.
4- Lot coverage and size must remain the same including setback and heights.
5-We are opposed to sublots and commercial uses in residential neighborhoods accept those previously grandfathered in. NO MORE
6-For the safety of this area and Richmond residents paying the highest taxes, we don't want group housing
7-We are shocked at the approval of so many units at the Ellison on Grove Ave previously "The Windsor ". Allowing developers to overbuild to add to city revenue without taking the historical preservation of this existing residential neighborhood and creating traffic disruption and hazards.
We are pleased with the many positives happening in Richmond but saddened that Builders and Developers are allowed to overbuild and take their profits and move with no regard to the long-term effects.
Continuing to increase taxes at the highest rate are making us question if we can afford to stay in our home in our retirement years, a city we love so much.
Sincerely,
Mary Ellen and Claes

LONG & FOSTER® REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE

Mary Ellen Butler
Realtor

Cell: 804-647-3730
Office: 804-340-0840
Mary-Ellen.Butler@LNF.com
longandfoster.com/MaryEllenButler

Strawberry Street Sales
409 Strawberry Street, Richmond, VA 23220



From: Rose DeLuca
To: Richmond300
Subject: Draft 2 of code refresh
Date: Monday, February 23, 2026 2:50:55 PM

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Hello,

My name is Abigail DeLuca, I live at 4414 Grove Avenue and have lived there for the last 4 years, but have lived in Richmond since 2008. I grew up in the fan and went to VCU.

I have been following the zoning changes, and I am excited to see opportunities for greater density in the city. When the zoning changes started I joined the email list for the Grove Crest Colonial Place Civic Association, the area I live, and it seems like the leader of the board is VERY against the changes. They are pushing members to send emails saying they reject the changes.

I realize the desenting voices may be quite loud so I wanted to express my support of the new code. I dream of a day with more mixed use in this areas, with shops I can walk to and I do not understand why they see this as a downside.

I hope their negativity does not discourage the zoning committee from continuing with this plan, I see the value in it.

Thank you

-Abigail DeLuca

From: Christie Fargis
To: Richmond300
Subject: Code refresh Draft 2 comments
Date: Tuesday, February 24, 2026 10:49:35 AM

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My name is Christie Fargis, and I have lived in the 4100 block of Kensington Avenue for nearly ten years. My husband and I chose to move to Richmond from Henrico County specifically for the character and walkability of its neighborhoods, accepting smaller lots and less privacy to enjoy the benefits of city living.

We are writing to express our deep concern that the proposed Code Refresh will diminish the neighborhood character we value. We are concerned that these revisions appear to benefit developers more than local residents. While we support affordable housing throughout the entire city and incremental rezoning when driven by citizens, we have several specific objections to the current proposal:

- MX-3 Zoning for Houses of Worship (HWs): We oppose a "one-size-fits-all" MX-3 zoning for HWs. This represents a significant increase in density that does not account for the existing characteristics of specific HW properties or their surrounding neighborhoods.

- Residential Density: Properties currently zoned for single detached or attached dwelling units should be limited to one dwelling unit plus one accessory dwelling unit.

- Zoning East of Woodlawn: We believe the blocks east of Woodlawn between Monument and Grove Avenue should remain zoned RD-B rather than being rezoned to RD-C.

Thank you for your time and for considering our feedback on these important matters.

Best regards,

Christie Fargis

Rosemary Kulp
President, Grove Crest Colonial Place Civic Association
Richmond, VA 23221
[redacted]

December 15, 2025

Dr. Kevin Vonck
Director, Planning and Development Review
City of Richmond
City Hall, 900 E. Broad Street
Richmond, VA 23219
[redacted]

Re: Request for Consideration of RD-B Zoning and Robust Community Engagement for Grove Crest Colonial Place

Dear Dr. Vonck,

I am writing to you on behalf of the **Grove Crest Colonial Place Civic Association**. Our community appreciates the immense responsibility of your office and the significant impact zoning decisions have on the lived experience, historical identity, and long-term resilience of Richmond's neighborhoods.

Grove Crest Colonial Place (map included in Appendix A. for reference) has long been recognized as one of the most desirable neighborhoods in Richmond, ranking #1 and #2 by Niche. Its appeal stems from a unique combination: walkability and proximity to city amenities, paired with suburban-style advantages such as spacious ~50-foot lots, mature tree canopy, cohesive architectural character, and an exceptionally strong sense of community. Residents choose this area precisely because it offers both additional yard and housing space unavailable in denser neighborhoods like the Fan or the Museum District, while remaining within city boundaries. Residents, some of whom have resided here for over three decades, have relocated by a block or two but have opted to remain in the neighborhood for the reasons outlined above.

To preserve this distinctive character, we respectfully contend that **RD-B** is the appropriate zoning classification for our neighborhood. The lot sizes east of Woodlawn to North Hamilton Street are closer to 50 feet than 25 feet, ranging from 40 ft to 95 ft. The shift to **RD-C**, and/or the introduction of **MX-3**, threatens not only the aesthetic integrity of the area but also its livability and infrastructure capacity.

Recent developments allowed under existing, less restrictive zoning have already demonstrated how incompatible building practices can erode the neighborhood's heritage:

1. **North Hamilton & Grove Avenue Townhouse Development, Grove on Hamilton:** This high-density project was built with **no meaningful greenspace, inadequate setbacks, and insufficient resident parking**. Its scale and design undermine the pattern of the surrounding homes and streetscape.

2. **Grove Avenue Townhomes opposite Mary Munford, Munford on Grove:** These units diverge sharply from the neighborhood's historical style and massing. Some units face the alley without any setback from said alley, parking is minimal, and the architecture lacks the character of Grove Crest Colonial Place.

   Most importantly, **the Munford on Grove units have not improved affordability**, but instead they remain expensive and introduce design and compatibility issues with the neighborhood. None of the seven units has sold since they were built over a year ago. An alternative design concept that could have benefited singles, couples and young families, would have been four townhomes with yards. These could have had the correct setback and included green space.

Such projects illustrate the risks of applying RD-C or MX-3 standards. They create an opening for less reputable developers prioritizing profit with high density construction at the expense of neighborhood character, greenspace and infrastructure.

There are various concerns we need to raise regarding RD-C and MX-3 in this neighborhood:

1. **Preserving Neighborhood Character and Historic Integrity**

   Grove Crest Colonial Place's value to the city lies in its consistency and character. We ask that the Planning Department prioritize:

   - **Greenspace preservation**, which is essential to neighborhood identity and environmental sustainability.
   - **Setbacks consistent with existing streetscapes**, rather than compressed placements that create visual and spatial congestion.
   - **Building heights aligned with the true neighborhood average**, not justified by isolated outliers. Introducing MX-3 in an area currently zoned R-5 introduces heights that do not reflect the prevailing form.

   We strongly recommend on-site visits so decision-makers can observe the organic coherence of the neighborhood.

2. **Infrastructure Capacity Constraints**

   Before increasing density allowances, it is crucial to consider the **real-world limitations of existing infrastructure**:

   - **Public Utilities**: The neighborhood has experienced **multiple water outages, irregular recycling collection, and years-long delays in sidewalk repairs,** which are all indicators of the current strain.
   - **Schools**: Mary Munford Elementary already serves **nearly 475 students** with a **22:1 teacher-to-student ratio**, far above the Virginia and RPS averages. Additional density would further burden an already overextended school.
   - **Traffic and Parking**: Grove Avenue and surrounding streets already experience **dangerous speeding (specifically through crosswalks), crowded parking, and congestion in narrow alleys**, challenging both safety and mobility.

   Density without capacity exacerbates these issues and erodes community confidence.

Despite the above concerns raised by our community, there are many neighbors that have not fully understood the implications of the proposed Code Refresh zoning changes. A process that is primarily reactive, relying on residents to attend meetings or locate technical documents, will not ensure equitable or informed participation.

We respectfully ask that the Planning Department:

1. **Undertake a robust, proactive community engagement campaign** that reflects the significance of these changes and ensures residents are well-informed and meaningfully heard through:
   - **Active and deliberate outreach,** neighborhood visits, and direct engagement with residents.
   - **Clear communication** about what zoning changes mean in practical, visible terms.
   - **Use of visual aids** (neighborhood specific renderings, diagrams, height comparisons, massing scenarios in neighborhoods across the city) so residents can genuinely understand the potential impact on their streets and homes.
2. **Zone Grove Crest Colonial Place as RD-B** to preserve the integrity and livability of the neighborhood.
3. **Conduct on-the-ground assessments** to understand the true character, constraints, and needs of this community before finalizing zoning decisions.

True community engagement requires not only feedback collection but also education, transparency, and presence.

Our association stands ready to collaborate constructively, in support of Richmond 300. We believe thoughtful planning can harmonize Richmond's growth goals with the preservation of the neighborhoods that make this city a great place to live.

Thank you for your time, leadership, and consideration,

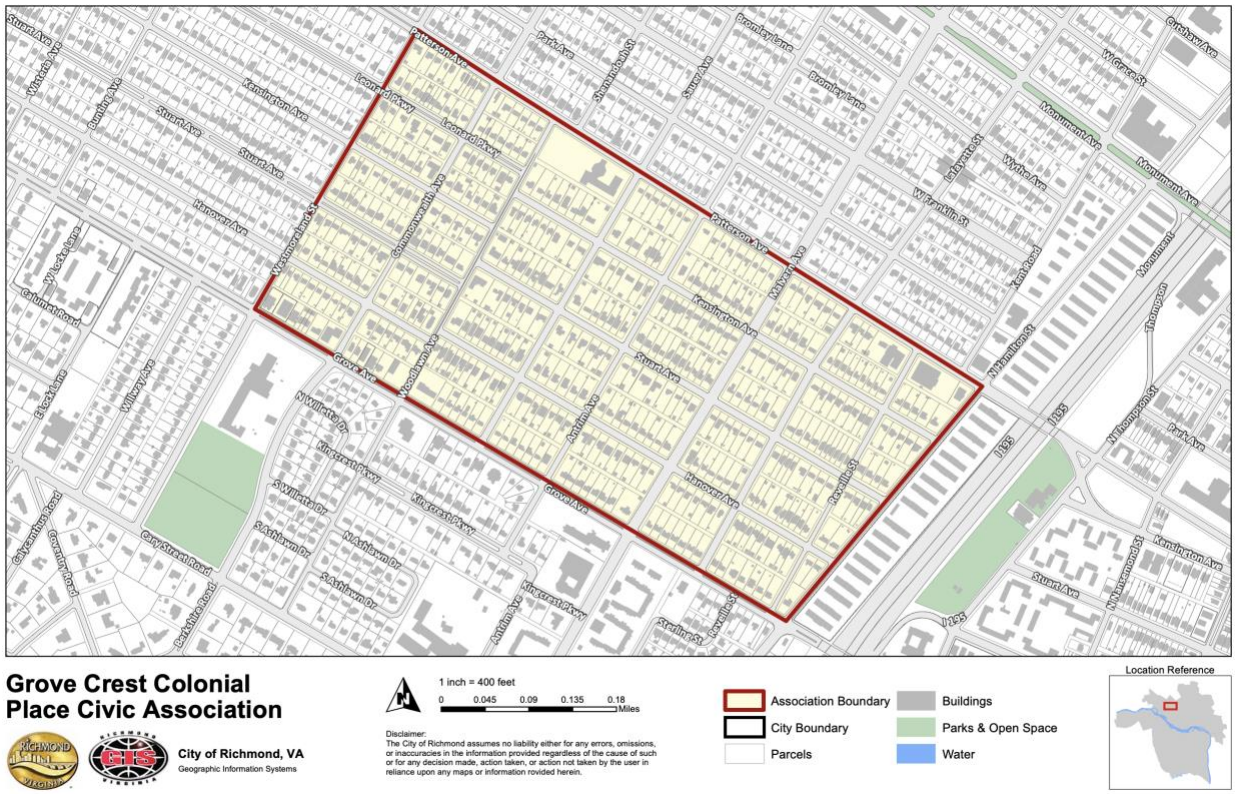
Sincerely,
Rosemary Kulp

On behalf of the Grove Crest Colonial Place Civic Association

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GCCP Board: Rosemary Kulp – President • Leah DeVita - Vice President • Thomas Goode - Treasurer • Tara Seward - Secretary • Kelley Edwards • Kelly Hasse-Eams • Mary Meadows • Amy Slocum • Harold Williams

Appendix A. Grove Crest Colonial Place Civic Association Map.



From: Phillip Gockel
To: Richmond300
Subject: Code refresh feedback
Date: Monday, February 23, 2026 1:46:03 PM

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I'm writing to say I support the city's code refresh proposals. I know you're hearing from a lot of people who are worried about the changes proposed, and I just wanted to make sure you're also hearing from folks who think some change is necessary.

While I love the neighborhood I live in, it's clear that Richmond needs more housing options at a range of price points. Allowing more density by right, with clear rules, feels like a practical step in that direction.

I also understand the concerns about losing existing homes to large-scale teardowns. I appreciate that the current proposal includes guardrails to help prevent that, and I think that balance makes sense.

I know this isn't an easy issue, but I hope y'all continue helping move the city forward here.

Thanks for your time,
Phillip Gockel
4207 Hanover Ave (resident since 2020)

From: Andrea Masters
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Friday, January 30, 2026 11:31:42 AM

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My name is Andrea Masters, I live at 4114 Kensington Ave. I am in complete opposition to changing the zoning in the Grove Ave Crest/Mary Munford/ zone. We DO NOT want developers or land owners to have the ability to divide the current land parcels for any purposes.

Please take note of the petitions, comments, and emails that have been communicated to the council before proceeding.

Respectfully,

Andrea Masterd

Sent from my iPhone

From: Mary Meadows
To: Richmond300
Subject: Draft 2 comments
Date: Sunday, March 1, 2026 4:53:57 PM

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To whom it may concern in Marianne Pitts and Kevin Vonck,
I would like to take a minute to express my thanks for all the hard work you are putting in as we attempt to review and design the future of Richmond and it's zoning.
I reside at 3903 Hanover Ave 23221. I am the owner since I purchased it in 1996. Previously I owned a small Cape Cod 4401 Patterson Ave 23221 where I lived from 1989 to 1996. Prior to that I was a renter on Indigo Rd, West Grace, North Ashlawn and Grove Ave.
I graduated from VCU Nursing School in 1979 and after about 1985 I stayed put in the First District.
Things I support with the draft 2 are Setbacks on the top story, new builds should be consistent with neighboring builds and only 14 feet over existing structure beside it. Preservation of historic structures.
We need to do more with tree canopy and saving green space. We need to encourage green building practices. Runoff issues.
We need to focus on affordable housing and not shove density into the First District or other established neighborhoods.
I want Colonial Place East of Woodlawn to be RD -B not C.
I do not support 8 unrelated individuals in a single residence.
I am against sub lots.
I am concerned about commercial construction within residential areas.
I am NOT in favor of MX-3 for all religious properties. I believe if the church leaves the property should convert back to the neighborhood zoning.
I do not support 2 dwelling and and ADU on 1 lot.

Thank you for your attention.
Mary Meadows 3903 Hanover Ave

From: [redacted]
To: Pitts, Marianne G. - PDR
Subject: Re: CODE REFRESH CONSULT
Date: Sunday, March 1, 2026 6:58:59 PM

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Greetings Marianne,

I so admire the good work you are doing with this Code refresh process. Thank you. I made a comment on behalf of the Downtown Neighborhood Association, and I hope it landed in the right place:

For the Downtown Neighborhood Association, we remain quite concerned about the proposed MXU and MX13. Architectural integrity and aesthetics help to define the Richmond Arts District, ensuring character preservation and accessibility for patrons, who are residents and visitors, and for the business owners and non-profits who invest in and populate the area. The Richmond Arts District and its surroundings are a part of the Broad Street Old and Historic District. We want assurances that this designation will supersede any other suggestive or real zoning change. The Richmond Arts District is the heart of the city, and we want people to feel warm and welcomed and not alienated by development that is the antithesis of this desire.

I want to also comment about the proposal that would affect 15 W. Lancaster Rd on the Northside and 418 W Marshall St in Historic Jackson Ward. Sadly, I am sick in bed today, and my energy level is low, so my difficulty in navigating the maps is proving too frustrating to continue. With these residential areas, I want to ensure the preservation historic character, which should be easy for the Jackson Ward property, but controlling the number of commercial uses allowed. For the Northside property, it is unfortunate that some existing building types, though residential, do not blend with original architectural types in this former turn-of-the century suburban neighborhood. I don't want see a continuation of hodgepodge development, and I do want to ensure that there are controls on density. The city can't accommodate everybody, and we shouldn't sacrifice aesthetics, beauty and charm to attempt to do so in the neighborhoods.

Thank you for helping me get these comments in the right place.

Kind regards,

Janine Bell

On Nov 25, 2025, at 4:29 PM, Pitts, Marianne G. - PDR <[redacted] wrote:

Hi Janine,

I apologize as I have been out with a sick family. I will be at the meeting in January. We may be presenting at Planning Commission on another item on 12/2, but I will try to make it to the mixer. I should be able to confirm Monday morning.

Marianne

Marianne G. Pitts
Deputy Director Senior | Planning & Policy
(o) 804-646-6348 (c) 804-754-5696
(e) [redacted]
(w) rva.gov/planning-development-review
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907
<image001.png>

From: [redacted] <[redacted]
Sent: Friday, November 21, 2025 12:28 PM
To: Pitts, Marianne G. - PDR <[redacted]
Cc: [redacted] Communications <[redacted]
Subject: Re: CODE REFRESH CONSULT + DNA MIXER 12/2

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

Greetings Marianne,

Thank you for staying connected with the Downtown Neighborhood Association on the Code Refresh process. Please confirm that you can meet with us in January, as requested below. As the City's official civic group for downtown, we want to continue work with you towards our mutual good.

Too, please join DNA at its upcoming mixer on Tuesday, December 2, 5p-7p at Common House. As an ongoing partner with the City, share what our relationship means in partnership and maybe distribute a print piece about Code Refresh in downtown.

Enjoy a glass of wine (or something) on me!

Please say "Yes!"

All the best,

Janine Bell

President
Downtown Neighborhood Association,

On Nov 20, 2025, at 1:56 AM, [redacted] wrote:

Greetings Marianne,

Many thanks for your kind time and attention. It will be wonderful if you can join us on Wednesday, January 14 at 9:30a. In the meantime, please provide a link where we can view the changes.

All the best,

Janine Bell

On Nov 12, 2025, at 9:04 AM, Pitts, Marianne G. - PDR <[redacted] wrote:

Good Morning Janine,

We will be sharing the second draft beginning November 17th. The comment period will end in January, though we have not set a final date. I would love the opportunity to return to the DNA to discuss the changes from draft 1 to draft 2. Do you have a meeting in December or early January?

Thank you,
Marianne

Marianne G. Pitts
Deputy Director Senior | Planning & Policy
(o) 804-646-6348 (c) 804-754-5696
(e) [redacted]
(w) rva.gov/planning-development-review
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: [redacted] <[redacted]
Sent: Wednesday, November 12, 2025 2:50 AM
To: Pitts, Marianne G. - PDR <[redacted]
Subject: Re: CODE REFRESH CONSULT ◉ DNA

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

Greetings Marianne. Circling back. What is the comment period for the zoning code's second draft?

Greetings Marianne,

Thank you for meeting with the DNA Board of Directors last month. While we didn't comment before the 9/28 deadline, the Downtown Neighborhood Association remains keenly interested in contributing our thoughts about downtown character and density. Please keep us informed as the zoning refresh continues to evolve to know when we can review the revised draft and comment during the second phase.

All the best,

Janine Bell

President
Downtown Neighborhood Association

On Sep 18, 2025, at 3:33 PM, Pitts, Marianne G. - PDR <[redacted] wrote:

<Map Promotional Flyer.pdf>

From:	Daniil Kleyman
To:	Pitts, Marianne G. - PDR; Mercer, Brian P. - PDR; [redacted] rbiberstein; Vonck, Kevin J. - PDR
Cc:	Todd Dykshorn
Subject:	Re: Code Refresh: feedback
Date:	Monday, March 2, 2026 5:40:40 AM
Attachments:	47923-903V-PLATALTA.pdf Zoning Confirmation Letter-20250414-401 N 35th Street-ZCLR-124387-2023.pdf image001.png

You don't often get email from [redacted] Learn why this is important

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Kevin,

Thanks for your willingness to be flexible here.

We've done some analysis and here are our thoughts:

3800 Government Road:

- The current project in permitting is designed per R-63 standards.
- On the corner of Government and Glenwood the building is 4 stories. Rest of the building is above-grade parking with 3 stories of apartments above.
- Though RM-C allows 4 story buildings we may end up restricted to 3 if the "contextual height" requirement is kept here and if the "adjacent building" is the 2 story house all the way up the hill on Broad st.
- Given that 4000 Government Road across the street is proposed to be MX-4, maybe it makes sense here as well? I've always envisioned these 2 projects to form a sort of "gateway" into Church Hill from Fulton and to be one multi-phase development.
- Again my concerns are that even though we are about to be permitted, we may need to pause and come up a year or two later when Government Road is re-opened and the financing market is better, at which point we'll have to resubmit our current design into a new zoning overlay

401 N. 35th st:

- The current project has been (for 2 years) been designed per R-63 standards.
- This site is tricky because of topography and due to a 30' wide sewer easement cutting down the middle of the site. See attached.
- Our design for Building B calls for 3 stories above grade on E. Marshall st but the building would then extend 2 more stories in the rear since topo falls so much.
- We've already confirmed with zoning department that R-63 would allow this design (see attached).
- I believe RM-C would prove problematic here would it not? Would MX-4 accommodate this better?

This is the link to the plans that were reviewed for the zoning confirmation letter (the version here may be dated later as we tweaked a few things):

https://www.dropbox.com/scl/fi/qv9w20q30k20w5my1nm2d/35th-Marshall_CAS_Price-Review-Drawings_25-0728.pdf?rlkey=lkv44ju8q2zqgr6zld36n966s&st=h98c7gjv&dl=0

Given that getting to permit-ready drawings on this project may take another 9-12 months, we are eager to make sure that this won't be for nothing. This is an insanely complicated site that very few developers would be willing to take on and we've already spent well into six figures on soft costs to get this figured out. We are eager to develop much-needed housing here soon.

Daniil V. Kleyman
True Vision Analytics, LLC
Evolve Development, LLC
www.EvolveDevelopmentInc.com
804-991-4111 (cell)

On Monday, February 23, 2026 at 07:37:56 PM EST, Vonck, Kevin J. - PDR <[redacted]> wrote:

Thank you. It has been a journey!

Always striving to make existing (and in progress) uses conforming. While MX-4 will work, will RM-C also work?

\\ kjv

DEPARTMENT OF
PLANNING AND
DEVELOPMENT
REVIEW

Kevin J. Vonck, Ph.D.

Director

(o) 804-646-3741 (c) 804-292-4854

(e) [redacted]

(w) rva.gov/planning-development-review

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: Daniil Kleyman <[redacted]
Sent: Wednesday, February 18, 2026 1:50 PM
To: Pitts, Marianne G. - PDR <[redacted] Mercer, Brian P. - PDR <[redacted] Vonck, Kevin J. - PDR <[redacted] colin@code-studio.com; rbiberstein <[redacted]
Subject: Code Refresh: feedback

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

Team - thank you for all the work you're doing on this code refresh. I know it's a long and arduous process but I think will benefit Richmond in a huge way.

I am currently in the last stages of permitting on a 3 acre site at 3800 Government Road 23223. This will be a 130 unit apartment building in 2 separate buildings with a corner commercial space.

This is currently proposed to be RM-B.

Obviously I have major concerns here as our finished project will not conform to the new zoning.

Moreover I am concerned about even though we are about to be permitted, we may not be able to break ground for a while due to Government Road being closed. We may need to cancel permit and come back in 12-18 months (also for financing reasons).

Can we please change this parcel to MX-4?

This will be consistent with 4000 Government Rd across the street, on which we are currently building

Phase I of this project.

Thank you,

Daniil V. Kleyman

True Vision Analytics, LLC

Evolve Development, LLC

www.EvolveDevelopmentInc.com

804-991-4111 (cell)

LEGAL DESCRIPTION

PARCEL 1: 401 NORTH 35TH STREET

ALL that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

BEGINNING at a point marked by a stone at the northeast corner of 35th and Marshall Streets and from said point running thence with the eastern line of North 35th Street North 37 degrees 20 minutes 50 seconds East a distance of 146 33 feet to a point marked by a rod in the southern line of a 15 foot alley; thence South 52 degrees 29 minutes 10 seconds East along the southern line of said alley a distance of 264 feet to a point marked by a rod; thence North 37 degrees 20 minutes 50 seconds East a distance of 148.92 feet to a point marked by a rod; thence South 52 degrees 29 minutes 10 seconds East a distance of 100 feet to a point marked by a rod; thence North 37 degrees 20 minutes 50 seconds East a distance of 77.30 feet to a point marked by a rod; thence South 52 degrees 29 minutes 10 seconds East a distance of 41.39 feet to a 24 inch post oak; thence North 82 degrees 47 minutes 10 seconds East a distance of 202.28 feet to a point in the western line of Glenwood Avenue; thence with the western line of Glenwood Avenue as it curves a distance of 317.43 feet to a point; thence South 83 degrees 40 minutes 50 seconds West a distance of 357.01 feet to a point marked by a rod; thence North 6 degrees 19 minutes 10 seconds West a distance of 98.87 feet to a point marked by a rod in the northern line of East Marshall Street; thence continuing with the north line of East Marshall Street North 76 degrees 49 minutes 10 seconds West a distance of 69 feet to a point marked by a rod; thence North 65 degrees 19 minutes 10 seconds west as a distance of 394.18 feet to the place and point of beginning, all as more particularly shown on a "Plat of a Parcel of Land, With improvements Thereon, Located Along the North Line of East Marshall Street, the East Line of 35th Street and the West Line of Glenwood Avenue, Richmond, Virginia". dated July 14, revised August 5, 1965, September 1, 1965, and July 21, 1966, prepared by Austin Brockenbrough and Associates, Consulting Engineers, Richmond, Virginia, which plat is attached to and recorded with the deed of trust, dated October 1, 1966. from Andrew J. Asch, Jr. and Patricia M. Asch, his wife. to Claude R. Davenport, Jr. and A. R. Melton, Trustees.

BEING the same real estate conveyed to Church Hill Land, L.L.C., a Virginia limited liability company, by Special Commissioner's Deed from Ronald Reynolds Wesley, Special Commissioner, dated May 24, 2001, recorded May 24, 2001, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 01-013072.

PARCEL 2: 3601 GLENWOOD AVENUE:

ALL that certain lot, piece or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and described as follows:

BEGINNING at a point on the south line of Glenwood Avenue at a point 268.06 feet east of 35th Street; thence extending S. 42° 30′ W. a distance of 126.11 feet to a rod at the southeast end of an alley in common 15 feet wide; thence continuing S. 42° 30′ W. a distance of 15 feet across the end of said alley in common; thence S. 47° 30′ E. a distance of 100 feet; thence S. 42° 30′ W. a distance of 166 feet; thence S. 47° 30′ E. a distance of 34 feet; thence N. 89° 15′ E. 214 feet, more or less, to Glenwood Avenue; thence in a northwesterly direction along the line of Glenwood Avenue a distance of about 337 feet to the point of beginning.

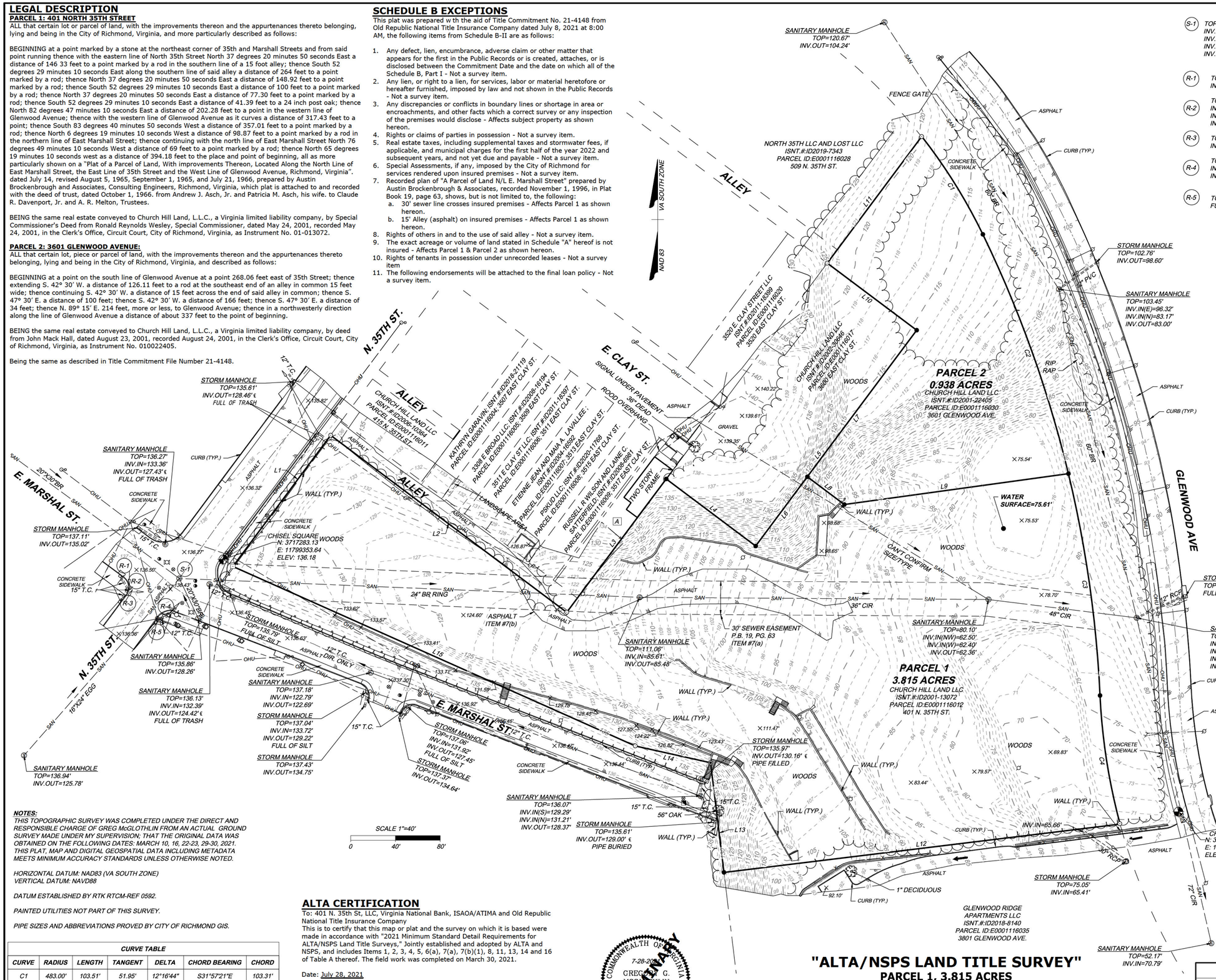
BEING the same real estate conveyed to Church Hill Land, L.L.C., a Virginia limited liability company, by deed from John Mack Hall, dated August 23, 2001, recorded August 24, 2001, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 010022405.

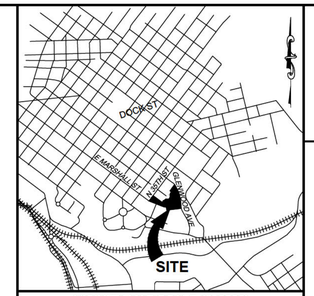
Being the same as described in Title Commitment File Number 21-4148.

SCHEDULE B EXCEPTIONS

This plat was prepared w th the aid of Title Commitment No. 21-4148 from Old Republic National Title Insurance Company dated July 8, 2021 at 8:00 AM, the following items from Schedule B-II are as follows:

1. Any defect, lien, encumbrance, adverse claim or other matter that appears for the first in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Not a survey item.
2. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records - Not a survey item.
3. Any discrepancies or conflicts in boundary lines or shortage in area or encroachments, and other facts which a correct survey or any inspection of the premises would disclose - Affects subject property as shown hereon.
4. Rights or claims of parties in possession - Not a survey item.
5. Real estate taxes, including supplemental taxes and stormwater fees, if applicable, and municipal charges for the first half of the year 2022 and subsequent years, and not yet due and payable - Not a survey item.
6. Special Assessments, if any, imposed by the City of Richmond for services rendered upon insured premises - Not a survey item.
7. Recorded plan of "A Parcel of Land N/L E. Marshall Street" prepared by Austin Brockenbrough & Associates, recorded November 1, 1996, in Plat Book 19, page 63, shows, but is not limited to, the following:
   a. 30' sewer line crosses insured premises - Affects Parcel 1 as shown hereon.
   b. 15' Alley (asphalt) on insured premises - Affects Parcel 1 as shown hereon.
8. Rights of others in and to the use of said alley - Not a survey item.
9. The exact acreage or volume of land stated in Schedule "A" hereof is not insured - Affects Parcel 1 & Parcel 2 as shown hereon.
10. Rights of tenants in possession under unrecorded leases - Not a survey item
11. The following endorsements will be attached to the final loan policy - Not a survey item.





VICINITY MAP SCALE 1"=2000'

GENERAL NOTES

1. Based on graphic determination this property is in Zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. flood insurance rate map, community panel #5101290043E dated July 16, 2014 and panel 5101290044D dated April 2, 2009.
2. No Zoning Report provided at time of survey.
3. No buildings located on the Property at time of survey.
4. No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. The locations of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
6. No observed evidence of cemeteries, grave sites and burial grounds.

LEGEND:

- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS DRIP
- GAS VALVE
- SANITARY MANHOLE
- DECIDUOUS TREE
- STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRON ROD FOUND
- MONUMENT FOUND
- IRON ROD SET
- DRILL HOLE SET
- SIGN

ABBREVIATION LEGEND:

T.C.----- TERRA COTTA
BR-------BRICK
CIR------CAST IRON
PVC------POLY VINYL CHLORATE
DIR.-----DIRECTION
INV.-----INVERT
EGG----EGG SHAPED OVAL
AVE ---AVENUE
ST.----STREET
P.B.----PLAT BOOK
PG.---PAGE
INST.---INSTRUMENT
RCP----REINFORCED CONCRETE PIPE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°42'53"E	146.30'
L2	S53°08'07"E	264.00'
L3	N36°42'53"E	148.87'
L4	S53°07'07"E	100.00'
L5	N36°42'53"E	240.88'
L6	N36°42'53"E	77.30'
L7	N36°42'53"E	163.58'
L8	S53°07'07"E	41.39'
L9	N82°09'13"E	202.33'
L10	N53°07'07"W	100.00'
L11	N36°42'53"E	141.40'
L12	S83°02'53"W	356.98'
L13	N6°57'07"W	98.87'
L14	N77°27'07"W	69.00'
L15	N65°57'07"W	394.18'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	483.00'	103.51'	51.95'	12°16'44"	S31°57'21"E	103.31'
C2	1062.00'	227.75'	114.32'	12°17'15"	S19°40'21"E	227.32'
C3	1062.00'	200.75'	100.68'	10°49'50"	S8°06'47"E	200.45'
C4	543.00'	116.69'	58.57'	12°18'46"	S8°51'15"E	116.47'

NOTES:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GREG McGLOTHLIN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: MARCH 10, 16, 22-23, 29-30, 2021. THIS PLAT, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM: NAD83 (VA SOUTH ZONE)
VERTICAL DATUM: NAVD88

DATUM ESTABLISHED BY RTK RTCM-REF 0592.

PAINTED UTILITIES NOT PART OF THIS SURVEY.

PIPE SIZES AND ABBREVIATIONS PROVED BY CITY OF RICHMOND GIS.

ALTA CERTIFICATION

To: 401 N. 35th St, LLC, Virginia National Bank, ISAOA/ATIMA and Old Republic National Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," Jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 11, 13, 14 and 16 of Table A thereof. The field work was completed on March 30, 2021.

Date: July 28, 2021

(Signed) _____
Gregory G. McGlothlin
Registration No. 2557

COMMONWEALTH OF VIRGINIA
7-28-2021
GREGORY G. MCGLOTHLIN
Lic. No. 2557
LAND SURVEYOR
PRELIMINARY

"ALTA/NSPS LAND TITLE SURVEY"
PARCEL 1, 3.815 ACRES
401 NORTH 35TH STREET &
PARCEL 2, 0.938 ACRES
3601 GLENWOOD AVENUE
RICHMOND, VIRGINIA

Date: July 28, 2021	Scale: 1"=40'
Sheet 1 of 1	J.N.:47923-903
Drawn by: J. Livingston	Checked by: G. McGlothlin
Revised:	

THIS DRAWING PREPARED AT THE
TRI-CITIES OFFICE
4701 Owens Way, Suite 900 | Prince George, VA 23875
TEL 804.541.6600 FAX 804.458.1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

From: Ryan Kolb
To: Richmond300
Subject: Draft 2 - Overall concern
Date: Friday, February 27, 2026 10:39:24 PM

You don't often get email from [redacted] Learn why this is important

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

Good evening,

The current and previous draft of the zoning map is extremely flawed. The fact comments are restricted by device type tells you there are socio-economic concerns, even with the Google form. The idea that an individual can't directly respond to a comment unless on a computer is a concern.

That said: I'm an east end resident. Our area is chock full of brow raising designations. Institutions to private homes. Take a walk and observe the properties along the "transit corridors". Properties contributing to the historic neighborhood don't match the proposed zoning.

Ryan Kolb

From: Molly Dellinger-Wray
To: Richmond300
Cc: Jordan, Katherine - City Council
Subject: Code Refresh comments
Date: Saturday, February 28, 2026 5:35:28 PM

You don't often get email from [redacted] Learn why this is important

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

To Whom it May Concern:

My husband and I have proudly called Richmond's Fan District home since the 1980s. We were drawn to its historic charm, distinctive architecture, and walkable, close-knit community. When we purchased our home, it had been divided into eight apartments owned by an absentee landlord who lived outside the city and charged high rents for poorly maintained units. We restored the property as a single-family home, investing in both the building and the long-term health of the neighborhood.

Over the past four decades, we have witnessed many changes—most of which have strengthened the Fan and improved quality of life. The neighborhood remains one of Richmond's most beloved areas precisely because of its architectural character, and that character deserves continued, intentional protection.

Our home is surrounded by high-quality rental properties, and we have always valued the opportunity to connect with the many residents who have come and gone over the years. This revolving community is part of what makes the Fan vibrant, diverse, and welcoming. **Preservation and inclusivity are not opposing values here; they have long and successfully coexisted.**

However, the second revision of the Code Refresh has the potential to drastically alter the look, feel, and integrity of our neighborhood. As currently written, the updated zoning fails to adequately account for Richmond's Old and Historic Districts, placing irreplaceable architectural assets at risk. Changes of this magnitude demand far greater care, clarity, and respect for the historic neighborhoods that define our city.

When we moved here, the city's focus was on reducing density created by absentee landlords who neglected properties while charging excessive rents. That policy direction helped stabilize neighborhoods like the Fan and protect their character. I am deeply concerned that the proposed changes—particularly those allowing increased multi-unit residential buildings and three-story development within MX-3 zoning—would reverse that progress and undermine what makes the Fan District so distinctive and livable.

From: Richard Ernsberger
To: Richmond300
Cc: Vonck, Kevin J. - PDR
Subject: Zoning proposals
Date: Sunday, March 1, 2026 8:00:30 PM

You don't often get email from [redacted] Learn why this is important

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

Dear Planners:

Your zoning proposals for Richmond are misguided in one obvious way, in my opinion and in the opinion of many others. Your idea of doubling the housing density in mature residential neighborhoods in Richmond seems seriously irresponsible and reckless.

I live in the Fan District. The Fan, as almost everyone would attest, is already dense. It is already congested. The district has single-family homes—in which the owners have invested a lot of money—along with a *very large* number of rental units—duplexes and rental homes. The Fan is chock full of rental properties, for goodness sake. The house across the street from my house has 3 rental units, or maybe 4—in one house. That is *dense, yea?* Parking has been a serious issue—and a hazard—in the Fan for many years. Why would you want to add density to neighborhoods that are already dense? That is not "planning"—just the opposite. Adding more density to already dense neighborhoods will negatively affect the quality of life in those neighborhoods—fact.

Most Fan District lots are very small. Yet the proposals would enable property owners—many of whom are absentee landlords who do not live in the Fan and for whom the district is just a profit center—to add up to two more properties to their lots, up to 3 stories high! This is positively crazy—irresponsible.

The Richmond 300 plan stipulates that zoning changes "should not alter the character of existing neighborhoods." It's quite obvious that cluttering up a neighborhood with more structures will SIGNIFICANTLY alter the character of the neighborhood. For starters, it will add cars and worsen congestion. What's more, any property owner who adds additional structures—up to 3 stories high—to his backyard will seriously damage the value and quality of life of *adjacent single-family homes*. The additional structures will *block light, block views —and eliminate any privacy that the SF homeowner has in his backyard, as there would be renters looking down on the back of his property from above.* All true. It's absurd. Single-family homeowners invest a lot of money in their properties because they like what the neighborhood is—they like the character of the neighborhood, which includes the block they are on and neighboring homes. They do not invest large sums of money in their houses so that they city can come along and enable 3-story apartment structures to be built overlooking their backyards. I mean, c'mon: You're being egregiously irresponsible.

I first noticed the absurdity of new zoning ideas when I saw a full, 2-story house being constructed behind a house on Grove Ave. The new house takes up every square foot of the

rear of the small property—it is bigger than the original house, starting no more than 10 feet from the back door of the original house. So there is a single, small Fan lot now with 2 full-size houses on it. It's ridiculous—I've *never* seen that before, anywhere! I'm pretty sure that is altering the character of the neighborhood—and the property's neighbors are not please. The Fan District Association was not pleased. It asked the planning department about it, and was told that the owner didn't even need to make a supplementary housing unit application to build the thing.

The residential zoning proposals are unwise for another reason. The city has approved the construction of a raft of new, oversized apartment complexes all over center city, and perhaps elsewhere, in the last two years—even after Scott's Addition went from being underdeveloped to now being grossly overdeveloped (with structures practically flush against Broast Street and tiny balconies practically hanging over that street.) Several thousand apartment units have been added, and many more are coming as the city seems determined to throw up an apartment building on every unoccupied plot in the city. (It was recently disclosed that the apartment vacancy rate was 8 percent. I think it highly likely that it will be well over 10 percent before long.) LOTS of density has already been added, and the building frenzy has not even close to being completed. There will be more apartment complexes in the Diamond District (which is going through the same process of over-building that is evident in adjacent Scott's Addition.(I'm sorry to say that a city that's long been know for the beauty and charm of its housing will soon be known as the city of large apartment buildings. Apartment buildings are important—just like warehouses. Nobody will ever say that they contribute to the aesthetics of a city. Just the opposite.)

Why, given all the new apartment complexes, and the many thousands of additional rental units, does the city and the planning department want to mess up mature residential neighborhoods as well? And absentee landlords (with the encouragement the city) will mess them up. It's unnecessary and foolish—you are doing a great disservice to single-family homeowners. Seriously.

Let me conclude by saying that I'm not against development. But urban development should be done carefully, prudently, incrementally. That's not what Richmond has been doing, from my point of view. The development here has been fairly sudden, rash, seemingly desperate. It's a bit strange. Adding housing density to the city makes sense--if you're doing it in areas that are not dense such as the East side of Richmond. Adding density, clutter and congestion to center-city residential neighborhoods that are already dense does not make sense—and I and other single-family homeowners urge you and the city to seriously reconsider the zoning changes proposed for mature neighborhoods.

Thanks for your time. Sincerely,

Richard Ernsberger Jr.

Richard Ernsberger Jr.
2220 Grove Ave. | Richmond VA 23220
cell: 804.385.2925
e: [redacted]

From: Philipsen, Sven J. - City Council
To: Barbara Hartung
Cc: Jordan, Katherine - City Council; Richmond300
Subject: Re: Code Refresh
Date: Monday, March 2, 2026 11:59:51 AM

Hi Barbara!

Thanks so much for reaching out and sharing your feedback on the second draft of the Code Refresh.

We're very much looking forward to seeing how the Planning Department and the whole team working on this incorporates the feedback that they're hearing into the third draft of the plan.

While our focus is still primarily on trying to reach as many residents in the Second District as possible and get them engaged in the Code Refresh process, we also welcome hearing feedback on the plan as it stands, and conversation about what we should be looking for in future drafts.

As we look ahead to reviewing a third draft and future Council consideration, we will continue to supplement the Planning Department's myriad opportunities to engage with Code Refresh by hosting Second District specific community meetings on the topic. We look forward to seeing you out there!

Best,
Sven

Sven Philipsen (he/him)
Second District Liaison
Office of Councilor Katherine Jordan
Office: (804) 646-6532
Cell: (804) 201-5069
[redacted]
Connect with the Second District
Sign-up for the Second District Newsletter

From: Jordan, Katherine - City Council <[redacted]
Sent: Monday, March 2, 2026 9:23 AM
To: Philipsen, Sven J. - City Council <[redacted]
Subject: Fw: Code Refresh

From: Barbara Hartung <[redacted]
Sent: Sunday, March 1, 2026 4:23 PM
To: [redacted] <[redacted]
Cc: Jordan, Katherine - City Council <[redacted]

Subject: Code Refresh

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As a Fan District resident first in the 1970s and from 1994 to the present, I cannot support the Second Revision of Code Refresh.

If adopted, it will destroy the unique charm and character of Richmond's Old and Historic Districts. Our historic architecture must be preserved along with the very nature of our walkable community.

Multi-unit residential buildings will increase density to the detriment of all residents. Parking is already at a premium. And 3-story development will clash with our historic buildings and the ambience of our neighborhood.

Don't destroy our historic neighborhoods.

Sincerely,

Barbara Hartung
2512 Monument Avenue

Sent from my iPhone

From: Thomas Innes
To: Richmond300
Cc: Jordan, Katherine - City Council; Philipsen, Sven J. - City Council
Subject: Code Refresh Draft Map and Regulations
Date: Friday, February 27, 2026 2:16:28 PM

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As a single-family property owner and resident of Grove Avenue in the Fan, I think the across the board mandate/ability to increase density is short sighted. With other available land in different locations, why increase density where it is already dense? I also think reducing or eliminating parking requirements/zones is short sighted. Street parking, especially off-street parking, is already limited, and it is unrealistic to think increased density would not increase the number of cars. The impact would be on existing residents/taxpayers. Cars are not going away.

The condition of existing infrastructure—roads, water & sewer systems, and schools—is already strained and declining, requiring major investment. Increased density will only worsen these problems. Even if the tax base increases, the negative impact/margin will only increase. The James River will not get better on its own.

Other cities envy Richmond, and there is a reason: Quality of Life. I think that the new zoning plan is not an accurate reflection of the master plan; it seems more like a thesis of all the different zoning types.

Major "real life" revisions are needed for density and parking issues in existing dense areas, such as The Fan, Museum District, Carver, Oregon Hill and similar neighborhoods in Churchill and Northside. It is better to cater to your existing customers than to alienate them hoping someone new will show up.

Please use common sense and consider modifying the Code refresh so that our quality of life is preserved. Keep Richmond Richmond.

Thank you for your consideration.
Tom Innes

--
Thomas N. Innes
Principal Broker
RE/MAX Commonwealth
7201 Glen Forest Dr #104
Richmond, VA 23226
804 288 5000
Licensed in the Commonwealth of Virginia

What can we do for you today?

From: Anne Innes
To: Richmond300
Cc: Philipsen, Sven J. - City Council; Jordan, Katherine - City Council
Subject: Comments on Draft 2 of Code Refresh
Date: Sunday, March 1, 2026 2:49:32 PM

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Members of the Planning Commission

I am reaching out to share my concerns about the proposed Code Refresh. This topic has concerned many of my neighbors, who feel that "the ship has already sailed" and that their comments would make no difference. I hope that is not the case. Richmond neighborhoods have evolved organically, with the market determining the highest and best use. The proposed changes dramatically increase the potential density, to the advantage of a few and the disadvantage of the majority. As a homeowner in the Fan, I am concerned that allowing multi-family uses of single family properties will be a developer's bonanza, resulting in no parking, increased traffic and a drain on City services. Then to see that the bordering properties will allow proportionally oversized high rise developments, forever altering our skyline, is more like a blueprint that destroys any sense of neighborhood than a reflection of what is best for the people who already live here.

Density and Parking, as proposed, are serious flaws in the plan, but they can be fixed with some "common sense" modifications that more accurately reflect the history of existing neighborhoods. The biggest issue is how this will overwhelm our infrastructure. As it stands, the City has neither the resources nor the will power to correct the deficiencies in the water supply system and in waste water management. What will they do with so many more people? Years of neglect and wasting resources on the project of the moment have created an unsolvable problem unless the Commonwealth's taxpayers agree to giving Richmond hundreds of millions of dollars to repair our infrastructure. Our infrastructure already cannot support the current density. This benefits developers who can expand without the actual cost of infrastructure improvements incurred by their project.

Often, leaving things as they are is the best course, but I realize that consultants and planners must always advocate for change; otherwise, their services are not needed. My sense is that there are areas in the City that are basically a blank slate and need a better plan, just not the entire City, block by block if you can even figure out the reasoning. Because the Code Refresh is so complicated to understand, there will be plenty of employment opportunities going forward for anyone who can interpret what you can and can't do with property, making it more expensive, not more affordable.

Thank you for reviewing my comments.
Anne Innes

Grove Avenue resident

From: Felipe Nascimento
To: Richmond300
Subject: Code Refresh Concerns
Date: Tuesday, November 25, 2025 9:15:36 AM

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Hello Zoning Refresh Team, I won't be able to make the community meeting so I was hoping to share my thoughts/concerns via email. As someone that has lived in The Fan for 16 years, I've seen the neighborhood change and become unaffordable for many who used to live here when I first moved in. I am seeing a trend in these revisions to further water down the code refresh in order to maintain a perceived status quo. Groups like the Grace Street association feeling entitled to limit housing for actual human beings in exchange for things they have no right to, like the idea that they deserve certain sigh lines and views from their properties. This is frustrating and demoralizing. Our neighborhood has continued to become more expensive as the demand to live here has increased. This demand will not go away, people will either pay more, further increasing housing costs or move to other areas, further increasing traffic and sprawl. I'm pretty sure none of us want Richmond to turn into Northern Virginia or the Tidewater region, with their massive highways, almost zero walkability, and constant traffic. Increasing density, prioritizing humans over cars, and better public transportation are some of the main ways that our city can grow without worsening. I hope this zoning refresh is not watered down further and that you will work with the rest of City Council to pass good reform to our outdated zoning laws.

Thank you,

Felipe Nascimento

From: Philipsen, Sven J. - City Council
To: George Pugh; Jordan, Katherine - City Council; [redacted]
Cc: [redacted] Suzanne Abbot; Richmond300; 1836 Park RVA; J. Sid DelCardayre; Laura Schewel; Zoe Chernicoff; David Chernicoff
Subject: Re: Comments regarding proposed Residential RA and Mixed Use -3 Zoning Refresh
Date: Friday, February 13, 2026 12:38:43 PM

Thanks so much, George and Mildred!

Really appreciate you taking the time to lay out your concerns and analysis of the zoning districts proposed in your vicinity in the second draft of Code Refresh. I am additionally looping in our Planning Department team to ensure this feedback is formally captured as part of the second draft engagement process.

If you'd like, you can also add these comments to the draft maps and regulations via the links on the Code Refresh page. The deadline for feedback has been extended until March 1st.

While Code Refresh is not an explicit agenda item, we will be having our next Second District community meeting next Wednesday, and we'd be happy to discuss this and any other feedback or questions you have then. Would love to see you. More info here.

Best,
Sven

Sven Philipsen (he/him)
Second District Liaison
Office of Councilor Katherine Jordan
Office: (804) 646-6532
Cell: (804) 201-5069
[redacted]
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From: George Pugh <[redacted]
Sent: Friday, February 13, 2026 11:55 AM
To: Jordan, Katherine - City Council <[redacted]
[redacted] <[redacted] Philipsen, Sven J. - City Council <[redacted]
Cc: [redacted] <[redacted] [redacted]
<[redacted] Suzanne Abbot <[redacted] 1836 Park RVA <[redacted] J. Sid DelCardayre <[redacted] Laura Schewel <[redacted] Zoe Chernicoff <[redacted] David Chernicoff <[redacted]
Subject: Comments regarding proposed Residential RA and Mixed Use -3 Zoning Refresh

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Goodmorning to all,

As residents of Richmond's FAN District for 50 years and residents of 1834 Park Avenue for 41 years, we are heavily invested in what happens to our neighborhood during the City Rezoning. Accordingly, we are sharing with you (and will put our Comments in the space on the City's Draft Two Interactivie Map) some of our concerns and issues impacting both our property and that of our neighborhood, specifically the proposed Residential District zoning "RA" and the Mixed Use District "MX-3" designation of 1836 Park Avenue and other such buildings prominent in the neighborhood. Our comments 1 and 2 are below.

We appreciate whatever influence you can give to ensuring that the integrity, historical beauty, livability, and financial value of our neighborhood will be preserved!

Sincerely,
George and Mildred Pugh

Comments:

1. The adoption of the Residential District zoning code “RA” (shown on the City’s Draft Two Interactive Map) as applied to many residential parcels in the FAN District is a problem. The options included in this code for the present and what could evolve in the future are so broad that it could lead to a disruption of the FAN’s organic and historic integrity. This zoning would be regressive because it would encourage and facilitate the splintering of the neighborhood’s distinctive character by introducing a mix of unlike structures and properties. It would also permit the internal subdivision of houses as was often the case in the FAN during the Depression. Moreover, it would permit the construction of auxiliary structures on property intended for single-family residence. It took years beginning in the 1950s for houses throughout the FAN to be converted and restored back to their single-family purpose and design. The integrity of the FAN neighborhood as a desirable, charming, livable community cannot withstand an assault by the City that encourages and facilitates the division of single-family residences back into multiple units. The impact of this increased density on the City’s infrastructure (public works, congestion, parking, etc.), home sales, and quality of life are all at stake. The City should not adopt this Code Refresh for the FAN District.

2. The City’s proposed assignment of a Mixed Use District "MX-3" designation to buildings such as the former church building at the corner of Meadow Street and Park Avenue (1836

Park) presents problems that suggest there needs to be a reevaluation. A reclassification such as this would render a parcel subject (whether appropriate or not to its circumstances) to future development such as a three-story residential or mixed-use building, a commercial building, or one of a variety of other residential versions. To envision properties such as the church at Meadow and Park turned into any of these options must include an awareness of the congested areas around many such buildings, the difficulty in accessing some of them from their busy traffic intersections, their untenable parking problems, their impact on pedestrian and vehicular safety, and in some cases the noise from the busy cross streets and the traffic of emergency vehicles—all of which are present at Meadow and Park. Further, buildings as conceived under this proposed zoning modification would simply not be compatible with their surroundings in the context of either their expanded residential density and all the problems that imposes or their commercial development due to the lack of identifiable unmet commercial needs in many of the localities and the considerable quantity of businesses and resources that may be already within walking distance, as in the case of the parcel at Park and Meadow. Moreover, any one of these development options under MX-3 could counter the historical significance and charm possessed by many of the buildings. Specifically, many of the structures like the church building at Park and Meadow have a distinct architectural style that should be preserved due to the beauty it contributes to the environment and the pride it generates for residents in the neighborhood. Accordingly, we recommend the following : MX-3 buildings in these residential districts--particularly the church at Park and Meadow--should be zoned consistent with the zoning of their immediate neighborhood; and if appropriate modifications or rehabilitation efforts are undertaken by new owners, these developments should be conservative in plan, realistic and responsive to neighborhood input, and respectful of the age and context of the environment of the building's particular area--as with the church building at Park and Meadow with its 120-year existence, its classical architectural features, its cultural and historical presence and significance for three former religious groups, and its "landmark" prominence in the streetscape of the FAN District.

On Friday, November 14, 2025 at 03:43:54 PM EST, Philipsen, Sven J. - City Council <[redacted]> wrote:

> Good afternoon, Mr. and Mrs. Pugh,
>
> Thanks so much for taking the time to reach out to our office and share your feedback on this proposal. As the most appoximate neighbors to this project, we greatly appreciate your insights and feedback.

The applicants have not yet submitted their proposal for review by the City, and the earliest that Council would be considering an SUP would be next Spring. At this early stage, our office is focused on ensuring that residents know about the proposal and are afforded opportunities to provide feedback to the project team and the Fan District Association. Thank you for ensuring they're aware of your feedback.

My understanding is also that there are plans for a subsequent in-person meeting on-site to discuss revisions to the project team's submission to the City.

Please let me know if you have any questions for our office.

Best,
Sven

Sven Philipsen (he/him)
Second District Liaison
Office of Councilor Katherine Jordan
Office: (804) 646-6532
Cell: (804) 201-5069
sven.philipsen@rva.gov
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From: George Pugh <thegeorgepughs@verizon.net>
Sent: Thursday, November 13, 2025 9:32 PM
To: Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; dwhite.fdapresident@gmail.com <dwhite.fdapresident@gmail.com>; 1836 Park RVA <1836parkrva@gmail.com>
Cc: Laura Schewel <laura.schewel@gmail.com>; Zoe Chernicoff <zoe.p.chernicoff@gmail.com>; David Chernicoff <david.chernicoff@gmail.com>
Subject: Support for Special Use Permit requested by 1836 Park Avenue

You don't often get email from thegeorgepughs@verizon.net. Learn why this is important
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As the residents of 1834 Park Avenue for almost forty-one years, we are the people nearest to and most affected by what happens at 1836. As the closest neighbors, we would like to express our support for a Special Use Permit request being submitted by the new owners of 1836 Park Avenue.

We applaud the owners' desire to preserve the historic building and

particularly their overall concept of envisioning their building as a place within a specific community area – the FAN – and their plan to establish it as a central point within the neighborhood for fostering the coming together of all residents for a variety of activities, events, needs, information sharing, recreation, and collective bonding.

Such a concept is not new or untried in American life as can be seen in the village layout and town hall model designed to meet community needs in small towns in the 1800s across the country. It was in designated places in small towns where people came together to discuss common issues or problems, conduct public functions, sponsor social or political gatherings, etc. My own great, great grandfather built the Meeting House, as it was called, in North Hadley, Massachusetts. This building, which is still standing, was the heart of the small town that came together at that time for purposes quite different from our common current community needs, but in spirit and intent such meeting places are the same and serve the same basic purposes today.

There is no question that the sense of public unity has been seriously changed in society today, and any vehicle whose purpose is to bring us together seems to us an important one. The variety of useful and creative services, range of populations involved, and potential impact to be achieved through the implementation plan of the 1836 proposal constitute a true and worthy aspect of neighborhood living. Such was the original concept and development plan for small urban communities such as the FAN. This current idea of establishing a particular community source to meet specific needs as well as to provide variable opportunities for people to come together is the kind of neighborhood fabric that builds on the past model but expands it in new and creative ways.

As a part of our support for this Special Use Permit, we want to be clear that we are thoroughly aware that parking is always a stress-point for FAN residents. But we believe the new owners of 1836 are attempting to address parking issues with creativity, intelligence, and understanding by establishing multiple contacts and strategies. We have confidence that all of their current strategies and others not yet developed will be considered in the planning by the new 1836 owners, and we believe that other ideas will be identified and managed with the open “Community Approach” usage envisioned by the new owners and by many FAN residents as well.

In a final note, we would offer the idea that all who understand and appreciate the singular charm and visual ambiance of the largest intact architectural cluster of early 20th Century houses in America – namely the FAN – should envision with dismay the corner of Meadow Street and Park Avenue with a sterile and seemingly out-of-place modern residential building in contrast to the welcoming and organic historic streetscape that all of us so enjoy today and have enjoyed for years. This is a matter of maintaining the aesthetic beauty and unity of the FAN which draws residents and visitors and buyers into its realm and maintains its significant economic value and tax base.

If FAN residents accept and treasure these principles and this kind of neighborhood, we feel that we all should do what we can to preserve it. Such an opportunity is available to us now by supporting the owners of 1836 in their request for a Special Use Permit.

George and Mildred Pugh
1834 Park Avenue

[redacted]

From: Mary Radford
To: Richmond300
Subject: Opposition to Code Refesh
Date: Sunday, January 4, 2026 7:58:19 PM

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As a Fan District resident and property owner and someone who grew up in this neighborhood, I strongly oppose the option to add an additional home on the same lot. The city is addressing housing options through the multi-family building that is already in place and in process. Allowing property owners to build an additional home will only create more parking issues and permanently impact the character of this and many of our other historic neighborhoods.

Please take this into consideration when discussing the Richmond 300 plan.

Thank you,
Mary Radford
1423 Floyd Avenue

From: Mary Radford
To: Richmond300; Lynch, Stephanie A. - City Council Office; Mayor Danny Avula
Subject: Opposed to zoning changes
Date: Friday, February 27, 2026 6:46:55 PM

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Dear City Leaders,

As you consider the massive rezoning plan for the city, I ask you to consider what makes Richmond special for those of us who already live here and the obligation city leaders have to make Richmond a safe place for its residents. I am extremely concerned about the pedestrian deaths in the city so far this year. The proposed zoning changes will add congestion and traffic in the city and make it more dangerous for so many residents who depend on and deserve safe streets and neighborhoods.

There is no reason to densely pack Richmond and certainly not in such a sweeping manner. Those of us who live here are very happy with the size, feel and safety of our city. The only winners in the proposed zoning changes are developers who have no stake in our city other than to make money from permanently changing it. I beg you to take another look at the proposed changes keeping the needs of current residents front and center as you make decisions.

Thank you for your time,
Mary Radford
1423 Floyd Avenue
Richmond 23220

From: Laura Leigh N. Savage
To: Jordan, Katherine - City Council; Philipsen, Sven J. - City Council; Richmond300; [redacted] Mayor Danny Avula
Subject: Code Refresh
Date: Tuesday, January 20, 2026 4:36:06 PM

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Hello Mayor, Code Refresh staff, Katherine Jordon, Sven Philipsen, FDA President and Zoning Committee,
The impacts of the code refresh in the Fan District are counterproductive to progress made in the Fan over decades. Investments in the Fan by individual homeowners have made the Fan the community that it is today. Years ago, many single-family residential buildings were converted to multiple rental units and fell into decay by non-resident owners and disinterested renters. It took years of investment by resident owners to restore buildings and restore the community fabric of the Fan. Now, the city is promoting density with multi-dwelling units which the Fan has been recovering from for years. To borrow the city's terminology, the code refresh is a Big Move backward for the Fan.
Laura Leigh Savage
Fan resident

Sent from my iPad

From: Matthew Szucs
To: Jordan, Katherine - City Council; Richmond300; Philipsen, Sven J. - City Council; Pitts, Marianne G. - PDR; Mayor Danny Avula
Subject: Support for a Bold Code Refresh
Date: Friday, February 27, 2026 1:35:56 PM

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Dear Decision Makers!

I am writing from the Fan neighborhood to express my strong support for a bold zoning rewrite. Updating our zoning code is not simply a regulatory adjustment—it is a necessary step to align our land-use policies with our adopted climate goals found in RVAGreen2050's Climate Action Equity Plan, our vision for a future found in Richmond300, , and the long-term fiscal health and vibrancy of our communities. The profound impacts of a bold zoning rewrite will not directly solve all of our issues, but it is a massively important step in removing barriers to so many solutions. These patterns are as follows:

1. Environmental Sustainability and Climate Commitments

The zoning rewrite is essential to achieving the climate objectives outlined in RVAGreen2050's Climate Equity Action Plan. That plan commits our city to aggressive greenhouse gas reductions, climate resilience, and environmental justice. Land use policy is one of the most powerful tools available to meet those goals.

Encouraging compact, mixed-use, and transit-oriented development reduces vehicle miles traveled, lowers transportation emissions, and supports energy-efficient housing patterns. Increasing maximum vertical building heights in appropriate areas is especially important. Allowing additional height enables more housing on existing parcels, reducing pressure to sprawl outward into undeveloped land. By growing up rather than out, we can protect green space, preserve tree canopy, and avoid the carbon impacts associated with clearing land and extending infrastructure. In addition to the physical benefits to our environment that living vertically has, taller buildings on the south sides of streets, particularly wide corridors such as Broad Street, have the benefit of shading spaces where we all walk, stroll, and spend time outside. This is particularly important as the heat island effect in Richmond is exacerbated by climate change.

Denser, walkable neighborhoods also make public transit more viable, support active transportation options such as walking and biking, and reduce household energy consumption by inherently containing more efficient building design and structure (shared walls, more units per roof, etc). If we are serious about meeting our climate equity commitments, our zoning code must allow the type of development pattern that makes those commitments achievable.

2. Housing Affordability and Comprehensive Plan Alignment

The zoning rewrite is also necessary to advance the housing goals adopted in Richmond 300. The comprehensive plan calls for increasing housing supply, expanding housing choice, and

ensuring that growth is inclusive and equitable. Our current zoning framework constrains these goals by limiting housing types and density in many neighborhoods. This has and will continue to lead to disproportionate impacts in formerly redlined neighborhoods that are home to far more folks that will experience a higher risk of displacement due to incoming growth.

Allowing a broader range of housing types by right across the city (such as duplexes, triplexes, accessory dwelling units, and along major corridors: small multifamily and mixed use buildings) will expand options for families, seniors, and young professionals. Increasing housing capacity in high-opportunity and well-served areas helps stabilize costs over time and ensures that essential workers can afford to live in the communities they serve. It also alleviates the disproportionate pressure that formerly redlined neighborhoods are already experiencing.

These principles, if upheld in this zoning rewrite, will represent not a departure from our comprehensive goals—but the very implementation of pursuing those collective goals.

3. Thriving Communities and Fiscal Sustainability

Great cities are built on accessibility, opportunity, and strong local economies. Updated zoning that supports mixed-use neighborhoods fosters vibrant commercial corridors, safer streets, and stronger social networks. When residents can live near shops, schools, parks, and workplaces, communities become more resilient and economically dynamic.

Strategically increasing maximum building heights strengthens this vitality. Taller buildings, when thoughtfully designed and located, allow more neighbors to live within walking distance of amenities without consuming additional land. This preserves neighborhood green spaces and protects our dwindling tree canopy while accommodating growth where infrastructure already exists.

Increased population density also strengthens the city's fiscal position. More residents in walkable, infrastructure-rich areas generate greater property and local tax revenue per acre, improving the city's ability to fund schools, parks, transportation, public safety, and climate resilience investments. Compact growth patterns make more efficient use of existing infrastructure, reducing long-term maintenance costs and improving the return on public investment.

———

Incentive Zoning: *I also want to strongly advocate for an incentive zoning system that provides flexibility such as density bonuses for projects that meet certain criteria. If a design clears a set of requirements for green building standards, there ought to be rewards available. For example, a landowner should be allowed to exceed maximum lot size if they commit to a green roof as it mitigates stormwater runoff which is a major contributor to the need for maximum lot size...or the landowner can exceed maximum dwelling units if the building is LEED Gold.. etc etc. The same principles can be used as necessary to reward more affordable housing units or to incentivize mature tree preservation, for example. Using the zoning code in this way brings environmentally grounded development and design into the equation for so many more projects instead of it remaining reserved to those municipal projects that are subject to higher standards or the few wealthy environmentalists that can afford the green premiums on their own homes.* ***This framework is explicitly called for in Richmond 300 (Thriving Environment, pg 187 Objective 15.3 a. ii. "Changing the Zoning Ordinance to***

encourage developers to renovate buildings with deep energy retrofits and/or build new construction following green building guidelines by creating incentives such as reducing parking requirements or density bonus") *This can help us achieve both environmental goals as well as housing supply goals at the same time, while not having to directly subsidize or mandate any of it.*

___

In short, this zoning rewrite, if pursued with gumption and a hopeful vision of Richmond's future vitality, advances our climate commitments, fulfills the vision of our comprehensive plan, improves housing affordability, and supports long-term fiscal health. It increases the probability that more families can and will live in, contribute to, and enjoy Richmond, and perhaps more importantly, it decreases the probability that families will be forced out of our communities.

I urge you to support this important update and ensure that our zoning code reflects the sustainable, inclusive, and thriving city we aspire to be... as opposed to a zoning code that reflects the opinions of a very few homeowners fearful of potential changes to our constantly changing world.

Thank you for your leadership and thoughtful consideration. And thank you for your patience with the many of us that come to this conversation with strong feelings.

Cheers,

Matt Szucs

--
Matt Szucs
[redacted]
(804)-836-4384

From: Emily Thrower
To: Jordan, Katherine - City Council; Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 10:11:33 PM

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To Whom it May Concern:

My husband and I have lived in the same house on Hanover Avenue since 1985. We were attracted to the mix of houses and apartments, public schools, walkability, and the overall smalltown atmosphere of the Fan. This neighborhood has always been a mix of those who were here for a few years and those who invested their time and treasure for a lifetime. The Fan District has no HOAs and most of it has no historic designation that will protect the very essence that attracts families to it. This is a city neighborhood where people aspire to settle and raise a family.

I have marveled at the development of Scott's Addition, the Diamond District and Manchester in the last fifteen years. This is exciting for Richmonders and for the many entrepreneurs in the area. All of these neighborhoods along with west end, northside and southside areas have their unique qualities and serve the many different needs of Richmonders. But I wonder if apartment dwellers see themselves as long-term Richmond residents. Will they raise their families in two-bedroom apartments or will they ultimately move out of the city to surrounding counties?

The coming of Code Refresh is attracting absentee landlords and buyers who would squeeze out all the equity in properties we have cared for and lived in only to "dump" them back on the market. I'm getting phone calls from "cash buyers" in anticipation of a zoning code that will allow landlords and developers to subdivide properties at will with no input from residents.

It will be a forever mistake to devalue Richmond's diverse and livable family neighborhoods. Once upon a time, the city aimed at reducing density created by absentee landlords who didn't take care of their properties and charged excessive rents. It's concerning that the proposed changes—particularly those allowing increased multi-unit residential buildings and three-story development within MX-3 zoning—would turn back the clock and undermine what makes the Fan District such a wonderful home and great place to raise a family.

Sincerely,

Emily Thrower

1525 Hanover Avenue

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Carolyn Paulette
Forest Hill Historic Designation Committee

February 28, 2026

Richmond Zoning and Planning Staff
City of Richmond
Code Refresh Project Team
Richmond, Virginia

Dear members of the Code Refresh Project Team,

From the Spring of 2009 to the Fall of 2012, I worked with a group of 18 residents to list Forest Hill Neighborhood on both the State and National Registers of Historic Places. Needless to say, it was a difficult objective to achieve. We thought after all that work, we would have some support from the City of Richmond in respect for the historic character of this South Richmond neighborhood. We have worked with our neighborhood association working group to help with FHNA's response to Code Refresh. I am still concerned with the proposed heights and lot coverage percentages for RM-A, B, C and MX3, the zoning codes for 10 apartment complexes and 6 larger buildings, including 3 churches. It seems that 3 stories, 45 ft in height would complement the existing historic houses. Also, our neighborhood is known for a significant tree canopy and lawns as well as Forest Hill Park which is in our historic district. Most of these buildings are contributing to the historic designation, and can receive tax credits if the investors renovate the buildings.

Introduced as a new zoning code in Draft 2, the proposed RM-A, B, C (Residential Multi-units, low density, medium density, and high density) zoning will allow apartment buildings up to 55 feet in height and up to 80% lot coverage. RM-A buildings may have 6 apartments. RM-B buildings may have 12 apartments, and RM-C have no limits per building. The existing apartments and condominiums in the Forest Hill Historic District do not reflect this scale. Rather than four stories at 50 ft tall, they are predominantly two or three stories and occupy 60 % of their lots. For example, the 1940s apartments at Cedar Lane and at 47th St, some of the buildings are two-stories and some are three-stories. Not one is four stories or 50 feet high, nor do they cover 80% of their lots. Ten apartment complexes already in the Forest Hill Historic District have been zoned Residential Multi-units: two are C, high density, and eight are B, Medium Density.

MX3 is the alternative zoning for 3 churches, a school, a pizza shop, a nursing home in Forest Hill. MX3 zoning presently has a height of 3 stories or 45 ft and an 80% lot coverage. The number of apartments per building follows the density allotments for RM-A, B, C. The 45 ft height for MX3 is more in scale with other buildings in the Forest Hill Historic District in the 4th District. Would it be possible to change the lot coverage for both MX3 and RM-A, B, C? All three of the churches, the apartments at Cedar Lane, the apartments on 47th St, and the 43rd St Gallery are contributing properties to the historic designation and eligible for tax credits if they are repaired or renovated. The 45 ft heights and a 60% lot coverage would be more in keeping

with the historic houses. Having more open land will allow more trees and land to be reserved which would increase Richmond's tree canopy and reduce storm water runoff and avoid heat Islands created by the density of apartment complexes.

The apartments on Forest Hill Ave built in the 1960s and 1970s were intentionally designed to complement the historic Colonial Revival homes. These buildings were limited to two stories in most cases, with mature trees preserved and green space maintained in lawns and shrubs. Of the 10 apartment complexes built in the Forest Hill Historic District, only three include three-story buildings. The remaining seven are two stories. Two large complexes on Roanoke St., not in the Forest Hill Historic District are also only two stories. In the future, all of these apartments **by-right** could become four-story buildings, 50 feet high, with 80% lot coverage with no required parking.

We could request a maximum building height of 3 stories or 45 ft, the same limit set on new houses in the Residential Detached, Medium Density districts. This height will complement the existing historic houses in the Forest Hill Historic District which is one of the goals of Code Refresh, Draft 2. Last September, a member of the Planning Department staff assured me at both the first 4th and 5th district meetings that the Forest Hill Historic District would have no apartments higher than 35 ft. That commitment should be honored for both existing and future development. The proposed MX3 zoning code where Da Vinci's is located will be three stories, and the new apartments at the former Bank of America site (The Evelyn) are also three stories.

Allowing **by-right 55 ft apartment buildings with an 80% lot coverage** could significantly alter the welcoming character of Forest Hill Avenue. When we applied with the City for approval of the Forest Hill Historic District signs in 2014, the head of the Architectural Review Board approved them and specifically noted that Forest Hill Avenue serves as an attractive and inviting corridor that draws people to live and work in Richmond. That character is worth preserving. Please consider a little less density when it comes to heights and to percentage of lot coverage

Respectfully,

Carolyn Paulette
804-232-6644

For reference, below is a summary of existing apartment complexes in the Forest Hill Historic District and their proposed zoning code in Draft 2 of Code Refresh. Attached is a letter from the Virginia Department of Historic Resources.

Apartment complex at the corner of Forest Hill Ave. and Roanoke St: 3902 The Park Apartments 3 stories, four units, concrete block.	RM-C 4 stories 50-55 ft, 80%
Apartments on Forest Hill Ave. across from Forest Hill Park: 4012 Colonial Row 2 stories, H-shaped, brick 4018 Forest Oaks Condominiums 2 stories, H-shaped, brick 4030 Forest Oaks Condominiums 2 stories, H-shaped, brick 4050 Forest Oaks Condominiums 2 stories, H-shaped, brick 4060 Sylvan Square Apartments 2 stories, U-shaped, brick	RM-C 4 stories 50-55 ft, 80 %
Apartments on Forest Hill Ave. at the corner of 42nd St and Forest Hill Ave. 4201 Ashton Hall Apartments 2 stories, U-shaped, brick	RM-B 4 stories 50 ft, 80 %
Apartments on Forest Hill Ave. adjoining the 1940s apartments at Cedar Lane, 4509 Parkside Apartments, two related buildings 2 stories, brick	RM-B 4 stories 50 ft, 80 %
Apartments on Forest Hill Ave. at Cedar Lane, 4521 Forest Hill Ave. 3 buildings of similar style, 2 stories and 3 stories, brick	RM-C 4 stories 50-55ft, 80 %
Apartments on 47th St., 1209 W 47th St. 3 buildings of similar style: middle building, 3 stories with two buildings on each side, 31/2 stories	RM-C 4 stories 50-55 ft, 80%

Proposed by Carolyn Paulette
Forest Hill Historic District
February 23, 2026

For reference, below is a summary of existing apartment complexes in the Forest Hill Historic District and their proposed zoning code in Draft 2 of Code Refresh. Attached is a letter from the Virginia Department of Historic Resources.

Apartment complex at the corner of Forest Hill Ave. and Roanoke St: 3902 The Park Apartments 3 stories, four units, concrete block.	RM-B4 stories 50-55 ft, 80%
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Proposed by Carolyn Paulette
Forest Hill Historic District
February 23, 2026

Dear Ms. Pitts,

I am writing to share my comments regarding Draft 2 of the proposed Code Refresh. I hope that these will be included with the overall comments received. I also offered some on the interactive map, but found that too cumbersome to use for all of my feedback.

I appreciate several of the changes in Draft 2, including the following:

- The reduction of lot-coverage percentages in residential neighborhoods is a very positive change that has potential to reduce impervious surface coverage and stormwater runoff.
- I appreciate the contextual requirements for setbacks.
- The height step-up requirements for MX designations adjacent to RA/RD districts is a positive change that allows for more appropriate transitions and hopefully will preserve sunlight exposure for those residences.
- The Preservation Bonus is a positive change, but I would appreciate it if the length of time before a 2nd dwelling unit could be added would increase to 7 years.
- I appreciate the change that corner lots may only be subdivided along the primary street; however, I think there needs to be more clarification about what designates a "primary street."

I have several concerns, questions, and suggestions related to Draft 2 that are applicable City-wide as well as some that are more area specific. I am going to group them in categories.

Tree Canopy

I appreciate that some adjustments were made for tree canopy in this Draft. I think it would be useful to amend this section to require the maximum percentages permitted under Virginia Code §15.2-961.1 for residential development, including "missing middle housing."

My neighborhood, Forest Hill, has a historically dense and mature tree canopy that exceeds the current state-mandated minimum coverage. This canopy should be protected. I would encourage the City to consider canopy preservation based on historic coverage levels when this exceeds State minimums. This would maintain the environmental, aesthetic, and stormwater benefits that are integral to my neighborhood's character and wider environment of the James River and Chesapeake Bay. *(Second Draft, Environmental Standards and Tree Canopy Requirements, Draft §13)*.

Please consider using the authority under Virginia Code § 15.2-961.3 to (2) prohibit species on DCR Invasive Plant Species List from counting toward canopy or landscaping requirements and

(2) establish a native-first approach, offering a “canopy bonus” for native, climate-resilient species.

Please consider pairing canopy requirements with survivability standards to ensure that trees are planted to survive, not to fail (i.e., require 5-8 ft minimum tree lawns/green zones for street trees; require structural soil, suspended pavement, Silva cells, or equivalent where widths cannot be met).

Please consider ways to incentivize above-minimum canopy requirements on commercial and industrial sites for projects. A possible incentive to consider could be expedited review.

Consider offering a “Canopy Credit System” for those who maintain large, healthy trees, using preservation measures which are thoughtful and exceed recommended preservation standards (e.g., protecting trees well beyond the drip line during construction).

Increase Canopy Standards in areas where the heat is worst by establishing a Heat Vulnerability Overlay which is tied to the City’s Urban Heat Vulnerability Map. In these areas, protection of existing tree canopy should be more stringent and tree planting should focus on large-scale shade trees rather than ornamentals.

Please consider requiring Landscape and Tree Plans for larger-scale projects. These plans should be created and sealed by licensed professionals. Henrico and Chesterfield already require this; Richmond should strive to match or exceed regional standards.

Additional Environmental Concerns

I appreciate the reduction in lot-coverage percentages in RD-B neighborhoods. Thank you for this. I hope that this can be maintained in future drafts.

I hope that you will continue to consider the environmental impacts of increases in the amount of impervious surfaces across the City. With an increase in impervious surface, there is more stormwater runoff, which is already a problem in Richmond.

- During a recent rain event, flooding was observed in many parts of the City, including the Forest Hill Neighborhood. Neighbors shared pictures on our neighborhood Facebook page.
- I also saw footage shared by a neighborhood showing horrible stormwater runoff into Reedy Creek which runs into Forest Hill Park and leads into the James River. This has been an ongoing issue which has yet to be solved. It has led to costly dredging of the lake in Forest Hill Park (twice since I moved here in 2001).
- Riverside Drive washed out several years ago and required an extremely costly rebuild.

I am very concerned about potential for more flooding issues, environmental damage, lake dredging, and roadway collapses if we are not careful about stormwater effects. All of these issues have been quite costly for City residents and taxpayers.

The James River and the James River Park System are jewels within our City. They offer many opportunities for outdoor recreation, which is a driver of tourism and a reason many people move to Richmond City. I am very concerned about potential negative impacts of increased density, and the accompanying increase in impervious surfaces, in the neighborhoods along the river and JRPS. Stormwater, sediment, and pollution runoff and erosion could result in significant damage that would be impossible to correct after increased impervious surface density had already been put in place.

The James River flows directly into the Chesapeake Bay. Per the DEQ website, the Chesapeake Bay Act (https://www.deq.virginia.gov/water/chesapeake-bay/chesapeake-bay-preservation-act) "was enacted by the Virginia General Assembly in 1988 as a critical element of Virginia's nonpoint pollution source management program. The purpose of the Bay Act program is to protect and improve water quality in the Chesapeake Bay by requiring the implementation of effective land use management practices." Further information on the DEQ website includes: "…recognizes that local governments have the primary responsibility for land use decisions and expands their authority to manage water quality and establish a direct relationship between water quality protection and local land use decision-making." As previously mentioned, I am concerned about overflow and pollution issues as evidenced in the sewage overflow issues (https://www.wtvr.com/news/local-news/james-river-sewage-leak-timeline-july-24-2024).

The RVA Green 2050 Climate Equity Plan, Cool the City project, and the 10-year Urban and Community Forestry Action Plan include provisions to increase the canopy in the City and thus cool the city. Managing our greenhouse gas production and decreasing warming in the City requires having trees. I am concerned that increasing the amount of land that can be occupied with buildings on each residential lot is counter to these initiatives. Developers will likely clear-cut trees on residential lots to add structures, causing us to lose mature trees.

Questions and ideas:

- What are the current plans of the City to ensure water quality protections in accordance with the Chesapeake Bay Act?
- What are the City's plans for SWPP and Erosion/Sediment Control with increased density?
- Would it be possible to create a distance of protection for the River and the JRPS to decrease the risks of permanent environmental damage? For example, keep existing zoning in residential areas within ¼ mile of the river.

Infrastructure

I am very concerned about the density goals with the current plan. Our City's current infrastructure is old and has had significant challenges in recent years. Three recent examples come to mind that resulted in significant financial hardship for residents and businesses and negative impacts on resident health, safety, and quality of life: (1) the water crisis of 2025; (2) sewage overflow issues (https://www.wtvr.com/news/local-news/james-river-sewage-leak-timeline-july-24-2024); and (3) sewer line crisis on Forest Hill Avenue (which is currently being repaired again).

At a recent meeting, when the police officer finished their report, a neighbor asked if the City still has a police shortage; the officer reported that staffing is still quite low. We do not have enough officers to service our current population.

Many, many new apartment and condo buildings have been added in recent years and are currently being constructed. It seems prudent to see how the City will accommodate this density increase prior to creating more density.

As a resident and business owner, I would prefer that my tax dollars focused on repairing and increasing capacity of our infrastructure before starting on a plan for MORE density increase.

Questions and ideas:

1. If the current infrastructure is insufficient to handle our current density, why would we be seeing to add more density **before** the problem is solved?
2. Are there plans in place to have developers take on more of the burden of the costs associated with infrastructure impacts of their projects? My understanding is that they often receive tax breaks from the City rather than taking on tax burdens; they make money and the residents have to bear the weight of the costs.

Churches Being Changed to MX-3

I am very concerned about this change. Every church in the City has different factors which raise concerns for me.

- Green Space Loss - For example, Forest Hill Presbyterian Church has ample green space which is available for local residents to use, including a meditation garden and dog park which it leases to the City (notably the only public dog park in the Southside). With MX zoning, lot coverage allowance would increase to 80% and the building could go right up to the sidewalk. If that occurs, the Southside will lose valuable green space.
- Community Services – City churches offer so many community services, including food pantries, polling places, childcare facilities, schools, AA meeting locations, wellness classes, meditation classes, public meeting spaces, and many other valuable resources. I

am concerned that dioceses may be enticed by significant financial offers from developers if they are shifted to MX status and decide to sell properties. The community would then lose valuable community resources.

- Churches in Residential Districts – There is a very small church in Forest Hill that sits next to houses. I am concerned about MX3 designation in these situations as a towering structure could be placed right next to a home.

ADUs

Please consider decreasing the by right ADU size from 1000 square feet to 500 or 750 square feet.

Most neighborhoods in the City depend upon on-street parking for existing residents. Please limit commercial ADUs in RD districts to micro-businesses that have very limited clientele at any given time (i.e., a tailor, a therapist) and maintain the SUP process for this.

Sublots

Additional clarification is needed about sublots (i.e., real estate tax implications, emergency access, parking, coverage limits, how ownership will be set up).

Clearer renderings would also be helpful in the next Draft.

RM Designation

Many apartment buildings in Forest Hill are being transitioned to RM designation. I am concerned about the 80% lot coverage allowed in this designation, particularly for buildings across from Forest Hill Park and located within the neighborhood. Many of these buildings have mature trees on the properties which would be lost with greater coverage allowance. 50 foot height allowance would mean that they would tower over nearby homes.

- Would it be possible to consider decreasing the 50-foot height allowance and having height be contextual to nearby homes?
- Would it be possible to consider decreasing lot coverage allowance to 60-70%?

Tourism Impacts

In a 2023 study (https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/richmond/2425007_2024_Economic_Impact_Brochure_DIGITAL_2c33333e-c6ba-42ee-8b20-2d77b75fa92f.pdf), statistics revealed that tourism brought in $3.7 billion in revenue for the Richmond region and $908 million for Richmond City. Tourism brought in $176.4 million in local taxes. Our historical and cultural resources are some of the draws that entice visitors to travel to Richmond.

In 2024, CNN voted Richmond the #1 Town in America to visit. When you read the article (https://www.cnn.com/travel/richmond-virginia-best-towns-america/), the authors cite our "intriguing neighborhoods," highlighting Shockoe Bottom, Jackson Ward, The Fan, The Museum District, and Carytown. They also highlight Historic St. John's Church, Poe Museum, Tredegar, the Richmond Slave Trail, and many other historic features of our city. They have a section discussing our history and our "hard look at our past." Clearly, they recognize that Richmond's historic places are part of what make our City unique and charming. We need to protect this history!

I hope you will consider the potential POSTIVE impacts of protecting our historic and cultural resources. **We can't get them back once they have already been demolished.**

Points of clarification, questions, and ideas:

- Clarification is needed about how the "design overlay" process will work. I am having difficulty obtaining any information about how this process will work.
- Could there be a Preservation-Incentive Program for developers who design buildings that are consistent with the character of neighborhoods in which they are building?
- Why would the City want to change zoning such that we could end up with every neighborhood looking exactly the same?

Affordable Housing and Property Taxes

My understanding is that the primary goal of the Code Refresh is to address the "Housing Crisis" and increase the affordability of housing. I recently went to Nashville, TN to attend a family funeral and had the chance to talk to many relatives who live there. They had a similar zoning shift. Prices have continued to rise there with the expansive building boom. Housing is unaffordable there for people earning very large salaries. Many corporations have come into Nashville and are making a mint with their projects (as I learned from a realtor there). I am very concerned that the proposed changes for the Residential Districts (2 dwelling units (single-family detached and duplexes) plus 1000 square foot ADU) and subplot options are going to be **extremely** enticing for developers who will have the opportunity to make tremendous amounts of money if they buy existing houses in City Residential Districts. I am worried about the financial impact on current City residents. The Preservation Bonus may help; however, 5 year waiting period is not long for an investor who buys up multiple houses in a city. They can just move from lot to lot adding more structures. I still feel like this zoning refresh favors developers and is likely to hurt current residents who pay taxes here now. I say this as a City Resident who has been paying taxes on a home she has owned for 25 years.

I asked staff about some of my concerns and received the following response: "Similar to way it is today, the improvement values of properties often increase when

renovations/additions/ADUs are built. The impacts of property taxes on neighborhoods occur over time as properties are sold. Property taxes can increase as sales prices increase in neighborhoods."

Land taxes are likely to increase immediately when the first property in a neighborhood has "improvements" to include this extreme density. We have already seen this in our neighborhood when a development was put in. My property taxes increased by 20% in 1 year. We have had 2 elderly residents who had lived on our street for decades that had to sell their homes in the past 3 years; they had to move because they could no longer afford their taxes after this development was put in. With your proposed changes that affect **every** residential district in the City, there will be no areas where seniors or people with lower incomes will be protected. In my opinion, this adds to the affordability crisis for your existing residents who have been paying taxes for years.

Questions and ideas:

1. Are there any plans under consideration to protect current residents from tremendous property tax increases?
2. Are there plans in place to have developers take on more of the burden of increases? My understanding is that they often receive tax breaks from the City rather than taking on tax burdens; they make money and the residents have to bear the weight of the costs.

Forest Hill

I live in the Forest Hill neighborhood. Our neighborhood spent considerable time and financial resources to apply for and obtain historic designation. In 2012, the Forest Hill Historic District was listed in Virginia Department of Historic Resources and with the National Department of Historic Places ((Forest Hill Historic District – DHR). We are extremely dismayed to learn that despite our Neighborhood's significant time, effort, and passionate dedication to obtain this historic designation listing, the current Code Refresh does nothing to protect the significant historic character of this Historic District. Instead, it will require us to apply **again** for "Overlays" that are limited in scope and that may not even be approved.



Forest Hill Historic District – DHR

Questions:

- Can we develop ways to protect the neighborhoods that already worked hard to establish that they wanted Historic designation without having to basically apply again?

Micro Node at Semmes and Forest Hill

I am particularly concerned about stormwater runoff with the proposed density in this node. Runoff at this time already causes significant damage to Reedy Creek and the Lake at Forest Hill Park.

These are a few of my many thoughts. I look forward to future discussions with you about this process.

Best regards,

Laura Taylor

From: Christine Waldron
To: Vonck, Kevin J. - PDR; Pitts, Marianne G. - PDR
Subject: Vote NO to Code Refresh
Date: Monday, February 16, 2026 5:07:24 PM

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I am writing to urge you to vote NO on the Code Refresh. The complexity and length of this document seem designed to discourage residents from fully understanding its implications, but I strongly disagree with its contents.

The Code Refresh primarily benefits developers at the expense of our community. I am concerned that it will:

- Increase our taxes.
- Destroy our city's tree canopy.
- Damage our infrastructure and increase sewer runoff.
- Reduce available parking.
- Fail to create affordable housing.

One only needs to look at the extensive development in Scott's Addition or Church Hill to see the negative impact of this approach.

For these reasons, I ask that you please vote NO.

Best,

Christine Waldron
1008 W 45th Street
Richmond, VA 23225

Forest Hill Neighborhood Association
Richmond, Virginia

February 28,2026

Richmond Zoning and Planning Staff
City of Richmond
Code Refresh Project Team
Richmond, Virginia

Dear Members of the Code Refresh Project Team,

On behalf of the Forest Hill Neighborhood Association (FHNA), we appreciate the opportunity to provide feedback on the City of Richmond's Zoning Code Refresh initiative. We recognize the significant effort involved in modernizing the zoning ordinance and commend the City's commitment to balancing growth, equity, and neighborhood character.

Forest Hill is a historic Southside neighborhood that has been recognized by the National Register of Historic Places. It holds a mix of residential, institutional, and small-scale commercial uses. As the Code Refresh moves forward, our association would like to acknowledge the positive changes included in the second draft, as well as share points for further consideration to help ensure that new zoning standards support thoughtful development while protecting the livability and stability of established neighborhoods.

Acknowledgement of Positive Changes in the Second Draft
The Forest Hill Neighborhood Association appreciates the revisions made in the second draft of the Code Refresh and recognizes several improvements that better address neighborhood context and transitions. In particular:

- The height step-up requirements adjacent to RA and RD districts are a meaningful improvement that better respects existing residential scale *(Second Draft, Height & Massing Standards, Draft §4; Residential District Transitions, Draft §3)*.
- Contextual requirements for set-backs is another meaningful improvement that respects existing residential scale and the residents.
- The height step-up provisions applied to Mixed-Use (MX) designations help create more appropriate transitions between differing land uses *(Second Draft, Mixed-Use District Standards, Draft §5)*.
- The inclusion of a Preservation Bonus is a positive change that incentivizes the retention of existing buildings and neighborhood character *(Second Draft, Preservation Incentives and Bonuses, Draft §9)*.
- The reduction of lot coverage percentages in residential neighborhoods is a positive change that has potential to reduce impervious surface coverage and stormwater runoff.
- We appreciate the change that corner lots may only be subdivided along the primary street.

We thank the Code Refresh team for incorporating these changes and view them as constructive steps toward a more balanced zoning framework.

These improvements are evidence of a responsive and iterative process; the FHNA believes there are still several areas where additional clarification, safeguards, or adjustments would strengthen the Code Refresh and better address neighborhood-level impacts. The following comments are offered in the spirit of collaboration and refinement, with the goal of supporting successful implementation across a wide range of community contexts.

Traffic and Parking Impacts
We request additional consideration of traffic and parking assessments for higher-density Mixed-Use (MX-3) projects that directly abut lower-density residential zones such as RA and RD, particularly those city neighborhoods in which the majority of neighbors utilize on-street parking. Specifically, we encourage requiring traffic and parking studies in these transitional areas to better understand potential neighborhood impacts and to inform mitigation strategies where necessary.

Infrastructure Capacity and Funding
As density increases, we believe it is important to ensure that supporting infrastructure keeps pace. We recommend exploring fees or surcharges associated with new additions or changes in use that could be dedicated to infrastructure improvements, including transportation, utilities, and public services, particularly in areas experiencing increased development pressure. Special concern exists around the impact to stormwater runoff due to the increase in impervious surfaces and sewage overflow in the Forest Hill area given the CSO system. *(Second Draft, Development Review and Exactions, Draft §11)*.

Institutional Properties Transitioning to Mixed-Use
For properties currently zoned Institutional that may be rezoned to Mixed-Use, we request that future or different uses require a Special Use Permit (SUP) rather than being allowed by-right. This process would provide transparency and neighborhood input for sites with significant community impact *(Second Draft, Institutional Districts, Draft §6; Special Use Permit Procedures, Draft §12)*. This issue is particularly relevant to Forest Hill, as the Forest Hill Presbyterian Church is expected to be sold within the next year. Under the current draft it would be updated to an MX designation and without a pause built in. The community stands to lose a facility that provides direct public benefit by hosting schools, serving as a high turnout polling location, as well as providing space for numerous community and support meetings. There are no use cases to show that an MX designated property would be able or willing to provide the same level of community access.

Sublots: Ownership, Access, and Review, Size and Example
We ask for clearer guidance regarding sublots, including ownership structures, easement and access requirements, and the associated plan review process. Greater clarity will help residents, developers, and staff better understand how these configurations function in practice. This can be accomplished through to scale renderings of lot configuration possibilities. Please consider

adjusting the size of ADUs from 1000 square feet to 750 square feet. *(Second Draft, Lot Standards and Subdivision, Draft §8)*.

Design and Demolition Overlays
Additional clarification on the design overlay and demolition overlay processes and requirements would be helpful. Clear standards and procedures will improve predictability and ensure that these tools are applied consistently and effectively *(Second Draft, Overlay Districts, Draft §10; Demolition Review Standards, Draft §10.4)*.

Tree Canopy Preservation
Forest Hill has a historically dense and mature tree canopy that exceeds the state-mandated minimum coverage. While we appreciate consideration of tree canopy protections in Draft 2, we encourage the City to consider canopy preservation based on historic coverage levels rather than solely on new minimum requirements, in order to maintain the environmental, aesthetic, and stormwater benefits that are integral to our neighborhood's character and wider environment of the James River and Chesapeake Bay. *(Second Draft, Environmental Standards and Tree Canopy Requirements, Draft §13)*.

Monitoring Outcomes and Course Correction
We recommend establishing a 5-year and 10-year look-back process to evaluate how the Code Refresh changes are performing, including both positive and unintended negative impacts. Additionally, we request the development of a clear tool or framework for course correction if certain outcomes prove undesirable in specific contexts. This process should be outlined and included in the revised Code Refresh documentation. *(Second Draft, Administration and Amendments, Draft §14)*.

Encouraging Development of Underutilized Properties
Finally, we support efforts to encourage redevelopment of underutilized (non-forested), and vacant properties, particularly across Southside. In an effort to protect tree canopy, much-needed green space, and the James River, we encourage consideration of avoiding land that is forested and adjacent to waterways and parks. Directing growth toward these sites can help achieve the City's housing and economic development goals while reducing pressure on built-out residential neighborhoods *(Second Draft, Purpose and Intent; Mixed-Use and Development Incentives, Draft §§1 & 9)*.

Thank you for considering our comments and for your continued engagement with neighborhoods throughout this process. We look forward to ongoing collaboration and to a zoning framework that supports both responsible growth and strong, resilient communities.

Sincerely,

Forest Hill Neighborhood Association
Greg Somerville
President

From: Marshall Costan
To: Newbille, Cynthia I. - City Council; Vonck, Kevin J. - PDR; Pitts, Marianne G. - PDR
Subject: Code Refresh comment for Montrose Heights area
Date: Sunday, March 1, 2026 7:03:27 AM

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Hello, I live at 2205 Bailey Ave and currently my house and some portion of my neighborhood is proposed to be zoned RD-C. I would like to see the entire neighborhood be zoned RD-B. I don't want to see min lot sizes cut in half, I think as an incremental change keeping min lot sizes at 50ft and allowing for ADUs etc..is sufficient.

Thank you,

Marshall Costan

From: Seth Layton
To: Richmond300; Newbille, Cynthia I. - City Council
Cc: Patterson, Samuel - City Council Office; Pitts, Marianne G. - PDR
Subject: Richmond Code Refresh
Date: Thursday, December 18, 2025 2:52:19 PM

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Good afternoon Dr. Newbille and Richmond planning staff,

I am a constituent of Richmond's 7th city council district living in Fulton Hill. I have lived in the East End of Richmond since 2018 when I bought a starter home in Montrose Heights. I am writing to express some concerns about the currently proposed changes for the Code Refresh.

I'm finishing my degree, and during this past semester, I took a city planning class which opened my eyes. In general, I think the Code Refresh is heading in the right direction, but I am concerned that neighborhoods on the west side of the city are being allowed to stay the same under the guise of "neighborhood character" while other areas, such as the East End, are expected to compensate for the west end's lack of growth. The loud resistance from wealthy west-end residents are essentially asking to freeze their neighborhoods in place while historically marginalized areas continue to absorb density, disruption, and displacement risk without receiving equivalent access to services or infrastructure development. I am strongly in favor of growing the East End, however, I am concerned that prohibiting growth in the west side of the city will fuel displacement in my neighborhood by forcing the east-end to rapidly develop and potentially force out historical residents. Growth should be more equally distributed among all of the city's neighborhoods, not just a select few. **Please consider more growth in the west side of the city.**

Fulton Hill was explicitly harmed by redlining and decades of disinvestment that followed. Redlining caused countless problems for families of color including the inability to build generational wealth from predatory housing policies. Developing the area to include mixed-use housing will support Fulton by creating more affordable housing, access to crucial amenities that caregivers need, and would remove residents' reliance on cars while keeping their business in the City. Additionally, more businesses and housing would cause Fulton to thrive economically, which would be a massive step forward to correcting the racist effects of redlining. We have a once-in-a-generation opportunity to address the effects that redlining had on our city, and I'm worried we're not leveraging it to its maximum potential. **Please continue to support growth in the east-end to develop the area and fix the harmful impacts of redlining.**

I am very happy to see the proposed changes for Fulton Hill and Rocketts Landing. These areas were previously thriving neighborhoods that were demolished in the 1970s under urban renewal policies. As a result, the current residents of Greater Fulton lack a grocery store, a post office, a school, a doctor's office, a library, and other important neighborhood anchors. My hope is that with these revised zoning rules, Fulton will become a safe and walkable

neighborhood that fosters a sense of pride in our community over time.

With some luck, I hope to see the industrial factories along Williamsburg Avenue developed into these currently missing neighborhood anchors while also encouraging slower driving speeds along that road. Zoning isn't the right tool to change the safety of our roads but, with more residents and walkability, it can make road safety a higher priority for the city to address.

Thank you very much for your time and consideration.

Seth Layton
7th District Resident

From: Carl Otto
To: Pitts, Marianne G. - PDR
Subject: 5100 block, west aside, Hatcher Street plus
Date: Wednesday, February 11, 2026 5:49:26 AM

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Thanks for presenting the Code Refresh plan to our neighborhood civic assoc. last night.
Sorry about the problems with the video system.
On the plan:
I own part of the purple parcels adjacent to Hatcher Street. I live in a house on Montebello Circle, and the purple parcels are essentially my buffer between my home and the industrial area to the west.
There are many geological reasons that nothing should be built on the purple parcels.
Also, and completely unrelated to the above, is how to add rules about handicap ramp sidewalks, etc. between the Powhatan Recreation Center and the playground across Northampton St. at 5051.
I cannot find rules on the signage for a mid block crosswalk primarily for wheel chair bound visitors to the center and their connection to the park.
Thanks for taking the time to listen to an old man complain. It is meant to find solutions.
Carl Otto

From: Steve Otto
To: Vonck, Kevin J. - PDR
Subject: Code Refresh 5111 and 5101 Hatcher St.
Date: Sunday, March 1, 2026 7:45:13 PM

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Mr. Vonck,

Thanks for the opportunity to comment on Code Refresh.

Unique considerations of 5111 & 5101 Hatcher St. present a strong case *against* the IX designation proposed in Draft 2 of Code Refresh:

1. Location within the residential boundaries established by the Redevelopment Plan for Fulton Urban Renewal Area 1970
2. Wetland character and geological instability
3. Historical and potential **archaeological** importance
4. Current undeveloped status consistent with goals stated for Richmond's stormwater management and Code Refresh's purposes and intents

Context for each of these points is described in detail below.

Recommendation: For 5111 & 5101 Hatcher St., extend the RD-B designation assigned to the adjacent residential area.

1. 1970 Residential Boundaries Established

The Redevelopment Plan for Fulton Urban Renewal Area 1970 established clear residential boundaries for this area: east of Williamsburg Ave. continuing to Hatcher St.; and west of Government Rd. continuing to Darbytown Rd.

5111 & 5101 Hatcher St. anchor the residential boundary on the east side of Hatcher St.

Notwithstanding several grandfathered commercial properties (e.g., 5203 Hatcher St., 1519 Williamsburg Rd.) these boundaries have helped to shape a successful cohesion of the Historic Fulton and Fulton Hill neighborhoods, characterized in the longstanding Greater Fulton Civic Association. Development of 1000 Carlisle Ave., which departed from this model, emerged only after extensive negotiation and agreements among the developer, Richmond Planning, and the Civic Association.

Note that 5203 Hatcher St., one of the grandfathered commercial properties, is currently negotiating to return the eastern portion of the property to residential use.

2. Wetlands Character and Geological Instability

These properties are part of a geological configuration unique to Richmond and also found at lower Libby Terrace and lower Chimborazo Park in Church Hill. Where the Tidewater geology meets the Piedmont, these exposed slopes are subject to the Middle Potomac confining unit and aquifer draining above a layer of slippery blue marl clay.

This geological instability results in continual water discharge (Main St. at Poe's Pub, the 1895 fountain in Chimborazo Park, the properties in question) and catastrophic or gradual ground slump (the 2004 collapse of a section of E. Grace Street during tropical storm Gaston, the continual fissuring across Government Rd. at Chimborazo Park).

Note that a similar geography at 4600 Tompkins St. has been designated OS in Draft Two of Code Refresh.

On the plus side, managing these properties in their natural wetlands/watershed (and pesticide-free) condition provides habitat for a wide range of mammal, reptile, and bird species and forest canopy that contribute to the neighborhood's ecological vitality and help to lessen the effects of surrounding development.

3. Historical and Potential Archaeological Importance

5111 & 5101 Hatcher St. are located at the nexus of two major Powhatan overland routes (roughly current Rt. 60 and Rt. 5) and the beginning of the Three Chopt overland route (roughly Williamsburg Ave. on to Main St. and Three Chopt Rd.) extending through Monacan territory.

From pre-Colonial times, through the Mayo family's land grant from William Byrd II, and through generations of stewardship by the Garber family up to the present day, this land has remained *almost entirely untouched*. Its historical and potential archaeological importance argue against the intensive development of IX designation.

4. Undeveloped status is consistent with goals stated for Richmond's stormwater management and Code Refresh

Together these properties absorb 4.541 acres of stormwater runoff, as well as discharge from the higher residential areas—a significant contribution to Richmond's goal "to manage stormwater runoff and encourage green practices."

The properties also appear to warrant exceptional consideration under item H: Purpose and Intent of Code Refresh: "Provide for the preservation lands of significance for the

protection of the natural environment.”

Best,

Steve

--

Steve Otto
804-318-0163

Tom Allin
3208 Hawthorne Ave.
Richmond, VA 23222

Kevin J. Vonck, Director
City of Richmond
Planning and Development Review
900 E. Broad St., Room 511
Richmond, VA 23219

Kevin,

After review of the Code Refresh Draft 2 dated November 18, 2025, I have numerous comments and questions. I have discussed some these with you previously at various meetings and Code Refresh rollouts. I would like to thank you for your hard work and that of your office.

As the Code Refresh purpose is to streamline the existing code and provide as it states in the draft to 'Promote a full range of housing choices and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing;'. Mayor Avula's comprehensive housing affordability and supply plan recently introduced includes the emphasis to 'Update the zoning code to increase the housing supply and to streamline permitting and approval processes.'

I am extremely concerned that the Planning Commission, and Zoning Advisory Council members are developers, attorneys for developers, or somehow otherwise connected to developers. The ZAC members were appointed by the Chairman of the Planning Commission, Mr. Rodney Poole, and support the Planning Commission, not the residents of the city. From an outside perspective this seems like an entitled group with their own agendas, and not supportive of those with concerns with the Code Refresh plan. It appears this process is rushed. Many localities spend much more time revamping codes in their jurisdictions as working out the details of the individual portions of the zoning takes time and should not be rushed. As they say, the devil is in the details. When asked during meetings I have attended many times the answer is 'those details have yet to be worked out'.

I live in Ginter Park and am concerned that the families of the ~1,100 low-income apartments on Chamberlayne Avenue in Class C apartments will be displaced when development occurs. As the market rate for building apartments and homes are based on pricing forces that have seen large increases recently these costs are fixed and are not going to be lowered substantially by providing more housing. The rise of housing cost increase may slow but certainly is not going to decrease. What is the city doing to ensure these residents that are displaced will have program to find housing if they are priced out of the market? There should be a holistic approach to solving this problem that will be created by Class A apartments and homes being built on the corridor to replace the housing there currently.

Since one of the goals is to provide more housing to lower the overall cost for a new homeowner, what provisions will be made to provide low-cost housing to lower-income residents who make 30%-80% of the Area Median Income of approximately $63,000? How will these programs be funded? What % of the new housing in areas will be targeted for assistance? Will the city make provisions so developers will be able to build higher densities that the new zoning will presumably allow to "sweeten" the deal? What will keep the developers at bay?

As residents of the city, we are all aware of the concerns with city infrastructure including public utilities, sewer and storm infrastructure, traffic infrastructure and the need to upgrade these systems to meet additional growth. What studies have taken place for impact on roads, utilities, and other infrastructure? Who performed these studies?

A $1.4 billion investment is projected over the next decade for water system upgrades and transportation funding could exceed $1.2 billion over 5-6 years for safety that is partially due to growth due to density. How will this be paid for? The burden of these costs will be largely paid for by the residents of the city. One possibility that needs to be considered is that connection fees for water and sewer and impact fees for transportation be assessed for each new property in the city. This will help lower the burden to the existing taxpayers, who will also be sharing in this burden. The developers will howl and say they can't afford to build cost effective housing, but the reality is the cost of a home includes the cost for water, sewer, sales and property taxes to live in the home. Increases over the last 5 years, much higher than inflation, in water and sewer rates have gone up substantially with no end in sight.

New additions to the Code include changing churches and houses of worship have moved from Institutional to MX-3. What is the purpose of this change? This appears to be a conciliation to developers for losing the second home on RD-X lots removed during the Draft #2 issue. Why would this wholesale change be allowed?

Specific Comments on the Zoning Ordinance Public Review Draft #2 dated November 18, 2025 are noted as listed below:

1. Sec. 2.2.3 – RD-A Residential Detached Low, Lot Standards Sec. 2.6.5 Table 4 states that the building setbacks from primary street minimum is "existing range". What is the specific range? This needs to be defined.

2. Sec. 4.7 Lighting – Lighting must not project onto other properties greater than 0.5 footcandles onto adjacent residential R-x properties. We also would like to see exterior lighting not mounted towards adjacent properties, such as high structure mounted fixtures for driveways and open areas. These type of fixtures should be required to be pole lights, not placed on building structures.

3. Sec 4.5 Landscape

    a. 4.5.2 Walls and Fencing – Type 'D' rear fencing should be at a minimum of 8 feet height, not the 6.5' proposed. In addition, property elevations should be taken into account, especially where adjacent property is at a higher elevation than the new buildings. Where this is the case fences or walls should be higher to offer a better screen.

    b. Landscape screening of adjacent properties (RD-A to MX4 for example) should be provide for driveways, dumpster enclosure, and other site objects.

4. Sec. 2.6 Rules of interpretation – 2.6.2 Lots – Para. B.6 states "A sublot must meet the building standard requirements of the zoning district but does not have to meet the lot standard requirements." Not sure what this really means and requires better explanation or an example for clarity.

5. Sec. 2.6 Rules of interpretation – 2.6.3 Dwelling Units – Some requirements need to be added that establish a visual impact on the lots where dwelling units are added and adjacent buildings to maintain the character of the neighborhood. Some conversations have taken place regarding this issue, specifically facades, etc. but nothing has been defined.

6. Sec 4.4 Transitions and Screening – There is an error in this section according to a consultant at the open house Nov. 19 at the City Library. Type C transition should include RD-A in Transition Area for Type C. Currently RD-x are omitted and should be included. Some major issues with this section are:

a. The transition screen where No Alley and where an Alley separates RD-x should be a Heavy Screen. Higher levels of screening needs to be provided for adjacent properties from RM-x, CG, IX, IL development.

b. Upper Story Step-Back – More step-back should be provided between RD-x properties and RM-x housing due to structure height. The first step-back should occur at a maximum of 2 stories or 22 feet and follow a 45 degree angle from the adjacent property line. The 3rd and 4th story would be stepped back following the 45 degree angle line from the property line accordingly up to the maximum height line of the adjacent structure. This provides protection of adjacent property, so these 4 story structures do not impose a feeling of crowding of the property line allowing sunlight, breezes, etc. to the adjacent properties.

c. Service roads or alleys must be provided along the Chamberlayne Ave. corridor. There are no alleys between properties on Hawthorne and Seminary Avenues and those properties on Chamberlayne Ave the entire distance from Brookland Park Boulevard to Azalea Ave. With the Pulse Lane being adjacent to the sidewalk no area is provided for loading and unloading of delivery trucks and cars (UPS, FedEx, Amazon, GrubHub etc.). Drivers will simply disregard the law and stop and/or stand in the travel lane while they "run-in" and make their delivery. This will cause a dangerous situation to the travel on Chamberlayne Ave. Also service lanes are needed for access to dumpsters, recycle bins, deliveries to businesses, service vehicles for building maintenance etc. More consideration needs to be given for this issue. Serviceable alleys of a minimum width must be codified and be provided for deliveries, trash removal, access to utilities, etc.

7. For safety reasons as a buffer to traffic a utility/separation strip where sidewalks are adjacent to roadways. These should be a minimum of 24" between the sidewalk edge and roadway curb. This provides safety to pedestrians and as we know too many pedestrian deaths are occurring on our city streets.

Thank you for your attention and considerations to these matters. I look forward to our continued discussions and thoughtful discussions

Sincerely,



Tom Allin

Cc: Mayor Danny Avula, Kenya Gibson, Lawson Wijesooriya, Marianne G. Pitts, Katie Cortez, GPRA – Zoning Chair

From: Ann Lloyd Breeden
To: Richmond300
Cc: Gibson, Kenya J. - City Council; Elliott, Sarandon C. - City Council; The Zoning Chair
Subject: Code Refresh Comments
Date: Monday, March 2, 2026 8:05:40 PM

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Dear PDR,

I am writing concerning the proposed Code Refresh 2.0 documents. I am a resident of Ginter Park in Northside, currently a homeowner on Moss Side Ave, formerly a homeowner on Hawthorne Ave.

I appreciate several changes made since the initial draft, including the requirements that:

- new homes complement the existing neighborhood
- heights and setbacks complement existing surroundings (including the change on Chamberlayne Ave from MX4/5 to MX3)
- there be stronger transition rules for mixed-use buildings next to existing homes
- upper-floor step-backs ensure taller buildings don't loom over the street.

With respect to concerns, I will address primarily Chamberlayne Avenue and the residential portions of Ginter Park.

Chamberlayne Corridor

- Allowing 80% coverage of the lots on Chamberlayne in RMB and MX4 uses is extreme and disproportionate to the density of the neighborhood and any conceivable housing need.
- Proposed setbacks in Ginter Park and the surrounding areas remain inadequate.
- The primary use of Chamberlayne from Brookland Park Boulevard to at least Watkins Street should remain primarily residential, especially if a goal of this plan is to maximize housing. If MX4 zoning is intended to allow hotels, gas stations, auto repair or sales, vape shops, etc., that would be better contained to the existing AMPLE commercial corridor along Chamberlayne starting near Azalea and below Brookland Park Boulevard. A residential building with some appropriate neighborhood commercial entity (retail/food & beverage, dry cleaner, etc.) on the ground floor would be more apt.

Ginter Park

3 stories (MX3) at Moss Side and Westwood, Walton and Chamberlaryne, or Walton at Hawthorne is too high if the buildings are not consistent with the character of the existing institutional structures. That is, a three-story contemporary apartment building on Walton at Hawthorne would be extremely out of place. In addition, the parking space requirements necessary for development of properties with this institutional designation are unclear to me, but certainly on-street parking is not feasible. Further, these locations should not be permitted

to accommodate non-residential uses beyond those currently in the existing district (churches, schools).

I continue to object strongly to the proposal to allow the subdivision of residential lots in Ginter Park (RDA), including Moss Side Avenue, where I live. There is no legitimate reason for what is being proposed, and it is wholly inconsistent with the character of the neighborhood. It is one thing for a homeowner to build one ADU on her own property to rent to a short- or long-term tenant. It is entirely another to allow lots to be subdivided, as I understand it, into three separate parcels potentially owned by three separate people with three separate structures occupied by three separate households. If I understand this correctly, it is an absolutely baffling proposal. If these structures were all 3 story, that would be further incredible. This entire sublot scheme does not seem to be serving the interest of affordable housing, but rather the financial interests of developers. Reading it brings to mind cartoon figures with dollar signs bulging out of their eyes.

As I wrote in my comments on the initial draft, it has been encouraging to see many new homes constructed in the Ginter Park neighborhood in recent years on previously vacant lots, particularly on Moss Side Ave, where we have seen at least one dozen new homes constructed in recent years. We have also had an extensive apartment community added at the corner of Brook and Westwood, in addition to the conversion of the old hospital property to condominiums. I have favored all of this development.

There are certainly many improvements that could be made on the Chamberlayne corridor in particular, but this plan continues to bypass common sense options and fast forwards to overdevelopment. The plan seeks to alter dramatically the character of long-established neighborhoods that were created for well-designed and well-built dignified homes on larger residential lots. What this plan proposes is to make an apple an orange. The final plan should be more consistent with the historic character of the neighborhood and avoid rampant overdevelopment. In addition, further iterating the plan with the community seems important. I know it is not the intent of those leading the planning effort to exhibit a “move fast and break things” mentality, but at present, there seems a danger of that.

Thank you for your consideration.

Ann Lloyd Breeden
3503 Moss Side Ave
Richmond 23222

From: Michelle Cheatham
To: Richmond300
Subject: Code Refresh Comments
Date: Sunday, March 1, 2026 8:55:10 PM
Attachments: CR2 Comments_3.1.2026.docx

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To whom it may concern,

Attached are comments that I also agree with for Code Refresh.

Regards

Michelle Cheatham
4819 W Seminary Ave
Richmond, VA 23227

March 1, 2026

BY EMAIL ([redacted]

Kevin Vonck
Director of Richmond Department of Planning and Development Review (DPDR)

Director Vonck,

I am writing to offer comments on the second draft of the zoning maps and related ordinance provisions released to the public on November 18, 2025. I am extremely concerned about the lack of transparent communication and meaningful, inclusive public engagement surrounding what represents the most sweeping overhaul of Richmond's zoning code — and the most significant expansion of by-right development — in the past century. I write as a resident of Ginter Park neighborhood, which is part of the city's the third district.

I offer the following comments:

Multiple CR proposals do not align with the basic precept of Richmond 300 to "preserve the character of neighborhoods by using gradual context-sensitive infill", and would hasten the demise of neighborhoods.

1. **The City should retain current zoning which only allows a primary dwelling unit and an auxiliary dwelling unit (ADU) on a detached residential property.**

   Residential properties currently zoned for single detached or attached dwellings should remain limited to one primary dwelling unit and one accessory dwelling unit (ADU). The by-right allowance of ADUs, adopted in September 2023, already represents a meaningful increase in incremental density. It is premature to expand density further by permitting an additional full residential unit before evaluating how the existing ADU framework has functioned. To date, DPDR has offered little data or analysis demonstrating how the revised ADU provisions have been utilized over the past two years or why changes to allowable floor area and height are warranted — particularly if such revisions are intended to accommodate a third dwelling unit. Moreover, there has been no substantive discussion of how property owners would be incentivized to use ADUs to advance affordable or attainable housing goals rather than short-term rental use.

2. Although the "preservation bonus" moderates some of the excessive density proposed in the first draft, it still represents an approach that is too aggressive and too rapid in its implementation, and I cannot support it in its current form.

3. I strongly oppose the introduction of sublots. There is little credible evidence to support the claim that sublots meaningfully advance missing middle or starter home housing. By contrast, the negative consequences are clear and well documented: inconsistent lot divisions, disputes among sublot owners over property rights, reduced access to air and light, strain on existing infrastructure, compromised emergency access, and a proliferation of short-term rentals, among other concerns to include the impacts to water, sewage, parking, and the capacity of the local schools. Allowing a property owner to expand use through a second dwelling unit or ADU is one matter; fragmenting those units into separate ownership structures, however, creates complexity and conflict that undermine neighborhood stability.

4. **The City should retain existing zoning regarding the permitted size of an ADU at a detached residential property that is a primary residence.**

   Under the zoning changes adopted in September 2023, a homeowner may construct an ADU of up to 500 square feet or one-third of the primary residence's floor area, whichever is greater. Both drafts of the current proposal would expand that allowance by permitting ADUs of up to 1,000 square feet by right on any detached residential lot, thereby substantially increasing the potential size and scale of these units. The recently adopted ADU provisions have not yet had sufficient time to take effect and be evaluated, and expanding them further at this stage is premature and unnecessary.

5. **The City should clearly establish a reasonable limit—no more than three to four—on the number of unrelated individuals permitted to reside in a single dwelling unit and should retain the longstanding requirement that such individuals live together as a single housekeeping unit.**

   Under the current zoning framework, the definition of "family" limits occupancy to no more than three unrelated individuals who are living together as a housekeeping unit. The proposed CR, however, appears to allow up to eight unrelated individuals to occupy a single dwelling unit. This represents a significant departure from the existing standard and is double the three-to-four-person limit that several other Virginia jurisdictions have recently adopted when modernizing their zoning ordinances.

   This issue arises because the CR eliminates the definition of "family" from the zoning code. That definition currently provides both the numerical cap on unrelated occupants and the requirement that they function as a cohesive housekeeping unit. In its place, the CR defines "household living" as residential occupancy by a "household," which is described as one or more persons living together in a dwelling unit with common access to and use of all living, kitchen,

and eating areas, with tenancy arranged for 30 days or more. While this language addresses shared access to common areas, it removes meaningful occupancy limits and eliminates the expectation that residents operate as a single housekeeping unit.

If adopted, this provision could result in a substantial and potentially exponential increase in density within established residential neighborhoods, as up to eight unrelated individuals could occupy each dwelling unit. Such a change would materially affect neighborhood character and would likely intensify parking demand, strain infrastructure, and create additional management and accountability challenges. I strongly urge the City to adopt a standard limiting occupancy to three or four unrelated individuals and to reintroduce the requirement that residents live together as a housekeeping unit. Maintaining these guardrails will help prevent the conversion of homes into de facto high-occupancy rentals where accountability is diffuse, property maintenance suffers, and it becomes difficult for neighbors or the City to identify and contact a responsible party.

6. **The change in zoning for all houses of worship (HW) introduced in CR 2.0 is problematic and needs further thought and consideration.**

Currently, Houses of Worship (HWs) are zoned as institutional uses. Under CR 2.0, they would be rezoned to MX-3, a mixed-use designation that permits up to three stories of residential and/or commercial development by right. This change appears intended to provide HWs with greater flexibility to adapt their properties for evolving needs, such as adding a daycare center or developing housing units. However, the MX-3 designation allows a broad array of commercial uses and multifamily development up to three stories by right, including entirely commercial buildings. Applying this one-size-fits-all zoning category to all HW properties does not adequately account for the wide variation in site size, existing amenities, and neighborhood context. Many HWs are located within or directly adjacent to established residential neighborhoods, where certain by-right commercial uses permitted under MX-3 would be incompatible with the surrounding character. For example, in Ginter Park alone there are ten HWs situated squarely within residential blocks. Rezoning these properties to MX-3 could substantially increase allowable density and intensity of use without regard to the existing conditions of the site or its neighborhood setting.

I support allowing HWs to thoughtfully evolve in ways that further their missions, including efforts to provide affordable housing. I also recognize that the current special use permit process can be time-consuming and costly for institutions seeking to undertake new initiatives. To address these concerns, I would support the creation of a more streamlined approval pathway for mission-based projects undertaken by HWs. However, any such process should still

include meaningful community notice, dialogue, and opportunity for public input to ensure that proposed changes are context-sensitive and aligned with neighborhood character.

Maintaining and expanding tree canopy and green space throughout the city.

Richmond 300 sets an ambitious and important goal of increasing the City's tree canopy coverage from 42 percent to 60 percent by 2037. In light of that objective, it was concerning that the first draft of the Code Revision (CR) did not meaningfully address tree canopy standards. It is encouraging that CR 2.0 introduces provisions intended to support the preservation and expansion of the tree canopy in connection with new development. However, these provisions warrant further refinement to ensure they are effective in practice.

1. **Certain CR requirements related to sidewalk size and placement may inadvertently undermine the long-term health and viability of street trees.**

   Adequate soil volume and root space are essential for trees to establish and thrive. I recommend that City planning staff consult with certified arborists and urban forestry experts to determine the appropriate spacing and design standards necessary to sustain healthy tree growth, and that sidewalk and streetscape requirements be calibrated accordingly to align with the City's canopy goals.

2. **I strongly disagree with the proposal to establish a "tree fund" to which developers can pay as an alternative to planting trees in new developments.**

   The proposed approach would allow a developer to satisfy tree canopy requirements by contributing to a tree fund in circumstances where on-site planting is deemed infeasible, with those funds then used to plant trees elsewhere in the city. While this concept may offer administrative flexibility, it raises significant concerns about whether it meaningfully advances the City's canopy goals at the neighborhood level.

   Across the city, neighborhoods and community organizations reviewing the Code Revision have consistently identified expanded tree canopy and increased green space as top priorities. This concern is especially pressing as summers grow hotter and the impacts of urban heat islands intensify. A healthy tree canopy mitigates heat, improves air quality, manages stormwater, and enhances overall environmental resilience.

Residents of new developments that include few or no trees will not experience the benefits of trees planted in another part of the city. Tree canopy expansion must occur where development is taking place in order to equitably distribute environmental benefits and preserve neighborhood livability. Creating a tree fund as an alternative compliance mechanism risks making it too easy for developers to opt out of on-site planting, thereby undermining the City's stated goal of increasing canopy coverage. Developers should be expected to prioritize and incorporate meaningful tree preservation and planting into their site designs whenever feasible, rather than defaulting to a payment option.

The CR process has been rushed and less than adequate and would benefit from more communication and dialogue with residents throughout the city.

A comprehensive rewrite of the zoning code and land use regulations—one that will profoundly shape the future of Richmond—demands a deliberate, well-researched, and thoroughly vetted process. Such sweeping reforms should be grounded in inclusive engagement with a broad cross-section of stakeholders and should provide meaningful opportunities for in-depth discussion of significant new policy concepts and regulatory approaches. Unfortunately, the Code Revision (CR) process has too often fallen short of that standard and has proceeded at an unnecessarily accelerated pace.

CR 2.0, consisting of 284 pages of code provisions along with detailed and complex zoning maps, was released on November 18, 2026. All three open houses intended to introduce and explain these sweeping changes were held the week before Thanksgiving—at a time when many residents were traveling or preparing for the holiday. Although Planning Department staff worked diligently through December and January, the initial mid-February deadline for public comment effectively precluded meaningful dialogue. It is difficult to reconcile a 12-week review period with the reality that six of those weeks fell during the Thanksgiving and Christmas holiday season. While the City ultimately extended the comment period by two weeks, that extension did not include additional time for structured meetings or substantive public discussion.

Requests for frequently asked questions and topic-specific, in-depth discussions on new and complex concepts—such as sublots and the rezoning of Houses of Worship to MX-3—have largely gone unanswered, likely due to the compressed timeline. Moreover, throughout the process there has appeared to be limited internal coordination and alignment among key City agencies on cross-cutting issues, another indication that the pace of the process has impeded thoughtful collaboration.

Compounding these concerns has been the City's reliance on cumbersome technology, still under development while in active use, as the primary mechanism for gathering public comment. The platform does not function well on phones or tablets, creating additional barriers for residents who are already navigating complex materials while balancing work, family responsibilities, and daily life. Many city residents remain unaware of the magnitude of the changes under consideration. The process should be broadened, more accessible, and paced to allow genuine understanding and engagement, rather than rushed at each stage.

The City of Richmond can—and should—do better when undertaking reforms of this magnitude.

I appreciate the opportunity to provide input and look forward to seeing how these comments and others are reflected in the next draft.

Sincerely,

Sarah E. Hatton
4817 W. Seminary Ave.
Richmond, VA 23227
[redacted]

cc: Kenya Gibson (by email)

From: PDR Zoning Administration
To: Pitts, Marianne G. - PDR; Mercer, Brian P. - PDR
Cc: Vonck, Kevin J. - PDR
Subject: FW: Opposition to Code Refresh Draft 2
Date: Monday, March 2, 2026 9:20:23 AM

FYI.

William C. Davidson
Zoning Administrator

Email: Chuck.Davidson@RVA.gov

(804) 646-6353: Direct
(804) 646-6340: Office

900 East Broad Street
City Hall – Room 110
Richmond, Virginia 23219

To access the Zoning Webpage, click on: Zoning Administration
To access the Zoning Code, click on: Zoning Ordinance
For GIS map information, click on: City Zoning Map

The Online Permit Portal (OPP) is available and is to be used for submissions for many plan types and shall be used for all Residential (Building, Electrical, Gas Piping, Mechanical & Plumbing), Certificate of Zoning Compliance (CZC) and Site Plan applications. Create your OPP account here: www.rva.gov/planning-development-review/online-permit-portal

Zoning Confirmation Letter (ZCL) requests can be submitted electronically by completing the form and submitting it by E-mail to: PDRZoningAdministration@Richmondgov.com. Once received, a Zoning Staff member will review and process the request and you will be invoiced for payment utilizing the OPP system.

Restaurant and other similar Assembly Use Group facilities require an updated Certificate of Occupancy ("H-permit").

Any OPP software technical issue questions should be submitted to CSShelp@Richmondgov.com.

From: Fred & Mitzi Golod <fmgolod@yahoo.com>
Sent: Sunday, March 1, 2026 3:44 PM
To: Mayor Danny Avula <RVAmayor@rva.gov>; Gibson, Kenya J. - City Council <Kenya.Gibson@rva.gov>
Cc: PDR Zoning Administration <DCDZoningAdministration@rva.gov>; Katie Cortez <cortez.kathleenec@gmail.com>
Subject: Opposition to Code Refresh Draft 2

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Mayor Avula and Councilperson Gibson,

We are writing again in opposition to the Zoning Refresh changes proposed for our neighborhood, Historic Ginter Park. While there were some positive modifications in Draft 2, the primary concerns remain and a significant new one added.

- The elimination of lot depths and increased building coverage will, we believe as does Hon. Marty Jewell, end back yard green spaces in the City. The COVID quarantine reminded us of the importance of green space for mental health. Additionally, our neighborhood also helps support an ecosystem that includes raptors.
- With the increased density and no limitations to the maximum number of unrelated residents, there will be more competition from commercial developers to build rental properties, instead of opportunity for private ownership. Developers only invest in properties that generate returns greater than the investment costs and risks, and without incentives, not affordable housing.
- These changes will also increase the number of vehicles and traffic.
- With no parking considerations required, our street will be lined with vehicles on both sides, allowing one vehicle at most to pass.
- Zoning religious institutions as MX-3 is incompatible with surrounding properties in residential neighborhoods. At a meeting hosted by Councilperson Gibson, Mr. Vonck said this might need refinement. This should have been vetted **before** publication and the impacted areas walked with community leaders instead of promoting such incompatible changes.
- Mr. Vonck also said it may be up to communities to work for protections for their neighborhoods. This would seem an inequitable strategy, with additional burden placed on private property owners.

Richmond's zoning code needs to be updated. We need more affordable housing and plans for growth. However, the process has been wrong from the beginning. Richmond's neighborhoods are iconic and unique. Planners should first meet with community leaders to develop strategies to accomplish the goals of the Richmond 300 Plan. Instead of working together towards a new vision, drastic changes are proposed and we have to raise our voices to protect the characteristics that define our neighborhoods and city.

Mitzi R. Golod
3216 Noble Avenue

March 1, 2026

Via email ([redacted]

Kevin Vonck
Director of Richmond Department of Planning and Development Review (DPDR)

Director Vonck,

As a resident of Ginter Park neighborhood, which is part of the city's the third district, I am writing to offer comments on the second draft of the zoning maps and related ordinance provisions released to the public on November 18, 2025. The following comments express my concern with the lack of communication and thoughtful discourse regarding the proposed rezoning.

Multiple CR proposals do not align with the basic precept of Richmond 300 to "preserve the character of neighborhoods by using gradual context-sensitive infill", and would hasten the demise of neighborhoods.

1. **The City should retain current zoning which only allows a primary dwelling unit and an auxiliary dwelling unit (ADU) on a detached residential property.**

   Residential properties currently zoned for single detached or attached dwellings should remain limited to one primary dwelling unit and one accessory dwelling unit (ADU). There has been very little discussion of how property owners would be incentivized to use ADUs to advance affordable or attainable housing goals rather than short-term rental use.

2. References to the "preservation bonus" do not significantly temper excessive density proposed in the first draft and cannot be support as written.

3. I oppose the introduction of sublots. There is insufficient evidence to support the claim that sublots meaningfully advance missing middle or starter home housing. By contrast, the detriments are well documented:

   a. inconsistent lot divisions
   b. insufficient infrastructure
   c. compromised emergency access
   d. excessive development of short-term rentals
   e. impacts to water, sewage, parking, and the capacity of the local schools

4. **The City should retain existing zoning regarding the permitted size of an ADU at a detached residential property that is a primary residence.**

   The recently adopted ADU provisions have not yet had sufficient time to take effect and be evaluated, and expanding them further without further investigation of economic impact and sustainability is premature.

Maintaining and expanding tree canopy and green space throughout the city.

1. **Certain CR requirements related to sidewalk size and placement may inadvertently undermine the long-term health and viability of street trees.**

   City planning staff should consult with certified arborists and urban forestry experts sustain healthy urban green spaces to align with the City's canopy goals.

2. **I strongly disagree with the proposal to establish a "tree fund" to which developers can pay as an alternative to planting trees in new developments.**

   A tree fund in no way places accountability on developers to manage and maintain green spaces or sufficient canopies on properties under development.

   The CR process would benefit from more communication and dialogue with residents throughout the city.

   Please consider implementation of a true and thorough public comment period to review all recommendations of CR 2.0, for a minimum of 90 days.

Thank you for the opportunity to provide input.

Sincerely,

M. Harrison
Richmond, VA

March 1, 2026

BY EMAIL ([redacted]

Kevin Vonck
Director of Richmond Department of Planning and Development Review (DPDR)

Director Vonck,

I am writing to offer comments on the second draft of the zoning maps and related ordinance provisions released to the public on November 18, 2025. I am extremely concerned about the lack of transparent communication and meaningful, inclusive public engagement surrounding what represents the most sweeping overhaul of Richmond's zoning code — and the most significant expansion of by-right development — in the past century. I write as a resident of Ginter Park neighborhood, which is part of the city's the third district.

I offer the following comments:

Multiple CR proposals do not align with the basic precept of Richmond 300 to "preserve the character of neighborhoods by using gradual context-sensitive infill", and would hasten the demise of neighborhoods.

1. **The City should retain current zoning which only allows a primary dwelling unit and an auxiliary dwelling unit (ADU) on a detached residential property.**

   Residential properties currently zoned for single detached or attached dwellings should remain limited to one primary dwelling unit and one accessory dwelling unit (ADU). The by-right allowance of ADUs, adopted in September 2023, already represents a meaningful increase in incremental density. It is premature to expand density further by permitting an additional full residential unit before evaluating how the existing ADU framework has functioned. To date, DPDR has offered little data or analysis demonstrating how the revised ADU provisions have been utilized over the past two years or why changes to allowable floor area and height are warranted — particularly if such revisions are intended to accommodate a third dwelling unit. Moreover, there has been no substantive discussion of how property owners would be incentivized to use ADUs to advance affordable or attainable housing goals rather than short-term rental use.

2. Although the "preservation bonus" moderates some of the excessive density proposed in the first draft, it still represents an approach that is too aggressive and too rapid in its implementation, and I cannot support it in its current form.

3. I strongly oppose the introduction of sublots. There is little credible evidence to support the claim that sublots meaningfully advance missing middle or starter home housing. By contrast, the negative consequences are clear and well documented: inconsistent lot divisions, disputes among sublot owners over property rights, reduced access to air and light, strain on existing infrastructure, compromised emergency access, and a proliferation of short-term rentals, among other concerns to include the impacts to water, sewage, parking, and the capacity of the local schools. Allowing a property owner to expand use through a second dwelling unit or ADU is one matter; fragmenting those units into separate ownership structures, however, creates complexity and conflict that undermine neighborhood stability.

4. **The City should retain existing zoning regarding the permitted size of an ADU at a detached residential property that is a primary residence.**

   Under the zoning changes adopted in September 2023, a homeowner may construct an ADU of up to 500 square feet or one-third of the primary residence's floor area, whichever is greater. Both drafts of the current proposal would expand that allowance by permitting ADUs of up to 1,000 square feet by right on any detached residential lot, thereby substantially increasing the potential size and scale of these units. The recently adopted ADU provisions have not yet had sufficient time to take effect and be evaluated, and expanding them further at this stage is premature and unnecessary.

5. **The City should clearly establish a reasonable limit—no more than three to four—on the number of unrelated individuals permitted to reside in a single dwelling unit and should retain the longstanding requirement that such individuals live together as a single housekeeping unit.**

   Under the current zoning framework, the definition of "family" limits occupancy to no more than three unrelated individuals who are living together as a housekeeping unit. The proposed CR, however, appears to allow up to eight unrelated individuals to occupy a single dwelling unit. This represents a significant departure from the existing standard and is double the three-to-four-person limit that several other Virginia jurisdictions have recently adopted when modernizing their zoning ordinances.

   This issue arises because the CR eliminates the definition of "family" from the zoning code. That definition currently provides both the numerical cap on unrelated occupants and the requirement that they function as a cohesive housekeeping unit. In its place, the CR defines "household living" as residential occupancy by a "household," which is described as one or more persons living together in a dwelling unit with common access to and use of all living, kitchen,

and eating areas, with tenancy arranged for 30 days or more. While this language addresses shared access to common areas, it removes meaningful occupancy limits and eliminates the expectation that residents operate as a single housekeeping unit.

If adopted, this provision could result in a substantial and potentially exponential increase in density within established residential neighborhoods, as up to eight unrelated individuals could occupy each dwelling unit. Such a change would materially affect neighborhood character and would likely intensify parking demand, strain infrastructure, and create additional management and accountability challenges. I strongly urge the City to adopt a standard limiting occupancy to three or four unrelated individuals and to reintroduce the requirement that residents live together as a housekeeping unit. Maintaining these guardrails will help prevent the conversion of homes into de facto high-occupancy rentals where accountability is diffuse, property maintenance suffers, and it becomes difficult for neighbors or the City to identify and contact a responsible party.

6. **The change in zoning for all houses of worship (HW) introduced in CR 2.0 is problematic and needs further thought and consideration.**

Currently, Houses of Worship (HWs) are zoned as institutional uses. Under CR 2.0, they would be rezoned to MX-3, a mixed-use designation that permits up to three stories of residential and/or commercial development by right. This change appears intended to provide HWs with greater flexibility to adapt their properties for evolving needs, such as adding a daycare center or developing housing units. However, the MX-3 designation allows a broad array of commercial uses and multifamily development up to three stories by right, including entirely commercial buildings. Applying this one-size-fits-all zoning category to all HW properties does not adequately account for the wide variation in site size, existing amenities, and neighborhood context. Many HWs are located within or directly adjacent to established residential neighborhoods, where certain by-right commercial uses permitted under MX-3 would be incompatible with the surrounding character. For example, in Ginter Park alone there are ten HWs situated squarely within residential blocks. Rezoning these properties to MX-3 could substantially increase allowable density and intensity of use without regard to the existing conditions of the site or its neighborhood setting.

I support allowing HWs to thoughtfully evolve in ways that further their missions, including efforts to provide affordable housing. I also recognize that the current special use permit process can be time-consuming and costly for institutions seeking to undertake new initiatives. To address these concerns, I would support the creation of a more streamlined approval pathway for mission-based projects undertaken by HWs. However, any such process should still

include meaningful community notice, dialogue, and opportunity for public input to ensure that proposed changes are context-sensitive and aligned with neighborhood character.

Maintaining and expanding tree canopy and green space throughout the city.

Richmond 300 sets an ambitious and important goal of increasing the City's tree canopy coverage from 42 percent to 60 percent by 2037. In light of that objective, it was concerning that the first draft of the Code Revision (CR) did not meaningfully address tree canopy standards. It is encouraging that CR 2.0 introduces provisions intended to support the preservation and expansion of the tree canopy in connection with new development. However, these provisions warrant further refinement to ensure they are effective in practice.

1. **Certain CR requirements related to sidewalk size and placement may inadvertently undermine the long-term health and viability of street trees.**

   Adequate soil volume and root space are essential for trees to establish and thrive. I recommend that City planning staff consult with certified arborists and urban forestry experts to determine the appropriate spacing and design standards necessary to sustain healthy tree growth, and that sidewalk and streetscape requirements be calibrated accordingly to align with the City's canopy goals.

2. **I strongly disagree with the proposal to establish a "tree fund" to which developers can pay as an alternative to planting trees in new developments.**

   The proposed approach would allow a developer to satisfy tree canopy requirements by contributing to a tree fund in circumstances where on-site planting is deemed infeasible, with those funds then used to plant trees elsewhere in the city. While this concept may offer administrative flexibility, it raises significant concerns about whether it meaningfully advances the City's canopy goals at the neighborhood level.

   Across the city, neighborhoods and community organizations reviewing the Code Revision have consistently identified expanded tree canopy and increased green space as top priorities. This concern is especially pressing as summers grow hotter and the impacts of urban heat islands intensify. A healthy tree canopy mitigates heat, improves air quality, manages stormwater, and enhances overall environmental resilience.

Residents of new developments that include few or no trees will not experience the benefits of trees planted in another part of the city. Tree canopy expansion must occur where development is taking place in order to equitably distribute environmental benefits and preserve neighborhood livability. Creating a tree fund as an alternative compliance mechanism risks making it too easy for developers to opt out of on-site planting, thereby undermining the City's stated goal of increasing canopy coverage. Developers should be expected to prioritize and incorporate meaningful tree preservation and planting into their site designs whenever feasible, rather than defaulting to a payment option.

The CR process has been rushed and less than adequate and would benefit from more communication and dialogue with residents throughout the city.

A comprehensive rewrite of the zoning code and land use regulations—one that will profoundly shape the future of Richmond—demands a deliberate, well-researched, and thoroughly vetted process. Such sweeping reforms should be grounded in inclusive engagement with a broad cross-section of stakeholders and should provide meaningful opportunities for in-depth discussion of significant new policy concepts and regulatory approaches. Unfortunately, the Code Revision (CR) process has too often fallen short of that standard and has proceeded at an unnecessarily accelerated pace.

CR 2.0, consisting of 284 pages of code provisions along with detailed and complex zoning maps, was released on November 18, 2026. All three open houses intended to introduce and explain these sweeping changes were held the week before Thanksgiving—at a time when many residents were traveling or preparing for the holiday. Although Planning Department staff worked diligently through December and January, the initial mid-February deadline for public comment effectively precluded meaningful dialogue. It is difficult to reconcile a 12-week review period with the reality that six of those weeks fell during the Thanksgiving and Christmas holiday season. While the City ultimately extended the comment period by two weeks, that extension did not include additional time for structured meetings or substantive public discussion.

Requests for frequently asked questions and topic-specific, in-depth discussions on new and complex concepts—such as sublots and the rezoning of Houses of Worship to MX-3—have largely gone unanswered, likely due to the compressed timeline. Moreover, throughout the process there has appeared to be limited internal coordination and alignment among key City agencies on cross-cutting issues, another indication that the pace of the process has impeded thoughtful collaboration.

Compounding these concerns has been the City's reliance on cumbersome technology, still under development while in active use, as the primary mechanism for gathering public comment. The platform does not function well on phones or tablets, creating additional barriers for residents who are already navigating complex materials while balancing work, family responsibilities, and daily life. Many city residents remain unaware of the magnitude of the changes under consideration. The process should be broadened, more accessible, and paced to allow genuine understanding and engagement, rather than rushed at each stage.

The City of Richmond can—and should—do better when undertaking reforms of this magnitude.

I appreciate the opportunity to provide input and look forward to seeing how these comments and others are reflected in the next draft.

Sincerely,

Sarah E. Hatton
4817 W. Seminary Ave.
Richmond, VA 23227
[redacted]

cc: Kenya Gibson (by email)

From: Carroll Jamison
To: Richmond300
Subject: Code refresh
Date: Monday, February 9, 2026 1:08:52 PM

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To the city:

I believe that Code Refresh is very inappropriate for our Ginter Park/laburnum Park neighborhood. Thank you for reconsidering setbacks and lot densities.

Carroll Jamison
1408 Palmyra Ave

From: g
To: Richmond300
Cc: Pitts, Marianne G. - PDR; Gibson, Kenya J. - City Council; Elliott, Sarandon C. - City Council
Subject: Comments on Code Refresh Draft 2
Date: Sunday, March 1, 2026 9:55:45 PM

You don't often get email from [redacted] Learn why this is important

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

Dear Dr. Vonck:

I have appreciated how Planning and Development and the consulting team listened to our concerns about Draft 1 of Code Refresh. While some of those concerns were addressed, some were not, and there are also new concerns with Draft 2.

The "one size fits all" issue continues with Draft 2. This is a problem in many areas, but most prominently in the designation of all church property throughout the city, no matter how large or small the property, or its location. Within the Ginter Park Residents Association (Ginter Park and Laburnum Park), there are at least 10 churches designated MX-3. Some properties stretch from Chamberlayne or Brook to the parallel RD-A streets, some are surrounded by RD-A blocks. One is in a house in the middle of an RD-A block on Brook. MX-3 allows up to 80% lot coverage, which is significantly more than the allowable lot coverages for the surrounding RD districts throughout the rest of the neighborhood, front yard setbacks are also significantly different than the surrounding RD districts. It brings a wide-variety of uses into residential neighborhoods. A microbrewery allowed by right? Really? One-size zoning does not and should not be applied. The zoning needs to revert to context and a Special Use Permit should be required to develop these properties.

It seems that one motivation for the MX-3 for churches is to insert commercial property into residential areas. This brings up a major concern about the Use Permissions for Residential and Mixed Use zoning categories. Draft 2 has increased the allowable square footage of commercial uses within a residential district from 1,500 to 3,000 sq.ft. with a Conditional Use Permit and even more uses allowed in an MX district. But what does a Conditional Use Permit mean? Is it the current Conditional Use Permit ordinance, or will the CUP ordinance be revised? And if so, how? The current ordinance was not written to apply to the myriad uses now proposed for residential districts, it is vague, and it does not offer residents a voice in the decision process of whether Planning and Development recommends approval to the Planning Commission. I know from attending the ZAC meetings that discussion of the CUP is "on the agenda" at some point in the future. This has truly put the cart before the horse. How can all these uses be proposed and evaluated when we have no idea what a CUP is going to mean?

The reduction in RM and MX side and rear setback requirements from what is currently exists, as well as the 80% lot coverage, could lead to new development significantly our of scale to existing development. Consider adding a lot density contextual requirement, for instance by-right lot coverage cannot exceed by 50% the lot coverage of neighboring properties.

While a neighborhood can benefit from commercial uses, the new zoning would allow such uses in many areas in the middle of the street, by right and with no parking requirements and no input from residents.

The change of Brook Road in the block south of Azalea from MX-6 to MX-3 is welcome. The change on Azalea between Brook and Azalea from MX-6 to MX-5 is not enough as these properties abut RD-B residences that are only one and a half or two stories. Azalea should be changed to MX-3 or MX-4.

One size does not fit all.

Sincerely,

Meg Lawrence

March 1, 2026

BY EMAIL ([redacted]

Kevin Vonck
Director of Richmond Department of Planning and Development Review (DPDR)

Director Vonck,

I am writing to offer comments on the second draft of the zoning maps and related ordinance provisions released to the public on November 18, 2025. I am extremely concerned about the lack of transparent communication and meaningful, inclusive public engagement surrounding what represents the most sweeping overhaul of Richmond's zoning code — and the most significant expansion of by-right development — in the past century. I write as a resident of Ginter Park neighborhood, which is part of the city's the third district.

I offer the following comments:

Multiple CR proposals do not align with the basic precept of Richmond 300 to "preserve the character of neighborhoods by using gradual context-sensitive infill", and would hasten the demise of neighborhoods.

1. **The City should retain current zoning which only allows a primary dwelling unit and an auxiliary dwelling unit (ADU) on a detached residential property.**

   Residential properties currently zoned for single detached or attached dwellings should remain limited to one primary dwelling unit and one accessory dwelling unit (ADU). The by-right allowance of ADUs, adopted in September 2023, already represents a meaningful increase in incremental density. It is premature to expand density further by permitting an additional full residential unit before evaluating how the existing ADU framework has functioned. To date, DPDR has offered little data or analysis demonstrating how the revised ADU provisions have been utilized over the past two years or why changes to allowable floor area and height are warranted — particularly if such revisions are intended to accommodate a third dwelling unit. Moreover, there has been no substantive discussion of how property owners would be incentivized to use ADUs to advance affordable or attainable housing goals rather than short-term rental use.

2. Although the "preservation bonus" moderates some of the excessive density proposed in the first draft, it still represents an approach that is too aggressive and too rapid in its implementation, and I cannot support it in its current form.

3. I strongly oppose the introduction of sublots. There is little credible evidence to support the claim that sublots meaningfully advance missing middle or starter home housing. By contrast, the negative consequences are clear and well documented: inconsistent lot divisions, disputes among sublot owners over property rights, reduced access to air and light, strain on existing infrastructure, compromised emergency access, and a proliferation of short-term rentals, among other concerns to include the impacts to water, sewage, parking, and the capacity of the local schools. Allowing a property owner to expand use through a second dwelling unit or ADU is one matter; fragmenting those units into separate ownership structures, however, creates complexity and conflict that undermine neighborhood stability.

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   Under the zoning changes adopted in September 2023, a homeowner may construct an ADU of up to 500 square feet or one-third of the primary residence's floor area, whichever is greater. Both drafts of the current proposal would expand that allowance by permitting ADUs of up to 1,000 square feet by right on any detached residential lot, thereby substantially increasing the potential size and scale of these units. The recently adopted ADU provisions have not yet had sufficient time to take effect and be evaluated, and expanding them further at this stage is premature and unnecessary.

5. **The City should clearly establish a reasonable limit—no more than three to four—on the number of unrelated individuals permitted to reside in a single dwelling unit and should retain the longstanding requirement that such individuals live together as a single housekeeping unit.**

   Under the current zoning framework, the definition of "family" limits occupancy to no more than three unrelated individuals who are living together as a housekeeping unit. The proposed CR, however, appears to allow up to eight unrelated individuals to occupy a single dwelling unit. This represents a significant departure from the existing standard and is double the three-to-four-person limit that several other Virginia jurisdictions have recently adopted when modernizing their zoning ordinances.

   This issue arises because the CR eliminates the definition of "family" from the zoning code. That definition currently provides both the numerical cap on unrelated occupants and the requirement that they function as a cohesive housekeeping unit. In its place, the CR defines "household living" as residential occupancy by a "household," which is described as one or more persons living together in a dwelling unit with common access to and use of all living, kitchen,

and eating areas, with tenancy arranged for 30 days or more. While this language addresses shared access to common areas, it removes meaningful occupancy limits and eliminates the expectation that residents operate as a single housekeeping unit.

If adopted, this provision could result in a substantial and potentially exponential increase in density within established residential neighborhoods, as up to eight unrelated individuals could occupy each dwelling unit. Such a change would materially affect neighborhood character and would likely intensify parking demand, strain infrastructure, and create additional management and accountability challenges. I strongly urge the City to adopt a standard limiting occupancy to three or four unrelated individuals and to reintroduce the requirement that residents live together as a housekeeping unit. Maintaining these guardrails will help prevent the conversion of homes into de facto high-occupancy rentals where accountability is diffuse, property maintenance suffers, and it becomes difficult for neighbors or the City to identify and contact a responsible party.

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include meaningful community notice, dialogue, and opportunity for public input to ensure that proposed changes are context-sensitive and aligned with neighborhood character.

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1. **Certain CR requirements related to sidewalk size and placement may inadvertently undermine the long-term health and viability of street trees.**

   Adequate soil volume and root space are essential for trees to establish and thrive. I recommend that City planning staff consult with certified arborists and urban forestry experts to determine the appropriate spacing and design standards necessary to sustain healthy tree growth, and that sidewalk and streetscape requirements be calibrated accordingly to align with the City's canopy goals.

2. **I strongly disagree with the proposal to establish a "tree fund" to which developers can pay as an alternative to planting trees in new developments.**

   The proposed approach would allow a developer to satisfy tree canopy requirements by contributing to a tree fund in circumstances where on-site planting is deemed infeasible, with those funds then used to plant trees elsewhere in the city. While this concept may offer administrative flexibility, it raises significant concerns about whether it meaningfully advances the City's canopy goals at the neighborhood level.

   Across the city, neighborhoods and community organizations reviewing the Code Revision have consistently identified expanded tree canopy and increased green space as top priorities. This concern is especially pressing as summers grow hotter and the impacts of urban heat islands intensify. A healthy tree canopy mitigates heat, improves air quality, manages stormwater, and enhances overall environmental resilience.

Residents of new developments that include few or no trees will not experience the benefits of trees planted in another part of the city. Tree canopy expansion must occur where development is taking place in order to equitably distribute environmental benefits and preserve neighborhood livability. Creating a tree fund as an alternative compliance mechanism risks making it too easy for developers to opt out of on-site planting, thereby undermining the City's stated goal of increasing canopy coverage. Developers should be expected to prioritize and incorporate meaningful tree preservation and planting into their site designs whenever feasible, rather than defaulting to a payment option.

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A comprehensive rewrite of the zoning code and land use regulations—one that will profoundly shape the future of Richmond—demands a deliberate, well-researched, and thoroughly vetted process. Such sweeping reforms should be grounded in inclusive engagement with a broad cross-section of stakeholders and should provide meaningful opportunities for in-depth discussion of significant new policy concepts and regulatory approaches. Unfortunately, the Code Revision (CR) process has too often fallen short of that standard and has proceeded at an unnecessarily accelerated pace.

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Requests for frequently asked questions and topic-specific, in-depth discussions on new and complex concepts—such as sublots and the rezoning of Houses of Worship to MX-3—have largely gone unanswered, likely due to the compressed timeline. Moreover, throughout the process there has appeared to be limited internal coordination and alignment among key City agencies on cross-cutting issues, another indication that the pace of the process has impeded thoughtful collaboration.

Compounding these concerns has been the City's reliance on cumbersome technology, still under development while in active use, as the primary mechanism for gathering public comment. The platform does not function well on phones or tablets, creating additional barriers for residents who are already navigating complex materials while balancing work, family responsibilities, and daily life. Many city residents remain unaware of the magnitude of the changes under consideration. The process should be broadened, more accessible, and paced to allow genuine understanding and engagement, rather than rushed at each stage.

The City of Richmond can—and should—do better when undertaking reforms of this magnitude.

I appreciate the opportunity to provide input and look forward to seeing how these comments and others are reflected in the next draft.

Sincerely,

Mari Mackey
4816 W. Seminary Ave.
Richmond, VA 23227
[redacted]

cc: Kenya Gibson (by email)

From: john Roberts
To: Richmond300; The Weisensales; john Roberts
Subject: Re: Code Refresh
Date: Tuesday, February 24, 2026 9:23:50 AM

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

And residential lots less than !/2 acre in areas like Ginter Park and Bellevue should be limited to 30% coverage by all buildings with similar setbacks as mentioned earlier.

John M Roberts

Saving biodiversity saves us!

3204 Hawthorne Ave Richmond , VA 23222 USA 804 329-6879

Please note, I may not access internet for a few days, or longer if travelling. You can always leave a message on my home phone.

On Monday, 23 February 2026 at 16:45:24 GMT-5, john Roberts <[redacted]> wrote:

Lots like those in Ginter Park which are over one half acre in size should be limited to 25% of the lot being used for dwellings including garages.

Lots along Chamberlayne through Ginter Park should be limited to 40% of the lot being used for dwellings.

Setbacks from the back of the lot should be 25 feet for first floor, 40 for 2nd floor, 55 for third.

John M Roberts

Saving biodiversity saves us!

3204 Hawthorne Ave Richmond , VA 23222 USA 804 329-6879

Please note, I may not access internet for a few days, or longer if travelling. You can always leave a message on my home phone.

From: mark rubin
To: Richmond300
Subject: Code Refresh comments
Date: Sunday, March 1, 2026 5:34:22 PM

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I reside at 1606 Laburnum Park Boulevard and have lived in the City of Richmond for over 40 years. I write to provide comments on the second draft of the zoning maps and related provisions of the zoning ordinance released on November 18, 2025.

My major concern with the draft is that it will remote increased density but do little, if anything, to meet its purported goal of increasing affordable housing in the City. Nor do I believe that the proposed increased density will preserve my neighborhood's character with"gradual, context sensitive in-fill", a foundational concept of Richmond 300.

Specifically, I object to changes in the existing Code regarding the permitted size of an ADU at a detached at a detached residential unit that is a primary residence. We have yet to see the effects of the last change instituted in 2023. More time is necessary to understand that change before broadening it.

--
Mark E. Rubin
(cell) 804-241-9890

From: Mercer, Brian P. - PDR
To: Pitts, Marianne G. - PDR
Subject: FW: Code Refresh comment period
Date: Monday, March 2, 2026 9:03:17 AM

Public comment to include for Draft 2.

From: R Gerber <rochelle.n.gerber@gmail.com>
Sent: Sunday, March 1, 2026 9:20 AM
To: Mercer, Brian P. - PDR <Brian.Mercer@rva.gov>
Cc: Gibson, Kenya J. - City Council <Kenya.Gibson@rva.gov>
Subject: Code Refresh comment period

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Mr. Mercer and City of Richmond Planning Department-

My spouse attended the Ginter Park Terrace Association meeting 2/25/2026, to learn about the Code Refresh plans that your office is implementing in Northside. I understand the comment period expires today.

Sir, respectfully, please understand Richmond Department of Public Works and Department of Public Utilities are not capable of their current duties, much less prepared to handle more density in this area. If you live in the City proper, you know this already. I have been here since 2006, and the only improvement I've seen recently that I concur with is the removal of traffic lights and installation of stop signs on Overbrook.

It is not uncommon or unexpected to go two to three weeks without trash pickup. Our sewer lines overflow into our neighbor's basements due to the poor infrastructure of our sewage and waste systems. Our street floods due to runoff and poor drainage, and sewers overflow in hard storms. Our alley maintenance is now every two years instead of one. There is zero coordination between DPU and DPW projects and third party contractors that pave our streets weeks prior to ripping swaths of pavement to patch sewage lines - work that has been planned for years.

The traffic management in this area is abysmal. Case in point, the city directly disregarded the results of the Hermitage Laburnum studies that they spend hundreds of thousands of dollars on to complete, and employed some other tactic which has

increased traffic congestion at that intersection, and diverted more traffic through residential side streets. Something as simple as inadequate light timing and need to expand turning lanes hasn't happened despite obvious years-long needs. Our crosswalk was never completed. Traffic sign installation is often incorrect. We haven't even been able to get a more pronounced DO NOT ENTER sign at the end of our one way street. This is all to the detriment of the residents that live here. My point is this. The city of Richmond rarely makes good decisions for its residents. It is poorly managed, plans are poorly executed, and any amount of planning on top of a rotting foundation only serves to infect the current occupants with more derision toward City leaders and workers.

I understand the issues with need for more housing. I do. I also know that the city disregarded 4' setback on my neighbor's ADU - that their trash flows over weekly because of the failure of the city to account for the additional waste incurred by three extra residents on that property. Our parking is extremely congested because of their extra ADU residents and multitude of visitors. Furthermore, I have zero faith that adding "affordable housing," built and managed by private equity will actually be affordable to anyone in actual need of housing.

This area is a heat sink, and we are rapidly losing our tree canopy. This tree canopy shielded many of us from rising utility rates for many years - and it too, is poorly managed. Urban forestry is burdened with maintenance requests, and rather than maintain what we have, they frequently elect to remove the trees that are our best defense against rising temperatures.

While I am encouraged to see more businesses taking interest in the Brookland Park Corridor, realize there is inadequate parking for what we presently have. Our past (not current) councilperson employed the City to remove parking barriers in front of three fire hydrants along BPB to increase parking. There seems no end to the foolish decisions and poor execution of city workers here. Truly.

I realize the city has already made their decision, and your Code Refresh will likely more forward despite my personal objection and without regard to those of use who live in this neighborhood. But the above is legitimate commentary. Ask anyone who lives here.

Respectfully,

Rochelle Gerber
3045 Montrose Ave

From: Kristen Alas
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh – Glenburnie Neighborhood
Date: Sunday, March 1, 2026 8:37:42 PM

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Hello,

We are residents of the Glenburnie neighborhood and am writing to express concerns regarding the proposed Code Refresh revisions.

While we appreciate the City's goals of encouraging growth and expanding housing opportunities, several provisions raise significant issues for established residential neighborhoods like ours:

• **Citywide "Three Units By Right" Provision**
Allowing up to three dwelling units by right on every lot, combined with the elimination of minimum lot sizes and reduced setbacks, reflects a "one size fits all" approach. Glenburnie was developed with specific spacing, green space, and scale that will not be compatible with blanket density increases.

• **Elimination of Minimum Lot Size & Reduced Setbacks**
The removal of the 7,500 square foot minimum lot size and reduction of front, side, and rear setbacks are concerning. Setbacks preserve light, air, privacy, tree canopy, and stormwater absorption (all critical elements of neighborhood livability).

• **Sublot Subdivision Provisions**
Permitting subdivision of existing parcels into multiple independently owned lots may lead to parking conflicts, congestion, utility complications, and enforcement challenges.

• **Repeal of the "Household" Definition**
Removing reasonable limits on unrelated occupants could unintentionally encourage overcrowding and alter the character of single-family residential areas.

• **Automatic Rezoning of Church Properties to MX-3 Commercial**
Blanket rezoning without context-sensitive review risks introducing development patterns incompatible with surrounding residential uses.

• **Patterson Avenue Vacant Lot Rezoning**
I strongly oppose rezoning this parcel to MX-3 Commercial. While mixed-use development may be appropriate within the Libbie/Patterson corridor, extending commercial entitlements directly adjacent to homes and parkland is incompatible. A 45-foot structure would be out of scale with Glenburnie Park and nearby residences.

• **Infrastructure Capacity Concerns**
Before implementing sweeping density changes, infrastructure impacts should be carefully studied. Glenburnie's streets, drainage systems, and parking conditions were not designed for tripled density on every parcel.

We respectfully urge the City to adopt a more context-sensitive approach — directing higher density toward major corridors, transit-accessible areas, and existing commercial districts, while preserving the integrity of established interior residential neighborhoods.

Thank you for your time and consideration.

Sincerely,
Kristen Alas

5304 Bewdley Road, Richmond VA 23226

From: Ethan Atticks
To: Richmond300
Cc: Breton, Andrew S. - City Council; ANGELS SIMON
Subject: Formal Opposition to Proposed Zoning Changes – Glenburnie Neighborhood
Date: Sunday, March 1, 2026 6:09:26 PM

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Dear City Planning Department

I am a resident of Glenburnie writing to express deep concern regarding the "one size fits all" nature of the proposed zoning changes. As currently understood, these updates appear incompatible with the infrastructure, safety, and character of our specific community.

Our neighborhood, tucked between Grove and Patterson Avenues, functions as a quiet, single-family "village." Because our lot sizes are modest and most homes lack driveways, we rely heavily on street parking. Some of our streets are already so narrow that two-way traffic is difficult; any increase in density would likely render these thoroughfares impassable for residents and, more critically, emergency vehicles.

Furthermore, our community is defined by its young families and children who utilize these streets as shared play spaces. Transitioning single-family lots into multi-unit condominiums would not only diminish the neighborhood's integrity and home values but would overwhelm an infrastructure never designed for such intensity.

While I support the city's need to evolve, I respectfully request that the Planning Department move away from a blanket policy. We need neighborhood-specific protections that respect the physical limitations and established character of areas like Glenburnie.

Thank you for your time and for protecting the diversity of Richmond's neighborhoods.

Ethan Atticks
5409 Ditchley Road
Richmond VA 23226

From: GREGG BOND
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: RICHMOND 300 COMMENT
Date: Monday, March 2, 2026 7:08:38 AM

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To Whom It May Concern/Mr. Breton:

I am a Glenburnie resident. I live at 602 Seneca Road. I am 100% against the detailed proposal for many reasons. Outside of destroying some of the nicest neighborhoods, not only in the CIty of Richmond, but the entire metro area, I would against you to do a deep and serious analysis on all aspects. For example, Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity.

Where my house is located on Seneca,any major rain storm overwhelms the storm system at the bottom of Glenburnie (in front of my house). That is just one example, that occurs on average 6x per year.

Glenburnie's streets, sidewalks, drainage systems, and on-street parking were not designed for tripled density on every parcel. Increased congestion and stormwater runoff are serious concerns. Growth must be aligned with infrastructure capacity to avoid unintended consequences.

Thank you!

Regards

Gregg Bond

From: Melinda Bronson
To: Richmond300
Subject: Opposition to Code Refresh
Date: Tuesday, February 24, 2026 7:05:40 PM

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Richmond 300,

I am writing as a concerned resident of Richmond to express my opposition to the proposed "Code Refresh."

While I understand the stated goal of modernizing zoning and promoting development, I am deeply concerned about the potential unintended consequences this overhaul could have on our neighborhoods, infrastructure, and overall quality of life.

First, the proposal appears to significantly reduce neighborhood input and long-standing zoning protections that residents rely on to preserve the character and stability of their communities. Many Richmond neighborhoods have distinct historical, architectural, and cultural identities that could be undermined by broad upzoning and reduced oversight.

Second, I am concerned about infrastructure capacity. Increased density without clear, funded plans for improvements to roads, schools, drainage, public safety, and parking could strain systems that are already under pressure. Growth should be responsible and phased alongside infrastructure expansion — not precede it.

Additionally, affordability claims tied to zoning deregulation deserve careful scrutiny. There is limited evidence that large-scale upzoning alone guarantees meaningful affordability for working families. Without strong affordability requirements, we risk accelerating displacement rather than preventing it.

Richmond deserves thoughtful, balanced planning that respects existing communities while addressing housing needs. I urge you to slow this process, increase transparency, and ensure residents have meaningful opportunities to provide input before any sweeping changes are adopted.

Sincerely,

Melinda Bronson

5402 Kingsbury Rd

Richmond, VA 23226

From: Bryson, Hamilton
To: Richmond300
Cc: Boyle, Douglas
Subject: Glenburnie neighborhood re-zoning proposal
Date: Friday, March 6, 2026 12:58:14 PM

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My name is Hamilton Bryson, and I reside at 5406 Grove Ave., which is in the Glenburnie neighborhood in the west end of the City.

I write to strongly oppose any proposal to re-zone my property.

Glenburnie is a well planned development with small lots and narrow streets which was designed for single family houses only.

There is affordable housing very near by, and there is a small shopping area very near also.

I wish to point out that the City of Richmond is a very different place from northern Virginia, and what is appropriate to the ever-growing suburbs of Washington, D.C., is not appropriate across the board to the City of Richmond. High-density housing is appropriate to downtown Richmond and, perhaps, other parts of the City, but it is not appropriate across the board to the entire City.

Please do not re-zone the Glenburnie neighborhood.

Thank you for your consideration of my concerns.

Hamilton Bryson

From: Darden Cave
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Public Comment on Code Refresh – Glenburnie Neighborhood Concerns
Date: Monday, February 23, 2026 8:06:28 AM

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Dear Planning Department,

My name is Darden Cave and I live at 5401 Ditchley Road, Richmond VA 23226 in the Glenburnie neighborhood. Thank you for the opportunity to comment on the proposed Code Refresh.

I appreciate the City's efforts to modernize zoning and address housing needs. However, I have several concerns about how certain proposed changes may affect established residential neighborhoods like Glenburnie.

First, allowing three dwelling units by right on every lot, eliminating minimum lot sizes, and reducing setback requirements represents a significant shift in neighborhood character. Glenburnie is composed primarily of single-family homes on modest lots. A uniform, citywide approach may not account for the infrastructure, parking capacity, drainage, tree canopy, and scale that define and support our neighborhood.

Second, permitting sublots that allow each dwelling unit to be separately owned could lead to fragmented property ownership and increased density beyond what our streets and public services were designed to accommodate. I encourage the City to more carefully study how this would impact congestion, parking, and neighborhood cohesion.

Third, repealing the definition of "household" without a replacement standard raises questions about occupancy limits in single-family districts. Clear definitions help maintain predictability and stability in residential areas.

Additionally, rezoning all church properties to MX-3 Commercial, regardless of size or context, seems overly broad. Churches in residential neighborhoods often serve as important community anchors. A case-by-case or context-sensitive approach would better balance redevelopment flexibility with neighborhood compatibility.

Finally, the proposed rezoning of the vacant lot on Patterson Avenue (across from Willow Lawn Drive and adjacent to Glenburnie Park and nearby homes) to MX-3 Commercial is particularly concerning. While mixed-use development may be appropriate in established commercial corridors, three-story commercial development at that location would be out of scale with the adjacent park and residential properties. Retaining residential zoning would better protect the character of this area.

I respectfully ask that the Planning Department consider neighborhood-specific adjustments and greater contextual sensitivity before finalizing these changes.

Thank you for your time and consideration.

Sincerely,

Darden Cave

5401 Ditchley Road

Darden Cave
919-749-1071

From: Eva Clarke
To: Richmond300
Subject: Fwd: opposed to draft 2 of code refresh
Date: Sunday, March 1, 2026 9:21:22 PM

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Hello,

My husband Will and I moved to Richmond from NYC when we were starting a family because we wanted to live in this small city which offered a variety of distinct and charming and historic neighborhoods.

We looked at Church Hill, the Fan, the Museum District, Bon Air, Riverside Drive and the Near and far West End before finally settling on Glenburnie in the near West End for our first house. We had dogs and cats and wanted a small starter home with a small backyard for our animals and for our children. We still live in the West End off of Cary Street on Virginia Avenue.

I have watched developers knock down the small solid brick homes (the kind we wanted as a young family) to make way for taller modern multi family dwellings destroying the cohesive neighborhood with single family starter homes.

I am SO DISHEARTENED and AGAINST the Code Refresh plans for our beloved city. I understand the need for more affordable housing - yet the proposed policy that would change the zoning laws in my neighborhood and the West End from R-1 to R-3/mixed use doesn't make sense.

1) It would increase traffic along Cary Street
2) It would decrease green space, tree canopies and open spaces
3) Doesn't address their "affordable housing crisis" argument since what is being built in this area isn't "affordable", ie. newly built condos listed for $650,000 and up
4) It would negatively impact the overall feel and livability for existing homeowners who intentionally purchased their properties with the current neighborhood quality and characteristics in mind. High density living already exists in nearby neighborhoods such as The Fan and The Museum District so if anyone wants that lifestyle, they are able to easily access it.

The large supply of run-down vacant buildings in our city should be a priority - Please direct developers to invest in properties like this to improve.

I serve on the City of Richmond's Urban Design Committee. Our job is to look at proposed planning commission projects and determine if they fit the location and character of the neighborhood. Please do the same with any zoning changes.
They need to be more deliberate, consider the character of neighborhoods, SLOW down.

Thank you,
Eva and Will Clarke
205 Virginia Avenue
Richmond, VA 23226

From: happyvillec
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 8:54:01 AM

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I live in Glenburnie at 5400 Toddsbury Road and think Code Refresh is not going to work as currently presented. Too many infrastructure, city personnel, issues to work and truly improve our City. Plan needs much more work as we know this “one size fits all” approach will not work and will only create chaos in our neighborhoods. Think before you vote!
Cathy Cockrell
Sent from my iPhone

From: mark_lisa [redacted]
To: Richmond300; Breton, Andrew S. - City Council
Subject: City of Richmond 300 Code Refresh - concerns
Date: Wednesday, February 25, 2026 2:55:45 PM

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R. Mark Davis and Lisa S. Davis, 5504 Bewdley Road, Richmond, VA 23226

As a resident of Glenburnie, I wish to formally express my significant concerns regarding the new Code Refresh proposal for the City of Richmond.

1 Concerns About Sublot Subdivision

The proposal to permit each property to be subdivided into three distinct sublots presents significant concerns within our neighborhood. Introducing multiple independent ownerships on a single parcel may lead to increased congestion, parking challenges, complications with utilities, and potential disputes among neighbors. I respectfully request that the Planning Department reconsider or significantly restrict sublot provisions in established single-family residential areas.

---

2. Reinstatement of the "Household" Definition

I wish to express my concern regarding the proposed repeal of the current "household" definition, which restricts the number of unrelated individuals residing together in a single-family home. Removing this limitation may significantly alter the character of single-family neighborhoods such as Glenburnie. In the absence of a clear rationale for eliminating this provision, I respectfully request that the City consider reinstating a reasonable definition of "household" to help prevent overcrowding and maintain neighborhood stability.

---

3. Church Rezoning to MX-3 Commercial

The proposed automatic rezoning of all church properties to MX-3 Commercial raises significant concerns. Church properties differ widely in size, context, and the nature of adjacent land uses. Implementing blanket rezoning that permits three-story mixed-use development by right—including retail and restaurant uses—may not be suitable for every neighborhood. It is essential that rezoning decisions remain context-sensitive and incorporate community input, particularly where residential areas are nearby. Such developments have the potential to affect neighborhood character and may lead to increased traffic, noise, and parking demand. A more tailored zoning approach is recommended to ensure compatibility with surrounding residential areas, rather than

granting automatic commercial mixed-use entitlements.

---

4. Patterson Avenue Vacant Lot Rezoning

I respectfully object to the proposed rezoning of the vacant lot on Patterson Avenue (across from Willow Lawn Drive and adjacent to Glenburnie Park as well as the homes on Kingsbury and Tuckahoe) to MX-3 Commercial.

While mixed-use development may be suitable within the Libbie/Patterson commercial corridor, expanding it into areas directly adjacent to residential properties and parkland does not align with the character of those neighborhoods. The introduction of a three-story, 45-foot commercial building would significantly impact Glenburnie Park and nearby residences. Maintaining residential zoning for this parcel is recommended.

---

5. Neighborhood Character and Property Values

Glenburnie is a long-established residential neighborhood with a defined scale and character. While I support thoughtful growth and additional housing opportunities, zoning changes should respect existing neighborhood context. Dramatic density increases, reduced setbacks, and commercial encroachment risk undermining the stability and property values of long-term homeowners. Please incorporate neighborhood-sensitive overlays or transition zones.

---

6. Request for Phased or Context-Based Implementation

Instead of enacting comprehensive modifications across all zoning districts at once, I recommend that the City employ a phased or context-sensitive strategy. Increased density should be concentrated in proximity to major corridors, transit hubs, and established commercial areas, while maintaining the character and integrity of established residential neighborhoods such as Glenburnie.

Balanced growth requires nuance, not uniformity.

Thank you for considering my comments on Code Refresh.
R. Mark Davis
804 997-5130

From: Margaret Escalante
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Fwd: Code Refresh
Date: Thursday, February 26, 2026 5:32:41 PM

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I am resending this email that I sent in August for consideration.

---------- Forwarded message ---------
From: **Margaret Escalante** <[redacted]
Date: Thu, Aug 7, 2025 at 12:34 PM
Subject: Code Refresh
To: <[redacted] Margaret Escalante <[redacted]

Good Morning,

My husband and I purchased our home on Tuckahoe Blvd in Glenburnie 12 years ago. We bought our home before the housing boom, and have enjoyed living in our quiet neighborhood all these years. We were pleased to find a home with a nice lot to enjoy with our sons and our grandchildren. We had lived for many years in Mexico City and were delighted to arrive to Richmond where we, as senior citizens, could enjoy a more peaceful, orderly, easy life. Zoning in Mexico had changed many years ago, and the quiet street we had lived on in a lovely section of Mexico City had changed into a horrible traffic filled area with apartment buildings and businesses permitted. The traffic became unbearable. The quantity of people and cars in the neighborhood increased substantially making daily errands a chore, and sometimes impossible. I am writing today to ask that there be exemptions to your Code Refresh. There are lovely areas of this city that should be left alone, and Glenburnie, I feel, is one of them. It is a quiet peaceful neighborhood of young families and a few of us older seniors. There is a sense of community and caring here. Just beyond the boundaries of our neighborhood, we have many businesses, homes and apartment buildings that have cropped up in the last 12 years. The traffic around us has increased substantially. We understand that the city is growing, and that changes need to be made, but we are strongly suggesting that the changes be done with care to provide for growth, but to preserve old established neighborhoods like ours. I believe that the Code Refresh can be implemented, while taking into consideration the suggestions of residents and concerned individuals who want to preserve Richmond as a thriving small city with neighborhoods that are filled with old homes of character, and neighbors who love and care for their homes. Your one size fits all policy should be studied and reviewed with care while taking into consideration long time residents who are concerned about preserving the future for the next generations.

Thank you. I hope you will consider looking into each neighborhood and its history and that you will consider the opinions and suggestions of the residents.

Margaret Escalante
501 Tuckahoe Blvd
Richmond, VA 23226

From: Amy D Haynes
To: Richmond300; Breton, Andrew S. - City Council
Subject: Code Refresh
Date: Sunday, March 1, 2026 9:12:58 AM

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I am a resident of Glenburnie and am writing to express concern about the provision allowing three dwelling units by right on every lot throughout the city. Eliminating minimum lot sizes and significantly reducing setbacks may be appropriate in some areas, but applying this uniformly across all neighborhoods ignores important differences in lot size, infrastructure capacity, and neighborhood character, like our own.

I frequently walk along Westview Avenue and see what happened when the original houses were torn down and new housing was built that does not fit in with the street and surrounding neighborhoods and has not sold easily. Also, the new housing is anything but "affordable". I fear investors and builders are out to make as much profit as possible and do not care about keeping the character of Richmond.

Glenburnie was developed with specific spacing, green space, and scale in mind. A blanket policy allowing multiple residences on every lot risks overdevelopment that is incompatible with our existing streets and infrastructure. I respectfully request that the City Planning Department reconsider a “one size fits all” approach and provide neighborhood-specific protections.

Amy Haynes
5403 Ditchley Rd

From: [redacted]
To: Richmond300
Subject: MX-3 Concerns near the Glenburnie Neighborhood
Date: Wednesday, February 25, 2026 5:47:55 PM

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Good evening. My name is Jim Hicks and I have lived at 5304 Kingsbury Rd since 1997. My family and I have enjoyed living in the Glenburnie neighborhood as it has been a wonderful area to raise a family. However, I do have concerns about the new zoning codes , particularly the MX-3 (mixed-use development) , and the affects it will have on our neighborhood. I am talking about the property across from Willow Lawn Drive on Patterson Avenue adjacent to the Glenburnie Park. This is extremely close to Kingsbury Road and it poses potential hazards that will affect our standard of liviing. This particular area is small and I have concerns that whoever decides to build on it in the future (which I hope does not happen), it will be like putting a " square peg in a round hole." As a former president for over 20 years of the Glenburnie Civic Association, I still take great pride in making sure our community is neighborly and charming. The Libbie / Patterson area is very close to being " overbuilt " and I do not want a mixed-use or regular residential development in this area of the city. I appreciate the city wanting to grow but, in my opinion, it needs to be " smart " growth. The Stony Point and Diamond District areas have " huge " potential for residential and mixed -use growth which I support. They have the open land which is " screaming " for development. However, when the city is trying to add more buildings in a mature area regarding Libbie Avenue and Willow Lawn Drive on Patterson, it will continue to add more traffic and negatively affect the lifestyle of our community. One master plan does not fit all areas in the city of Richmond. If possible, I would appreciate a phone call to discuss my concerns about this potential situation. My cell number is 804-475-5942. Thank you for your understanding. Regards- Jim

From: Ellen Hickson
To: Richmond300; Breton, Andrew S. - City Council; Doug Haag
Subject: Formal Opposition to Proposed Zoning Changes - Glenburnie
Date: Wednesday, February 25, 2026 7:58:31 PM

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To Whom It May Concern,

My name is Ellen Hickson Haag (formerly Ellen Hickson Morris), and I am the owner of 409 Tuckahoe Boulevard, Richmond, VA 23226. I am writing as a Glenburnie resident and property owner to express my firm opposition to the proposed zoning changes. The scope of what is being proposed is sweeping, permanent, and fundamentally incompatible with established neighborhoods like ours.

The provision allowing three dwelling units by right on every lot across the city represents a drastic and indiscriminate shift in policy. Eliminating minimum lot sizes and reducing setbacks uniformly across all neighborhoods ignores critical differences in infrastructure capacity, street design, lot configuration, drainage systems, and overall community planning. Glenburnie was intentionally developed with spacing, green space, and scale that contribute directly to safety, privacy, stormwater management, and neighborhood character. A blanket approach to density disregards those realities.

I am particularly concerned about the elimination of the 7,500-square-foot minimum lot size and the reduction of front, side, and rear setbacks. Setbacks protect light, air, privacy, tree canopy, and environmental resilience. Once those protections are removed, they cannot be restored. These changes would permanently alter the physical character of our neighborhood.

The proposal to allow subdivision into three separate sublots is equally troubling. Fragmenting single parcels into multiple independently owned lots will create congestion, parking conflicts, utility strain, and enforcement challenges. It introduces instability into neighborhoods that were designed and purchased as single-family residential areas. This is not a minor adjustment. It is a structural change to how these neighborhoods function.

As property owners, we invest substantially in this city through our property taxes. We made long-term financial commitments based on existing zoning, neighborhood standards, and reasonable expectations of stability. Decisions of this magnitude directly affect our homes, property values, and quality of life. Property owners deserve substantial input into changes that so fundamentally alter the areas in which we live and invest.

These decisions are irreversible. Once density is increased, lot standards eliminated, and setbacks reduced, the established character of neighborhoods like Glenburnie cannot be reclaimed. That permanence demands caution and far greater respect for existing communities.

I fundamentally reject the proposed zoning changes. As a Glenburnie resident, I am directly and substantially impacted by decisions that reshape our immediate living environment. Changes of this magnitude should not move forward over the clear objections of the residents most affected.

Sincerely,
Ellen Hickson Haag

From: Ed Jones
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh Proposal
Date: Thursday, February 26, 2026 1:17:13 PM

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TO: Planning Department, City of Richmond

Having recently been apprised of the details of the Code Refresh proposal for our city, we feel compelled to voice our opposition to one-size-fits-all residential zoning.

Already in our area we have seen the negative effects of zoning waivers on commercial sites – for example: increased building heights, heavy traffic and troublesome parking issues in the Westhampton/Libbie Avenue corridor and around the Patterson/Libbie Avenue intersection. It appears now that issues such as those and other effects could soon be visited upon nearby established and prospering residential neighborhoods such as ours.

We have lived in our smallish Glenburnie home for nearly 40 years. Our home was built in 1936. In the intervening years, the neighborhood has filled in completely and has become, if not technically "historic," certainly near that. The same is true of adjacent neighborhoods. The character of the area is much touted in the marketing of our city to potential residents, many of whom are connected with businesses the city hopes to attract and keep. Our area is very much part of the high quality of life for which the city is known. All of that could change with the proposed zoning upheaval.

We will not expand upon other issues you surely are hearing about as you try to implement the Code Refresh proposal – things such as reduced setbacks, lot coverage revisions, lot subdivision, redefining of "households" and other changes that have the potential to disfigure long-established neighborhoods everywhere in Richmond. Some neighborhoods may very well welcome and benefit from the proposed zoning plan. Ours will not.

The character and monetary value of our neighborhood and our home is very much tied to the number of residences, the landscaping of the community, and the services and infrastructure that currently work very well. Please consider further revisions to the Code that will take into account our very serious concerns.

Wishing the City of Richmond a bright future,

Rosemary and Ed Jones

5404 Toddsbury Road

(Glenburnie Subdivision)

Richmond VA 23226

804-282-1352

From: Wyatt Loflin
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code refresh - Glenburnie
Date: Friday, February 27, 2026 12:07:31 PM

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

Good afternoon, I am writing to discuss my concerns around the code refresh. Please see below for all of my concerns, I find these to be a horrible misrepresentation of what our community is.

1. Concern About "One Size Fits All" Density

I am a resident of Glenburnie and am writing to express concern about the provision allowing three dwelling units by right on every lot throughout the city. Eliminating minimum lot sizes and significantly reducing setbacks may be appropriate in some areas, but applying this uniformly across all neighborhoods ignores important differences in lot size, infrastructure capacity, and neighborhood character, like our own.

Glenburnie was developed with specific spacing, green space, and scale in mind. A blanket policy allowing multiple residences on every lot risks overdevelopment that is incompatible with our existing streets and infrastructure. I respectfully request that the City Planning Department reconsider a "one size fits all" approach and provide neighborhood-specific protections.

---

2. Impact of Reduced Setbacks and Lot Coverage

As a Glenburnie homeowner, I am particularly concerned about the proposed elimination of the 7,500 square foot minimum lot size and the reduction of front, side, and rear setbacks.

Setbacks protect light, air, privacy, tree canopy, and stormwater absorption. Reducing them citywide will significantly alter established neighborhoods. Please consider maintaining existing setback standards in neighborhoods like Glenburnie where homes were designed with spacing that contributes to safety, livability, and property values.

---

3. Concerns About Sublot Subdivision

I am a resident of Glenburnie, and the proposal allowing each property to be subdivided into

three separate sublots raises serious concerns in our neighborhood.

Allowing multiple independent ownerships on what is currently a single parcel could create congestion, parking conflicts, utility complications, and neighbor disputes. Fragmented ownership may also make code enforcement more difficult. I urge the Planning Department to reconsider or substantially limit sublot provisions in established single-family neighborhoods.

---

4. Reinstatement of the “Household” Definition

I am concerned about the repeal of the existing “household” definition, which currently limits the number of unrelated individuals living together in a single-family home.

Eliminating any cap on unrelated occupants could dramatically change the character of single-family neighborhoods like ours in Glenburnie. Without clear justification for removing this safeguard, I strongly urge the City to reinstate a reasonable definition of “household” to prevent overcrowding and preserve neighborhood stability.

---

5. Church Rezoning to MX-3 Commercial

The automatic rezoning of all church properties to MX-3 Commercial is deeply troubling.

Church properties vary significantly in size, context, and surrounding land use. A blanket rezoning that allows three-story mixed-use development by right—potentially including retail and restaurants—is not appropriate in every neighborhood. Rezoning decisions should be context-sensitive and require community review, especially when adjacent to residential areas.

Such development would significantly alter neighborhood character and increase traffic, noise, and parking pressures. Please require a more tailored zoning approach that reflects surrounding residential uses rather than automatic commercial mixed-use entitlements.

---

6. Patterson Avenue Vacant Lot Rezoning

I strongly oppose the proposed rezoning of the vacant lot on Patterson Avenue (across from Willow Lawn Drive and adjacent to Glenburnie Park and the homes on Kingsbury and Tuckahoe) to MX-3 Commercial.

While mixed-use development may be appropriate within the Libbie/Patterson commercial corridor, extending it into areas directly abutting residential homes and parkland is incompatible. A three-story, 45-foot commercial structure would tower over Glenburnie Park and surrounding residences. This parcel should retain residential zoning.

---

7. Infrastructure and Traffic Concerns

Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity.

Glenburnie's streets, sidewalks, drainage systems, and on-street parking were not designed for tripled density on every parcel. Increased congestion and stormwater runoff are serious concerns. Growth must be aligned with infrastructure capacity to avoid unintended consequences.

---

8. Neighborhood Character and Property Values

Glenburnie is a long-established residential neighborhood with a defined scale and character.

While I support thoughtful growth and additional housing opportunities, zoning changes should respect existing neighborhood context. Dramatic density increases, reduced setbacks, and commercial encroachment risk undermining the stability and property values of long-term homeowners. Please incorporate neighborhood-sensitive overlays or transition zones.

---

9. Request for Phased or Context-Based Implementation

Rather than implementing these sweeping changes simultaneously across all zoning districts, I urge the City to consider a phased or context-based approach.

Target increased density in areas near major corridors, transit, and existing commercial districts, while preserving the integrity of established interior residential neighborhoods like Glenburnie. Balanced growth requires nuance, not uniformity.

Thank you for considering my comments on Code Refresh.

Allie and Wyatt Loflin

304 tuckahoe blvd

Sent from my iPhone

From: Greg Lucyk
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Comments on Code Refresh, Draft 2
Date: Friday, February 27, 2026 9:16:24 AM

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Please acknowledge receipt of this correspondence providing my comments on Draft 2 of the Code Refresh proposals and file it with the other papers in this matter. Thank you.

Greg Lucyk
300 Seneca Road
Richmond, VA 23226
804.920.7031
[redacted]

"One Size Fits All" Density is Bad Policy

Residential areas that are zoned for single family dwelling units should remain limited to one dwelling unit plus an accessory dwelling unit (ADU). I have real concerns about the provision allowing three dwelling units by right on every lot throughout the city. That change, along with eliminating minimum lot sizes and significantly reducing setbacks may be appropriate in some areas, but applying this rigidly across all neighborhoods citywide ignores important differences in lot size, infrastructure capacity, neighborhood character, and risks undermining the stability and property values of long term homeowners. Our own neighborhood, Glenburnie, was developed with specific spacing, green space, and scale in mind. A blanket policy allowing multiple residences on every lot risks overdevelopment in the form of cookie cutter townhomes that is incompatible with our existing streets and infrastructure. While I support thoughtful growth and additional housing opportunities, zoning changes should respect existing neighborhood context. I respectfully request that the City Planning Department reconsider this "one size fits all" approach and provide neighborhood-specific protections.

The Preservation Bonus is an Improvement

While I am opposed to allowing two dwelling units and an ADU by right on properties presently zoned single family, I acknowledge that the preservation bonus may help in deterring demolitions by developers and maintaining the character of existing neighborhoods. However, I have concerns about the proposal to increase the size of ADUs from 500 to 1,000 square feet. The ink on the recently enacted ADU ordinance is barely dry and we have yet to see how this change will impact our neighborhoods. This is too much, too fast.

Serious Concerns With Proposed Sublots

The proposal permitting each property to be subdivided into three separate sublots raises serious

concerns in our Glenburnie neighborhood. While sublots may be the realtors' dream policy by dramatically increasing their inventory, allowing multiple independent ownerships on what is currently a single parcel could strain already overwhelmed infrastructure, increase traffic and parking congestion, and lead to noise complaints and neighborhood disputes. It can alter the established character of a neighborhood, potentially affecting property values. I urge the Planning Department to reconsider or substantially limit sublot provisions in established single-family neighborhoods.

The "Household" Definition Should Not Be Eliminated

Under existing zoning policy, a "household" in a single family residence cannot have more than three unrelated people living together. This prohibits large unrelated groups of people occupying a home (such as a fraternity house) in a single family neighborhood. It preserves neighborhood character, promotes neighborhood stability and prevents overcrowding. It appears Code Refresh eliminates this definition altogether, so there is no limit on the number of unrelated people who may live together in a single family home. There seems to be no reason articulated for repealing this definition and it should be reinstated in the next draft of Code Refresh.

Blanket Rezoning of Churches to MX-3 Commercial is Bad Policy

The automatic rezoning of all church properties to MX-3 Commercial is excessive and unwarranted. Church properties vary significantly in size, context, and surrounding land use. A blanket rezoning that allows three-story mixed-use development by right—potentially including retail and restaurants—is not appropriate in every neighborhood. Rezoning decisions should be context-sensitive and require community review, especially when adjacent to residential areas. In Glenburnie, the St. Giles Church is a huge parish (with declining membership) that occupies significant real estate on Tuckahoe Blvd. If the church is sold, it could be redeveloped by-right as a very large mixed-use commercial/residential operation that towers over the immediately adjoining residential properties. This would be highly inappropriate. Such development would significantly alter neighborhood character and increase traffic, noise, and parking pressures. Please require a more tailored zoning approach that reflects surrounding residential uses rather than automatic commercial mixed-use entitlements.

Strongly Oppose Rezoning the Vacant Lot on Patterson Avenue

I am strongly opposed to the proposed rezoning of the vacant lot on Patterson Avenue (across from Willow Lawn Drive and abutting our Glenburnie Park and the homes on Kingsbury and Tuckahoe) to MX-3 Commercial. While mixed-use development may be appropriate within the Libbie/Patterson commercial corridor, extending it into areas directly adjacent to residential homes and parkland, without allowing for any transition, is inappropriate. A three-story, 45-foot commercial structure would tower over Glenburnie Park and surrounding residences. This parcel should retain its current residential zoning.

Infrastructure and Traffic Concerns Should Be Addressed

Before allowing the massive growth and new development that will occur by right on every lot citywide upon the adoption of the Code Refresh proposals, the City should conduct thorough studies on infrastructure capacity. Glenburnie's streets, sidewalks, drainage systems, and on-street parking were not designed for tripled density on every parcel. Increased congestion and storm water runoff

are serious concerns. Growth must be aligned with infrastructure capacity to avoid unintended consequences.

Consider Transitioning to Phased or Context Based Implementation

Rather than implementing these sweeping changes simultaneously across all zoning districts, I urge the City to consider a phased or context-based approach. Increased density should be targeted in areas near major corridors, transit, and existing commercial districts, while preserving the integrity of established interior residential neighborhoods like Glenburnie. The current proposals call for change that is too extensive, too fast. Balanced growth requires nuance, not uniformity.

Thank you for considering my comments.

Gregory Lucyk

-


Virus-free.www.avast.com

From: Caroline Natvig
To: Richmond300
Cc: [redacted]
Subject: Code Refresh
Date: Sunday, March 1, 2026 7:10:54 PM

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

My husband and I live in Glenburnie:
Greg and Caroline Natvig
5401 Queensbury Road
Richmond, Va. 23226

We chose to live in Glenburnie because of the aesthetics and neighborhood feel. We pay hefty taxes for the privilege of living in an established, well-laid neighborhood in the west end of Richmond, with good hospitals, great schools and attractive shops nearby. There is no doubt that the elimination of minimum lot size in addition to increased density will ruin the intent with which this area was originally designed. We respectfully request that the city reconsider the wisdom in cramming people together in an area that is already experiencing parking nightmares, never mind the aesthetic ruination.

Some recent city-approved construction within a few miles of our neighborhood give us a picture of where this changed code is heading (for example, the monstrous structure at Thompson and Grove) WE ARE NOT, NOR DO WE WANT TO BE NORTHERN VIRGINIA..

Glenburnie would suffer with poor spacing, over-crowding and property value decline. If this "Code Refresh" is implemented, I dare say that people will look to Henrico County for their future home.

Rezoning the vacant lot on Patterson Avenue (across from Willow Lawn) could likely result in a commercial structure which would tower over parts of Glenburnie and destroy the ambiance of the green spaces and parks.

We respectfully request that you consider preserving the integrity of established residential neighborhood like Glenburnie. Thank you for your time.

From: O"Neill, Matthew
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Rezoning Concerns
Date: Wednesday, February 25, 2026 9:41:06 PM

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I strongly oppose the proposed rezoning of the vacant lot on Patterson Avenue (across from Willow Lawn Drive and adjacent to Glenburnie Park and the homes on Kingsbury and Tuckahoe) to MX-3 Commercial.

While mixed-use development may be appropriate within the Libbie/Patterson commercial corridor, extending it into areas directly abutting residential homes and parkland is incompatible. A three-story, 45-foot commercial structure would tower over Glenburnie Park and surrounding residences. This parcel should retain residential zoning.

Matthew O'Neill
607 Tuckahoe Blvd

Sent from my iPhone

From: Sydney Pender
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh Concerns: Glenburnie Resident
Date: Tuesday, February 24, 2026 8:46:24 PM

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Hello,

My husband and I are pro development and selectively rezoning to allow new builds & increased affordable housing in Richmond. We attended tonight's code refresh update at our local church, St. Giles, and we have concerns on the standardization of the change in code and the potential implications to our neighborhood. We have seen what developers will do cramming homes into Westview just outside our neighborhood and it runs counter to the charm that most of us fell in love with to buy in this neighborhood to begin with.

Please explore selective rezoning options rather than a one size fits all approach.

Thank you,
Sydney & Matt O'Neill

607 Tuckahoe Blvd

Sent from my iPhone

From: ELIZABETH REITTINGER
To: Richmond300; Breton, Andrew S. - City Council
Subject: Westhampton Zoning Proposal Opposition
Date: Tuesday, February 24, 2026 10:00:34 PM
Attachments: IMG_8802.png

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Hello,

I am a nearby homeowner and strongly oppose the proposed rezoning of this parcel between Westview and Granite from R-4 to RM-B.

This is a significant increase in density compared to the existing single-family zoning and is not compatible with the surrounding neighborhood character. The transition from detached homes to multi-family zoning directly abutting established residential properties creates concerns around privacy, traffic volume, alley access, tree canopy loss, stormwater runoff, and overall infrastructure strain.

While I understand the need for thoughtful housing growth in Richmond, this scale of rezoning does not represent a contextual or gradual transition. Moving from R-4 to RM-B is a substantial shift that could introduce multi-story multi-family structures immediately adjacent to long-standing homes without adequate buffering.

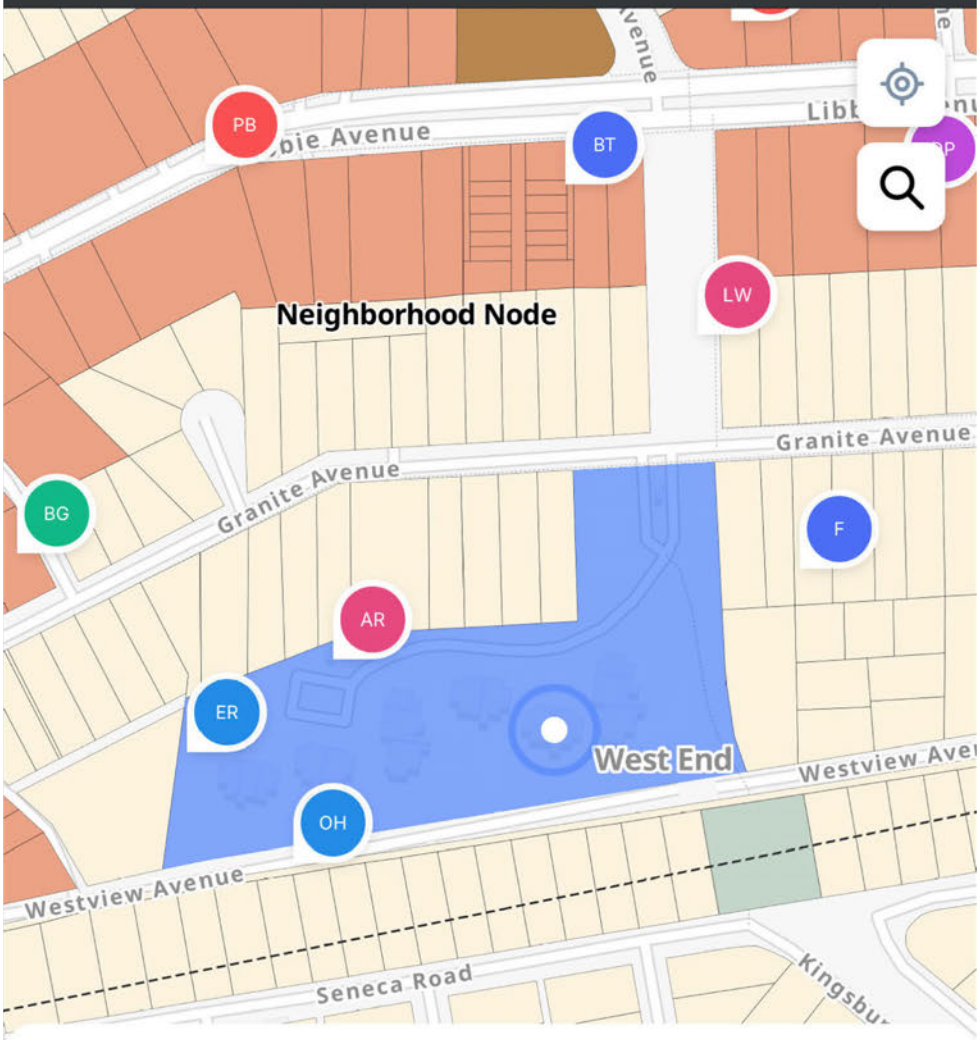
I respectfully request that the City reconsider the RM-B designation for this parcel and pursue a zoning approach that better aligns with the existing residential context.

Best,

Elizabeth Reittinger

402 Seneca Road

9:56 5G 16
app.atlas.co



Parcel Details

Draft 2 - Proposed Zoning (NOVEMBER)
RM-B

Draft 1 - Proposed Zoning (JUNE)
RD-B

Richmond 300 Land Use
Residential

Existing Zoning
R-4

35

From: Rachel Seese
To: Richmond300; Breton, Andrew S. - City Council
Subject: Code refresh statement from Glenburnie resident
Date: Tuesday, February 24, 2026 4:19:51 PM

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Dear Planning Department,

My name is Rachel Seese and I live at 500 Seneca Road, Richmond VA 23226 in the Glenburnie neighborhood. I have lived in th City of Richmond in multiple locations for the last 15 years, my children attend Mary Munford Elementary School, and am actively involved in multiple community outreach groups including the Glenburnie Civic Association. Thank you for the opportunity to comment on the proposed Code Refresh.

I appreciate the City's efforts to modernize zoning and address housing needs. However, I have several concerns about how certain proposed changes may affect established residential neighborhoods like Glenburnie and surrounding area.

First, allowing three dwelling units by right on every lot, eliminating minimum lot sizes, and reducing setback requirements represents a significant shift in neighborhood character. Glenburnie and its surrounding neighborhoods are composed primarily of single-family homes on modest lots. A uniform, citywide approach may not account for the infrastructure, parking capacity, drainage, tree canopy, and scale that define and support our neighborhood.

Second, permitting sublots that allow each dwelling unit to be separately owned could lead to fragmented property ownership and increased density beyond what our streets and public services were designed to accommodate. I encourage the City to more carefully study how this would impact congestion, parking, and neighborhood cohesion. Our neighborhood along with many in the city rely mostly on street parking, increasing a lot and dwelling size with multiple owners will increase parking requirements with no where to overflow. This ultimately can lead to traffic, accidents, hazardous road conditions/ware.

Third, repealing the definition of "household" without a replacement standard raises questions about occupancy limits in single-family districts. Clear definitions help maintain predictability and stability in residential areas.
Additionally, rezoning all church properties to MX-3 Commercial, regardless of size or context, seems overly broad. Churches in residential neighborhoods often serve as important community anchors. A case-by-case or context-sensitive approach would better balance redevelopment flexibility with neighborhood compatibility.

Finally, the proposed rezoning of the vacant lot on Patterson Avenue (across from Willow Lawn Drive and adjacent to Glenburnie Park and nearby homes) to MX-3 Commercial is particularly concerning. While mixed-use development may be appropriate in established commercial corridors, three-story commercial development at that location would be out of

scale with the adjacent park and residential properties. An area where multiple families and neighborhoods use as social gatherings, outdoor play, and relaxation. Taking away additional green space and tree canopy and replacing with pollution and congestion. Retaining residential zoning would better protect the character of this area.

Code Refresh specifically states a goal of bringing more affordable housing the lower and middle class, with all these developmental changes in this project it ultimately will raise each city residents already significantly higher property tax without residents changing anything. This is not bringing affordability to your city residents but causing increased financial stress on current property owners. I respectfully ask that the Planning Department consider neighborhood-specific adjustments and greater contextual sensitivity before finalizing these changes.

Thank you for your time and consideration.

Sincerely,
Rachel Seese
500 Seneca Rd
757-784-4366
Sent from my iPhone

From: S Shah
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Not in favor
Date: Sunday, March 1, 2026 9:09:44 PM

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As a Glennburnie homeowner, I am particularly concerned about the proposed elimination of the 7,500 square foot minimum lot size and the reduction of front, side, and rear setbacks.

Setbacks protect light, air, privacy, tree canopy, and stormwater absorption. Reducing them citywide will significantly alter established neighborhoods. Please consider maintaining existing setback standards in neighborhoods like Glenburnie where homes were designed with spacing that contributes to safety, livability, and property values.

Sangeeta Shah
5503 Bewdley Rd
Richmond, Va 23226

From: ANGELS SIMON
To: Richmond300
Cc: Breton, Andrew S. - City Council; ethan atticks
Subject: Formal Public Comment: Code Refresh Opposition
Date: Sunday, March 1, 2026 8:34:19 PM

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To: [redacted]
CC: [redacted]

Subject: Formal Public Comment: Code Refresh Opposition

To the Richmond City Planning Department and Councilman Breton,

I am a resident of Glenburnie living at **54O9 Ditchley Rd.** I am writing to express my deep concern regarding several provisions in the proposed "Code Refresh." While I understand the need for city growth, the current "one size fits all" density mandates are fundamentally incompatible with the infrastructure, safety, and economic stability of my neighborhood.

Specifically, I request that the Planning Department reconsider the following items:

- **Impact on Property Valuation and Desirability:** The market value of homes in Glenburnie is inextricably tied to its unique "small village" character—characterized by a quiet environment, single-family scale, and a safe atmosphere for young children. By removing the "household" definition and allowing three-unit density by right, the city risks destroying the very qualities that make this neighborhood a desirable place to live. Increased noise, light pollution, and the loss of private green space and mature tree canopy will directly diminish the desirability of the neighborhood, potentially leading to a long-term reduction in property values and the stability of our local tax base.

- **Safety and Infrastructure (3-Units By-Right):** Glenburnie's streets are exceptionally narrow, and most homes lack driveways. Allowing three dwelling units by right on every lot—combined with the proposal for **sublot subdivisions**—will overwhelm our street parking and potentially block emergency vehicle access. Our neighborhood is full of young families whose children regularly ride bikes and play in the streets; a tripling of density creates an active safety hazard.

- **Impact of Reduced Setbacks:** I strongly oppose the elimination of the 7,500 sq. ft. minimum lot size and the reduction of setbacks. These setbacks protect the light, air, and stormwater absorption that our neighborhood relies on. Reducing them risks significant drainage issues and the removal of the green space that defines our community's aesthetic.

- **Inappropriate MX-3 Commercial Rezoning: * Church Properties:** The automatic

rezoning of all church properties to MX-3 is inappropriate for an interior residential "village" context.

    - **Patterson Avenue Vacant Lot:** I specifically oppose rezoning the vacant lot on Patterson (adjacent to Glenburnie Park) to MX-3. A 45-foot commercial structure would tower over our parkland and the homes on Kingsbury and Tuckahoe.

- **Request for Context-Based Implementation:** Balanced growth requires nuance. I urge the City to target increased density in areas near major transit corridors while preserving the integrity of established interior neighborhoods like Glenburnie through neighborhood-sensitive overlays.

Zoning changes must respect the physical reality of our streets and the capacity of our infrastructure. I respectfully ask that you protect the character, safety, and value of Glenburnie by providing context-sensitive protections rather than a uniform mandate.

Thank you for your consideration.

Sincerely,

Maria Angels SIMON MONTSERRAT
5409 Ditchley Rd.
23226 Richmond VA

Sent from my iPhone

From: Ann Sparks
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Proposed redistricting plan
Date: Sunday, March 1, 2026 6:01:38 AM

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Hi,
We are Philip and Ann Sparks and we live at 502 Seneca Road in the Glenburnie section of Virginia.

We moved to the Glenburnie section of Richmond years ago because of the beautiful neighborhoods that harkened back to our upbringings. Lawns were manicured, old and young were seen out walking and stopping to chat in the middle of the street, children were riding bikes safely, and things were a little slower than where we came from. In short, we found here what we longed for - the sense of real neighborhood.

The proposed plan in question, does away with all of that. By making it possible for every lot in Richmond to have a maximum of 3 units, it would allow Richmond to have the potential of wall-to-wall housing. No grass. No free space. No children biking safely in the neighborhood streets. No neighbors gathering in the streets to chat as they walk their dogs.

It seems to us that while affordable housing may be the end goal here, this is not the way to achieve it. It has been said that if you build more roads to address increased traffic concerns, cars will seek their level. The same can be said of housing.

Further, regarding parking, we in Glenburnie only have parking for 2 cars in front of our houses. That is with 1 house on each lot. If there were 2-3 houses per lot, where would cars park? Under houses? Most of our lots barely support 1 house. Parking would be a problem. Once again, no grass.

And deleting maximum household limits would further add chaos and possibly create safety issues brought on by potentially unknown neighbors and further contribute to parking issues - let alone traffic congestion.

These are just some of our concerns with the proposed rezoning plan. We urge you to reject the proposed plan and take a more targeted view, with a mix of additional housing where viable along with preserving our coveted neighborhoods.

Philip and Ann Sparks
502 Seneca Rd Richmond

From: Andrew Thalhimer
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh Feedback
Date: Sunday, March 1, 2026 9:54:00 PM

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Good Evening,

My name is Andrew Thalhimer, and my wife, Jill, and I moved into 5303 Ditchley Rd in the Glenburnie neighborhood in October 2025. I am writing to provide feedback to the second draft of the Code Refresh project. While I do agree with a number of the zoning changes/updates in the plan, there are many that also give me great concern and I feel should be adjusted for the next draft. I realize that this is an extremely large initiative, but the size of the city of Richmond, I feel, warrants looking at some of these changes on a neighborhood/area level instead of simply applying blanket changes across the entire city.

Born and raised in the 1st District of Richmond (actually just on the south side of Cary Street Rd from where my wife and I live now), it has been truly amazing to see the amount of change that the city has seen in the last few decades. I will be the first to laud that the overwhelming majority of these changes have been, in my opinion, extremely beneficial for the city and our community. This city has become broadly and excitingly diverse, offering a wide range of options for dining, socializing, entertainment, the arts, the outdoors, and, of course, neighborhoods and habitation. Once a city that people only read about in negative headlines, Richmond is now a place that people seek out - to visit and, in many cases, to live. Covid certainly accelerated that, with a significant migration from large and other mid-size cities, particularly up and down the East coast.

But a part of this city that continues to attract a great number of people is its single-family home neighborhoods. To have a stand-alone house with a yard, great neighbors, and access to the city's commerce corridors and (albeit limited) green spaces is a powerful driver for so many people. It is what drove my wife and me to move back to Richmond and purchase our home. At the same time, many others are drawn to the city's most densely-populated areas, where condo buildings, restaurants, breweries, and retail shops dominate, closely resembling the large cities that many of them moved

from. For the record, my wife lived in New York City for 14 years and I lived in Chicago and San Francisco for 12 years - we get it! It is truly wonderful that this city offers both ends of the spectrum and everything in between.

With that growth, there inevitably will come hurdles to get over. Housing density and affordability have become challenging in every sector of the housing market, and ours is no exception. I commend the city for taking on this large initiative to help address it, and at its core, the goals are something that we all agree with. However, many of the blanket changes that are being proposed, I fear, will not work as intended in some areas/neighborhoods without potential for major, adverse consequences. The Glenburnie neighborhood is one where I foresee many of those consequences occurring. Development, as always, is the key to addressing these issues, but it must be done in a logical and respectful fashion, where the city and its citizens (current and future) will get the best possible outcome. Objectively, some areas of Richmond are better suited for development than others, and it is imperative that the city focus on those areas so that things can begin to balance out quicker.

Please see my comments below regarding the proposed changes in the latest draft:

- **Zoning updates regarding lot coverage %, property setbacks, contextual heights =>** I am in agreement with this, as I feel that it helps best ensure that new construction on existing lots does not negatively encroach on neighbors, impacting their quality of life

- **Introduction of Tree Canopy requirements** => I am in agreement with this, as it will help preserve the natural beauty and character of the area. The tree coverage will also help mitigate some of the water runoff concerns.

- **Preservation Bonus =>** I am in favor of the preservation bonus to help encourage maintaining the current character of the Glenburnie neighborhood. However, I think that the by-right option to have two detached structures (one dwelling and one ADU) should be eliminated. I realize that there will always be the potential for rental properties to exist in our neighborhood, but two separate structures on the same lot incentivizes a rental density that would not be supported by the overwhelming majority of residents in the neighborhood, my wife and myself included. Additional strain on utilities, noise, parking constraints, traffic, and safety concerns would all increase significantly.

- **Rezoning of commercial areas around Libbie/Grove and Libbie/Patterson to MX-3** => I am in agreement with this, as these are already well-established centers for commerce and now habitation. Additionally, these are the areas in our immediate neighborhood that can accommodate higher housing density, as these higher (but not outrageously high) structures will have less physical impact on surrounding residential neighborhoods. The increased and improved retail space will also attract more businesses, providing additional destinations/activity for the community — not to

mention tax revenue for the city.

- **Rezoning of green space panel on south side of Patterson Ave at Willow Lawn Drive to MX-3 =>** I do not support this. I do not think ample research has been done to evaluate either (a) the feasibility of developing that property given the sub-surface infrastructure and drainage issues or (b) the impacts to the surrounding area, given its distance from the Libbie/Patterson commercial area — parking, traffic increase, traffic flow issues at that three-way intersection, impact of structure height on surrounding residences, strain on utility infrastructure, and safety concerns. It is also worth noting that this would also decrease green space in area, something that is already scarce in Richmond (especially in the West End) — this would go against the current initiative to increase access to green space. The park on the north end of the Glenburnie neighborhood, including that parcel, is of great value to all residents, including those in adjacent neighborhoods. If that parcel were to be converted to a mixed-use property, green space would be greatly reduced and access from the north would be eliminated. I am a firm believer that access to useable green space is a major contributor to continued growth in mid-size and large cities throughout the U.S.. We need to keep every bit we can to help keep Richmond on the trajectory it is currently on.

- **Rezoning of Churches and places of worship to MX-3 =>** I do not support this. Many churches and places of worship are located within residential corridors, and they provide many benefits to their surrounding residential communities, even for those that are not members of their congregations. On the flip side of that, if they want to make commercial adjustments to their properties, I feel they should gain support from their neighboring residents and approval should be made by the city on a case-by-case basis - it should not be by-right. Therefore, I suggest that any mixed-use development of these properties be allowed by conditional use permit only. If the reasons are for the betterment of the congregation, its members, and/or its community, it should not be difficult to get the necessary approval. But the by-right provisions proposed by this rezoning provides no guard rails against the selling of these parcels to commercial developers, who could then build multi-story structures that do not fit in with aesthetic or desires of the surrounding neighborhood(s). For the Glenburnie neighborhood specifically, if the St. Giles property was to be sold and converted to a MX-3 property with either rental or for-sale properties, they would not help with the affordability problem - these would be high-value properties. This could, in turn, increase the property assessments (and taxes) for surrounding neighborhoods, which are already dealing with extreme increases over the last 10-15 years. This is not to mention concerns with traffic, parking, noise, safety, strain on utilities, etc.

- **Sublots =>** I do not support this. The Glenburnie neighborhood objectively (I would argue) has lots that are too small to be subdivided. From a single-family home perspective, we are not part of the density issue. Creating more parcels with

additional residences would only create problems - it would not solve any. More high-price properties, increased traffic and parking constraints, strain on utilities, additional noise, safety concerns, etc.. Sublot opportunities by-right would create strong incentives for demolition and the creation of either multiple rental or investment properties (AirBnB) - we do not want this. While I would not expect any of our current neighbors to engage in this type of development if given the option, I cannot say the same for whomever would buy a property that came on the market in this high-demand area.

- **Definition of "Household"** => I vehemently do <u>not</u> support the change in "household" definition to allow up to eight (8) unrelated persons in a single dwelling and the removal of the requirement for households to operate as a single housekeeping unit. All this does is incentivize rental or investment (AirBnB) properties. While it may be acceptable/tolerated in other parts of the city, it does not meet the wishes of our neighborhood. Noise, safety, maintenance/appearance of the dwelling, traffic, and parking are just a handful of the concerns that this definition change raises.

As I mentioned above, there are many other neighborhoods within the city of Richmond that have been, are being, or could be developed in a way that can help address both the housing supply and affordability issues that our city faces. I feel that most of the zoning changes being proposed would certainly work well in those areas and have a very positive impact. However, when applied to our neighborhood, I feel they would have the opposite effect. I realize that many would see this comment as selfish, short-sighted, and entitled. However, I simply see it as being honest and realistic.

I appreciate the opportunity to share my thoughts as they pertain to our immediate neighborhood and the city at large, and I thank you for your time in considering them in this next phase of the project.

Please feel free to reach out if you would like to discuss any of my comments further. I am happy to meet with you anytime - in person or on the phone - that is convenient for you.

Best Regards,
Andrew

Andrew Thalhimer
[redacted]

312-576-8838

From: [redacted]
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Richmond 300
Date: Saturday, February 28, 2026 9:36:44 PM

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Good day,

Our names are Chris and Morgan Thomas and we live on 5305 Bewdley Road in the Glenburnie neighborhood with our children who are 7, 6 and 4 years of age. We have made a concerted effort to live in Richmond as we love the city and so much about it.

We are writing to express our opposition to the proposed rezoning initiative that would substantially alter our community's residential structure and neighborhood character.

While we understand the stated goal of increasing housing supply, the current proposal raises several significant concerns. Increasing the number of dwellings permitted on a single lot, authorizing the creation of sublots, and repealing the "household" restrictions would dramatically increase density without corresponding guarantees for infrastructure, parking capacity, public safety resources, and environmental impact mitigation.

Our neighborhoods were designed and zoned with specific expectations regarding traffic flow, school capacity, utility systems, and emergency services. A sudden and substantial increase in occupancy levels could strain these systems and reduce overall quality of life for current residents. The absence of occupancy limits in particular creates uncertainty regarding enforcement, noise control, waste management, and property maintenance standards.

Additionally, the proposal to rezone churches and other houses of worship to mixed-use classifications deserves more careful consideration. Converting these properties to mixed-use development risks and may introduce commercial or residential pressures incompatible with surrounding neighborhoods.

Growth and housing affordability are important issues, and I support thoughtful solutions. However, changes of this magnitude should be pursued with clear safeguards, phased implementation, infrastructure planning, and meaningful community input. I respectfully urge the City to reconsider or substantially revise this initiative to ensure that any zoning changes balance housing goals with neighborhood stability, public safety, and long-term sustainability.

Thank you for your time and consideration.

Chris and Morgan Thomas

Sent from my iPhone

From: Edmund Trice
To: Richmond300
Subject: My comments on Code Refresh
Date: Saturday, February 28, 2026 12:27:23 PM

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1. Concern About "One Size Fits All" Density

I am a resident of Glenburnie and am writing to express concern about the provision allowing three dwelling units by right on every lot throughout the city. Eliminating minimum lot sizes and significantly reducing setbacks may be appropriate in some areas, but applying this uniformly across all neighborhoods ignores important differences in lot size, infrastructure capacity, and neighborhood character, like our own.

Glenburnie was developed with specific spacing, green space, and scale in mind. A blanket policy allowing multiple residences on every lot risks overdevelopment that is incompatible with our existing streets and infrastructure. I respectfully request that the City Planning Department reconsider a "one size fits all" approach and provide neighborhood-specific protections.

---

2. Impact of Reduced Setbacks and Lot Coverage

As a Glenburnie homeowner, I am particularly concerned about the proposed elimination of the 7,500 square foot minimum lot size and the reduction of front, side, and rear setbacks.

Setbacks protect light, air, privacy, tree canopy, and stormwater absorption. Reducing them citywide will significantly alter established neighborhoods. Please consider maintaining existing setback standards in neighborhoods like Glenburnie where homes were designed with spacing that contributes to safety, livability, and property values.

---

3. Concerns About Sublot Subdivision

I am a resident of Glenburnie, and the proposal allowing each property to be subdivided into three separate sublots raises serious concerns in our neighborhood.

Allowing multiple independent ownerships on what is currently a single parcel could create congestion, parking conflicts, utility complications, and neighbor disputes. Fragmented ownership may also make code enforcement more difficult. I urge the Planning Department to reconsider or substantially limit sublot provisions in established single-family neighborhoods.

---

4. Reinstatement of the “Household” Definition

I am concerned about the repeal of the existing “household” definition, which currently limits the number of unrelated individuals living together in a single-family home.

Eliminating any cap on unrelated occupants could dramatically change the character of single-family neighborhoods like ours in Glenburnie. Without clear justification for removing this safeguard, I strongly urge the City to reinstate a reasonable definition of “household” to prevent overcrowding and preserve neighborhood stability.

---

5. Church Rezoning to MX-3 Commercial

The automatic rezoning of all church properties to MX-3 Commercial is deeply troubling.

Church properties vary significantly in size, context, and surrounding land use. A blanket rezoning that allows three-story mixed-use development by right—potentially including retail and restaurants—is not appropriate in every neighborhood. Rezoning decisions should be context-sensitive and require community review, especially when adjacent to residential areas.

Such development would significantly alter neighborhood character and increase traffic, noise, and parking pressures. Please require a more tailored zoning approach that reflects surrounding residential uses rather than automatic commercial mixed-use entitlements.

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6. Patterson Avenue Vacant Lot Rezoning

I strongly oppose the proposed rezoning of the vacant lot on Patterson Avenue (across from Willow Lawn Drive and adjacent to Glenburnie Park and the homes on Kingsbury and Tuckahoe) to MX-3 Commercial.

While mixed-use development may be appropriate within the Libbie/Patterson commercial corridor, extending it into areas directly abutting residential homes and parkland is incompatible. A three-story, 45-foot commercial structure would tower over Glenburnie Park and surrounding residences. This parcel should retain residential zoning.

---

7. Infrastructure and Traffic Concerns

Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity.

Glenburnie’s streets, sidewalks, drainage systems, and on-street parking were not designed for tripled density on every parcel. Increased congestion and stormwater runoff are serious concerns. Growth must be aligned with infrastructure capacity to avoid unintended consequences.

---

8. Neighborhood Character and Property Values

Glenburnie is a long-established residential neighborhood with a defined scale and character.

While I support thoughtful growth and additional housing opportunities, zoning changes should respect existing neighborhood context. Dramatic density increases, reduced setbacks, and commercial encroachment risk undermining the stability and property values of long-term homeowners. Please incorporate neighborhood-sensitive overlays or transition zones.

---

9. Request for Phased or Context-Based Implementation

Rather than implementing these sweeping changes simultaneously across all zoning districts, I urge the City to consider a phased or context-based approach.

Target increased density in areas near major corridors, transit, and existing commercial districts, while preserving the integrity of established interior residential neighborhoods like Glenburnie. Balanced growth requires nuance, not uniformity.

Thank you for considering my comments on Code Refresh.

Edmund Winston Trice

5403 Toddsbury Road

Richmond, VA 23226

From: Margaret B Tucker
To: Richmond300; Breton, Andrew S. - City Council; [redacted]
Subject: Code Refresh
Date: Saturday, February 28, 2026 4:22:07 PM

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To all concerned;

I am a resident of Glenburnie and am writing to express concerns about the proposed Code Refresh and its impact on established residential neighborhoods.

I am opposed to allowing three dwelling units by right on every lot citywide. It ignores differences in lot size, infrastructure capacity, and neighborhood character. Glenburnie was designed with intentional spacing, green space, and scale. Tripling density by right on every parcel risks overdevelopment that our streets, drainage, and parking systems were not built to support. Growth should align with infrastructure capacity and neighborhood context.

I am opposed to the elimination of the 7,500-square-foot minimum lot size and the reduction of setbacks. Setbacks protect light, air, privacy, tree canopy, and stormwater absorption. In neighborhoods like Glenburnie, they are foundational to livability and property values. These standards should be maintained where they define community character.

Allowing subdivision into multiple sub-lots and allowing up to 8 unrelated persons to live in one dwelling unit could lead to overcrowding, parking conflicts, and fragmented ownership in single-family neighborhoods. These changes could significantly alter neighborhood stability and should be reconsidered or limited.

The automatic rezoning of all church properties to MX-3 Commercial, along with the proposed rezoning of the vacant lot on Patterson Avenue near Glenburnie Park, raises serious compatibility concerns. Extending three-story mixed-use development directly adjacent to homes and parkland is not appropriate. Rezoning decisions should be context-sensitive and require meaningful community review.

More broadly, shifting major changes to “by right” approvals removes the voice of neighbors who have a stake in what happens in their community. While Special Use Permits are cumbersome, they allow for dialogue and compromise. Blanket by right rezoning will bring outcomes driven solely by zoning and market forces, with no opportunity for adjacent neighbors to raise legitimate concerns.

After reading and researching, I am skeptical that forced density will create more

affordable housing, the stated goal of code refresh. Subsidies and incentives create affordable housing. Market forces will not. If that is the main goal, then look for areas adjacent to transportation and provide the subsidies and incentives needed to drive the cost of housing. Dense cities such as New York are not more affordable. It is a complicated issue that deserves attention, but it will not be solved by blanket zoning across the city.

I urge the City to adopt a phased and context-based approach—focusing increased density near major corridors, transit, and existing commercial areas while preserving the integrity of established interior neighborhoods like Glenburnie.

Thank you for your consideration.

Margaret B (Peggy) Tucker
5406 Queensbury Rd
Richmond, VA 23226

From: Bob VO
To: Richmond300
Cc: Breton, Andrew S. - City Council; Mayor Danny Avula
Subject: Zoning Re-Fresh Comments
Date: Saturday, February 28, 2026 1:27:39 PM

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Dear Richmond300 Committee, Honorable Mayor Avula, Honorable Councilperson Breton,

I am writing to request that you pause, and re-think the entire Code Refresh effort, in its present form (Draft 2). It will not meet the stated goals and will cause major disruption and disunity in the City, and in the metro region. This is too important.

I am a resident and homeowner in the City of Richmond . I chose to move here from metro Atlanta in 2025, and chose to live in a City neighborhood and not in the suburbs. My relatives have lived here for over 30 years.

I will state that I agree very strongly that we have a housing crisis in the City, the metro area, and in the nation at large. This crisis damages us all. But, this plan will NOT solve it and would likely make it worse.

I agree and am aware that people in the bottom quintile of AMI have very few, bad, or no choices for housing.

I agree and am aware that people in the 20% to 60% AMI range also face difficulties in housing not seen in past generations. Many of these citizens have to devote more than 30% of their income to housing and have very limited choices. It's not good for the City or the nation that this group cannot access homeownership and build equity that can benefit multiple generations.

For the last 20 or so years, and especially after the 2008 financial crisis, the market has not provided supply for these segments of the market.

I am further aware that government policy, both federal and local, has not helped or has worsened these market conditions / failures. Zoning policy, including too much land being zoned only for single family homes, is a nationwide issue. But it is only government policy or not only zoning policy that has contributed to the failure of the market to supply to these segments. Addressing zoning alone does not address all the causes and will therefore not be effective.

Further, applying a new, un-tested, and un-proven zoning policy and thinking that present single family property owners will build on a large scale additional places to live on their existing properties and that this will solve these issues and also not cause severe harm is a preposterous and has not been fully thought through. It feels that in a zeal and desire to solve

real issues, this committee and effort has locked in on a single policy that is easy to see where it is likely to fail, and also cause political dissent and further disunity

It is beyond reason to think that a single, blanket, city-wide zoning for existing residential areas makes sense, Not only is every neighborhood unique but each block or street can be unique. "One size fits all" is just not correct, irrespective of one's political leanings or objectives.

Further, there are great deal of areas in the City that can be or already are being re-developed for residential.

Examples: all of Downtown — we all know that demand for office space is significantly and permanently reduced and that Richmond's downtown like other cities is and should be re-focused to include significant new residential, and there is also the Diamond district, the Boulevard Corridor, Stony Point, the Route 1 Corridor, the Southside Plaza area, and others.

Even in areas that have an incredible stock of old, often historic, and unique single family housing like part of the Northside, the West End, and others, for example, there are selects streets and corridors within that could support some more dense re-development without the need of destroying the character of entire existing housing stock.

In fact, Richmond gets and deserves credit on the national scene for some of what has already been done on some of these re-developing areas. There is a lot more to be done here. Richmond must do that first and fully.

It is not now necessary or wise to change, destroy, and distrust many or most of the established and functioning single family neighborhoods. And doing so will have negative consequences. Much of Richmond's growing national reputation is because of its wonderful in-city residential neighborhoods. Many cities do not have this feature. It makes no sense to destroy that, and doing so does not solve the housing issues that we do have here.

Looking at my neighborhood, Glenburnie, just a single new 3-5 story residential building on a former office or industrial property provides more housing supply than if every single lot in Glenburnie built a new small rental unit in its backyard!

Instead, what the City should focus on is:

- INADEQUATE SUPPLY — re-zoning commercial and light industrial to residential, build infrastructure now, & provide investor incentives in these areas. Speed permitting.

- PUBLIC TRANSPORTATION better, more ubiquitous and region-wide public transportation, and also walking and biking paths, serving the areas noted above for re-development. Why not become a trend-setter and innovator in North America on this issue? Go to Asia, Mexico or Europe — it can be done.

- ECONOMICALLY DISADVANTAGED AND HOMELESS: subsidizing the bottom 20% of AMI in some form, ideally with regional and state engagement, too. Why is this group at risk of being un-housed or under-housed? They do not have the financial resources or affordable choices. Ripping apart zoning and expecting single family home owners to build rental units in their backyards will not solve that.

- EDUCATION — better schools in areas with poor school rankings today.

- PUBLIC SAFETY - the goal must be that lower income areas are as safe as upper income areas.

Likely downfalls if this draft were adopted:

- PRIVATE EQUITY and out-of-area investors likely will move in and buy-up single family housing under this zoning concept, outbidding owner-occupied buyers, especially in the lower quintiles of home values, and covert them to rentals, making home ownership even more difficult and most often increasing rent rates and poor support/maintenance as landlords. I have personally seen this in Atlanta, especially south Atlanta and East Point, to very bad effect. Richmond needs a plan to combat this; this zoning "re-fresh" will make this a larger risk or a certainty.

- NOT ENOUGH NEW HOUSING: not enough existing single family property owners build new units in their backyard to provide adequate new housing supply

- DISPLACE THE ELDERLY if property taxes rise and long term elderly residents no longer can afford the taxes.

- LEGAL CHALLENGES are likely as in Alexandria VA causing unnecessary legal expense to the City and delaying better solutions to housing.

- CONTRAST WITH ADJACENT JURISDICTIONS / RESIDENTS AND INVESTORS FLEE: when areas such as Henrico County and others do not adopt a similar new residential zoning regime, many people and investors may well abandon the City and move to or invest in suburban counties and the City could decays.

- SEPARATION EFFORTS: Citizens in certain neighborhoods may start efforts to create new cities and separate from Richmond. Again, I have seen this happen in metro Atlanta and the City of Atlanta (see Fulton County or Buckhead in Atlanta).

- PARKING AND TRAFFIC: this zoning draft concept make zero provisions for traffic, parking, sewer, drainage, flood, power, gas, 911 response times, police, and more in areas that already have significant and real issues in this regards. This feels unconscionable and reckless.

Also, I have read where groups in support of the re-fresh state that one of their goals is to un-do and redress the past of racial and other forms of discrimination and injustice that are in fact significant part of the history of Richmond, and other cities, too. I do feel its important that we first increase awareness of and teach this true and regrettable history, and its very important that government do what it can do to address segments of our society, even though it is difficult to find the best or effective solutions to do so.

I feel the City needs to focus on infrastructure, education, true & effective wide-spread public transportation, green space for all, public safety and crime for all, substance abuse and mental health, water/sewer/power, sanitation, and directly assisting the bottom 20% of AMI.

However, this Refresh feels like it assumes the pie is only what it is today, the pie cannot get

bigger, and therefore, we must take a bigger slice of the pie away from those who have larger slices of it today.

I am not advocating for "trickle down" or laissez fair here. Yet, Richmond must focus on improving and growing the pie, for all. I am certain that not focusing on enlarging the pie, and not implementing policies that directly help the lower quintiles like stated above, can destroy the unity and fabric of this City, a City that has made great strides in recent decades.

I submit, the City needs and wants diversity including economic diversity— a city should be an attractive place for the top 40% of AMI, including even the top 5%, to live, just as it is true that this City should do all that is wise and it can do and more support the middle and lower quintiles. It cannot be one or the other. We need all five quintiles to be able to prosper and live within Richmond. It is not productive to pit the poor against the rich or pit the rich against the poor. Find consistency and sustained policies that a government can execute to truly assist the lower, and the middle, income groups, and gather the support of the same from the upper quintile.

Also, do residents in the bottom 20% quintile, or even the middle two quintiles, really wish to live in small units in the backyard of present single family homes with no poor parking and no public transit? Really? How does the committee know this? We should not make assumptions for this group. I can say that my children and relatives here in these quintiles don't want that.

One size does NOT fit all.

I am also fully aware of the efforts and position of the Glenburnie Civic Association and fully support ther view and hereby incorporate all of its positions in my letter. Please read and consider all of these points.

---

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I am a resident of Glenburnie and am writing to express concern about the provision allowing three dwelling units by right on every lot throughout the city. Eliminating minimum lot sizes and significantly reducing setbacks may be appropriate in some areas, but applying this uniformly across all neighborhoods ignores important differences in lot size, infrastructure capacity, and neighborhood character, like our own.

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Target increased density in areas near major corridors, transit, and existing commercial districts, while preserving the integrity of established interior residential neighborhoods like Glenburnie. Balanced growth requires nuance, not uniformity.

THIS RE-FRESH NEEDS A RE-START OR RE-BOOT. Go find evidence and data of what does and does not work. This is not a place to loosely experiment and hope it all works out.

I ask that the Mayor and City Council directly step in and redirect this committee and this effort:

- bring in people and consultants with different and perhaps better ideas, and people who do not come to the effort with a pre-bias towards one set of solutions.

- take time

- bring in voters

- try a small pilot, or a revised zoning plan but not Draft 2, in a area where its proven residents will support such a trial

I am hopeful this preset effort will be stopped, and re-started in a better form,

Thank you,

Bob Van Orden

From: Ingrid Van Orden
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh-Concerned Neighbor
Date: Saturday, February 28, 2026 4:38:50 PM

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Hello.

I am a resident of the Glenburnie neighborhood. First, I want to thank all city employees and volunteers who are working to plan our city's growth into the future. I do believe that all Richmond citizens can benefit when citizens and the city work together to manage growth. I do also understand the desire to right past wrongs and increase the possibility for a citizen to live in a community of opportunity.

I think it is encouraging that the city has listened to some concerns and adopted changes in an evolving plan. I am also grateful that on February 24 our neighborhood had an opportunity to meet with a representative from the Planning Department. I wish I remembered her name. She was professional and took many questions.

However, I think it is inappropriate for Richmond or any city to choose to disregard current homeowners well-being in order to correct past wrongs. To put it simply,**"Two wrongs do not make a right."** I hold to that creed in all personal and professional endeavors. Accepting harming others is akin to accepting revenge. I hope the city and its volunteers can think beyond harming the well-being of some existing neighborhoods in order to perhaps (and I will explain below why I specify "perhaps") benefit new members to that neighborhood..

I invested my very hard-earned money (I am a retired pediatrician who saw many medicaid patients) in a place where I could retire. I sought out a quiet, clean, green neighborhood with good parking and easy walking to stores. I wanted neighbors who cared for their homes and hopefully lived here year-round (young families tend to do that.) and for many years. I looked all over Richmond when we moved from College Park Georgia. We moved because College Park was not suitable for a retired couple--traffic, pollution, inadequate emergency assistance (2 instances in one year of delayed ambulances associated with patients dying),etc. I also have family here.

I believe that the current planning endeavor is disregarding the Glenburnie neighbors' well-being because clearly this planning is not considering our very basic needs--proper storm water /flooding management, commute times, sewers, access to emergency care (ambulance,police,fire). The city is also not considering new neighbors' needs. If the city wanted to ensure that our needs are met, the city would have researched the impact of increased density into our neighborhood.

Please note that the presenter at our February 24 meeting was unable to cite studies regarding

the impact on stormwater , commute times (traffic), parking, and sewers. For example, she did not seem to know that Glenburnie park was at one time a stream /river and still occasionally fills and requires neighbors to fix drainage. She did not know that we are a neighborhood that has a lot of street parking. I have a disabled neighbor across the street whose wife already has trouble getting parking in front of her house. (Please note that if the city requires parking on the lot, stormwater run-off will increase.). Furthermore, she did not cite impact studies on our emergency services nor our insurance for increased flood risk,etc.

When a city disregards an entire community's desires for sustainable living, in this case single -family housing living in our neighborhood Glenburnie, , it demeans the rights of the current homeowners and ultimately will undermine the rights of future community members. The city loses those communities because home-owners move out and/or because the community separates from the city. Atlanta has frankly lost large neighborhoods of opportunity (like Dunwoody) with healthy tax-bases because the city chose to disregard the interests of that community. Cities, like Atlanta ,Georgia, who disregard large and entire community interests eventually lose those communities and the options for living that future homeowners may desire-- thus destabilizing the city's core.

Richmond City should not be in the business of harming existing neighborhoods that are functioning well.

I suggest that the very reason Richmond currently has a thriving core and neighborhoods which are able to positively complement the tax base is that a variety of neighborhood choices exist. I just moved from Atlanta and chose Glenburnie---not the Fan, not North Side. We almost chose Henrico, but Richmond did have a neighborhood like Glenburnie. If Richmond chooses to take the single family option out of the city, it will lose future investment by those people who desire that type of living. Those home-owners and buyers will take their families, their tax dollars, their small businesses, and their headquarters where people who do and do not want dense city living may find their preferred life-style. I absolutely would have.

Please note that introducing duplexes and the number of possible non-household members does not necessarily create home-ownership opportunities for middle to low income buyers. They do certainly increase opportunities for developers and investors to rent out properties. Why is the Museum district full of duplexes that are being rented? People who desire to care for those homes are being displaced by developers who instead rent them out. **Disrupting a community like Glenburnie will not facilitate home ownership**--it will encourage developers to infill with home rentals thus actually displacing home owners and not creating more home ownership opportunities.

Finally, I think it is inappropriate to encourage new homeowners to invest their hard-earned dollars in areas where the infrastructure cannot handle increased density.
It is misleading and potentially harmful practice. In the meeting the other night many people spoke about the lack of infrastructure. The city will be held at best neglectful for this experiment and for harm that may come to individuals from living in an area where storm water, access to emergency personnel (delays due to traffic,parked cars on streets,trained staffing not growing at population growth pace), and traffic control are not appropriate. It is also true that those who do buy these duplexes early will find that the opportunity

neighborhood they thought they were investing in at a peak price is disappearing and so are the people who volunteered, spent money, and paid taxes to sustain that neighborhood.

I hope that my daughter and her wife do not fall for this scam.

Clearly, increasing density in our "opportunity neighborhood" does not afford the city the opportunity to embrace more future homeowners without harming the basic opportunity here. Nor does increasing density in my neighborhood offer a sound investment to an individual homeowner who is liable personally for the problems associated with their decision.

I hope that Richmond does not want to push homeowners like my husband and me out.

I believe Richmond should slow down the process of meeting its long-term goals. Richmond's council members and Mayor should require the necessary collaboration with current residents and the data collection. Please, find out more about why neighborhoods like mine offer opportunity. Please work to find solutions that can only be justified because others were wronged in the past. I do not think your consultants are advising you well. **Please invest your time and tax dollars to create more neighborhoods that offer opportunity rather than harming those that already do.**

I am happy to meet with you if you like. I have many, many other concerns,especially regarding our nearby church neighbor. I chose to highlight the above concerns.

Respectfully,

Ingrid Van Orden,MD

From: brady whitley
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Concerns on Code Refresh to Protect our Neighborhood
Date: Thursday, February 26, 2026 10:19:19 AM

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Dear Members of the Planning Department at at RVA Gov:

I am a resident of Glen Burnie and a member of the Glen Burnie Civic Association.

My Name is Brady Whitley and I own a house at 5301 Ditchley Road, Richmond, VA 23226.

I am writing to express my concerns regarding the code REFRESH in our neighborhood.

---

1. Concern About "One Size Fits All" Density

I am a resident of Glenburnie and am writing to express concern about the provision allowing three dwelling units by right on every lot throughout the city. Eliminating minimum lot sizes and significantly reducing setbacks may be appropriate in some areas, but applying this uniformly across all neighborhoods ignores important differences in lot size, infrastructure capacity, and neighborhood character, like our own.

Glenburnie was developed with specific spacing, green space, and scale in mind. A blanket policy allowing multiple residences on every lot risks overdevelopment that is incompatible with our existing streets and infrastructure. I respectfully request that the City Planning Department reconsider a "one size fits all" approach and provide neighborhood-specific protections.

---

2. Impact of Reduced Setbacks and Lot Coverage

As a Glenburnie homeowner, I am particularly concerned about the proposed elimination of the 7,500 square foot minimum lot size and the reduction of front, side, and rear setbacks.

Setbacks protect light, air, privacy, tree canopy, and stormwater absorption. Reducing them citywide will significantly alter established neighborhoods. Please consider maintaining existing setback standards in neighborhoods like Glenburnie where homes were designed with spacing that contributes to safety, livability, and property values.

---

3. Concerns About Sublot Subdivision

I am a resident of Glenburnie, and the proposal allowing each property to be subdivided into three separate sublots raises serious concerns in our neighborhood.

Allowing multiple independent ownerships on what is currently a single parcel could create congestion, parking conflicts, utility complications, and neighbor disputes. Fragmented ownership may also make code enforcement more difficult. I urge the Planning Department to reconsider or substantially limit sublot provisions in established single-family neighborhoods.

---

4. Reinstatement of the “Household” Definition

I am concerned about the repeal of the existing “household” definition, which currently limits the number of unrelated individuals living together in a single-family home.

Eliminating any cap on unrelated occupants could dramatically change the character of single-family neighborhoods like ours in Glenburnie. Without clear justification for removing this safeguard, I strongly urge the City to reinstate a reasonable definition of “household” to prevent overcrowding and preserve neighborhood stability.

---

5. Church Rezoning to MX-3 Commercial

The automatic rezoning of all church properties to MX-3 Commercial is deeply troubling.

Church properties vary significantly in size, context, and surrounding land use. A blanket rezoning that allows three-story mixed-use development by right—potentially including retail and restaurants—is not appropriate in every neighborhood. Rezoning decisions should be context-sensitive and require community review, especially when adjacent to residential areas.

Such development would significantly alter neighborhood character and increase traffic, noise, and parking pressures. Please require a more tailored zoning approach that reflects surrounding residential uses rather than automatic commercial mixed-use entitlements.

---

6. Patterson Avenue Vacant Lot Rezoning

I strongly oppose the proposed rezoning of the vacant lot on Patterson Avenue (across from Willow Lawn Drive and adjacent to Glenburnie Park and the homes on Kingsbury and Tuckahoe) to MX-3 Commercial.

While mixed-use development may be appropriate within the Libbie/Patterson commercial corridor, extending it into areas directly abutting residential homes and parkland is incompatible. A three-story, 45-foot commercial structure would tower over Glenburnie Park and surrounding residences. This parcel should retain residential zoning.

---

7. Infrastructure and Traffic Concerns

Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity.

Glenburnie's streets, sidewalks, drainage systems, and on-street parking were not designed for tripled density on every parcel. Increased congestion and stormwater runoff are serious concerns. Growth must be aligned with infrastructure capacity to avoid unintended consequences.

---

8. Neighborhood Character and Property Values

Glenburnie is a long-established residential neighborhood with a defined scale and character.

While I support thoughtful growth and additional housing opportunities, zoning changes should respect existing neighborhood context. Dramatic density increases, reduced setbacks, and commercial encroachment risk undermining the stability and property values of long-term homeowners. Please incorporate neighborhood-sensitive overlays or transition zones.

---

9. Request for Phased or Context-Based Implementation

Rather than implementing these sweeping changes simultaneously across all zoning districts, I urge the City to consider a phased or context-based approach.

Target increased density in areas near major corridors, transit, and existing commercial districts, while preserving the integrity of established interior residential neighborhoods like Glenburnie. Balanced growth requires nuance, not uniformity.

Thank you for considering my comments on Code Refresh.

Our community is deeply concerned about this proposal and hope you will heed our concerns.

Best, Brady Whitley

BRADY WHITLEY
5301 DITCHLEY ROAD
RICHMOND, VIRGINIA 23226
MOBILE 703-517-3323

From: Mike Lennon
To: Richmond300; Breton, Andrew S. - City Council
Subject: Code Refresh
Date: Saturday, February 28, 2026 6:29:54 PM

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To Whom It May Concern,

I am writing to voice concerns about the Code Refresh. I have been a tax paying resident of Richmond since 1998, and owner of our current home since 2008. I am concerned about housing affordability, just like most Richmonders, and most US citizens for that matter. However, I do not feel that the current proposals will do anything meaningful to alleviate costs. In fact, a strong case can be made that these blanket policies may actually increase the cost of housing, and almost certainly will increase the taxes of current homeowners, as the potential to build on the property would theoretically increase the value of the land.

Furthermore, there is nothing in the Code Refresh that actually guarantees (or even promotes) new housing to be affordable. With prices elevated as they currently are, if a builder pays a premium to buy a property, are they going to discount it once they build more? Of course not, they are incentivized by profit. I urge the Planning Department to reconsider or substantially limit sublot provisions in established single-family neighborhoods, especially those with smaller lot sizes

The by-right ability to add additional dwellings to single family lots will ***absolutely*** change the fabric of existing neighborhoods, which is something recently approved Master Plan was expressly stated would not happen. Allowing for additional dwellings on lots less than .2 acres (as in my current neighborhood), would drastically change the density. The city has eliminated any parking requirements already, and adding more people and cars to a neighborhood without sidewalks would not only completely transform it, but would also be dangerous. Ours is a neighborhood with young families who have chosen to live in this neighborhood at least in part for the safety. We are already feeling the creep of development along the Libbie/Grove corridor and Granite ave, with commercial parking bleeding into our neighborhood and people speeding through using the residential streets to avoid the congestion on Patterson and Grove.

There are also real and serous environmental concerns. Our neighborhood already floods when it rains, and storms are only getting stronger and wetter with climate change. Taking up more drainable land to build on every inch of property will only exacerbate this issue. Taking down trees and covering up grass will create heat islands & add to air pollution

Rather than implementing these sweeping changes simultaneously across all zoning districts, I urge the City to consider a phased or context-based approach. Target increased density in areas near major corridors, transit, and existing commercial districts, while preserving the integrity of established interior residential neighborhoods like Glenburnie. Balanced growth requires nuance, not uniformity.

Cordially,

Michael Lennon
5502 Bewdley Rd

From: Michelle Emrich
To: Richmond300
Cc: Courtney; Rachel Wingeier; Linda Martin
Subject: Rezoning Draft 2 Feedback
Date: Sunday, March 1, 2026 7:34:48 PM

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March 1, 2026

Dear Code Refresh Zoning Advisory Council,

The Greater Oxford Civic Association, established in 1963, is composed of nearly 600 homes within the 4th District of Richmond's Southside. The Oxford community is situated east of Huguenot Road with homes located both north and south of Chippenham Parkway.

This unique location affords our Oxford residents large land plots with rich exposure to nature, birds and wildlife, plentiful mature trees, and easy access to the James River and nearby communities. Nearly without exception, Oxford residents comment on the "hidden gem" feeling of the neighborhood, given the location, access to nature, and community ethos.

The Greater Civic Oxford Association Board has several concerns about the zoning changes planned for District 4 as outlined within the draft of Richmond City's Code Refresh (RD-A: Residential Detached Low). Our primary concerns include:

INFRASTRUCTURE READINESS

The Code Refresh proposes a change to the zoning that would allow an Accessory Dwelling Unit (ADU) and one additional unit on lots no less than 90 feet in width. An increase in Oxford's population density will overtax its existing water, sewer, and public utility systems. Numerous properties within the community already suffer routine flood damage to their homes and yards due to inadequate stormwater drainage. Replacing green space with impervious surfaces like buildings and driveways will further strain the sewer system, elevating the risk and prevalence of flooding, putting property and public safety in jeopardy. Without meaningful upgrades, our neighborhood infrastructure is not equipped to handle the increased load that would come with higher residential density.

CITY SERVICES

Oxford residents have expressed that they already feel that Richmond City Zoning and Code Enforcement is inconsistently responsive to residents' reports of abandoned vehicles, overgrown grass, roadside debris, and yard waste. Additional homes and dwelling units will naturally increase demand on the city's limited enforcement staff, making it harder to monitor code compliance and address reported concerns. The likelihood that some new units will be used for short-term rentals (e.g., Airbnb) further complicates enforcement and undermines community stability. Like any neighborhood, Oxford relies on and deserves city support to uphold community standards. Without it, our neighborhood's integrity will inevitably decline.

TRAFFIC AND SAFETY

In recent years, Oxford has seen a troubling rise in speeding and distracted driving. Increased population density will lead to greater number of drivers in the neighborhood, heightening risks for pedestrians who must share the roads due to the lack of sidewalks and crosswalks. The risk is compounded if the drivers are guests of short-term rentals and unfamiliar with our roads and the daily rhythms of our community.

Also of note is that many Oxford residences do not have garages. By increasing the number of cars per property, it is likely those cars will need to park along the street. This situation presents three distinct problems: it pushes pedestrians toward the center of the road, increases overall congestion, and may create tension between neighbors, especially where culverts limit parking and force residents to park in front of others' homes.

ENVIRONMENTAL IMPACT

As the City's own RVAGreen 2050 initiative acknowledges, Richmond is facing more frequent and severe weather events, including higher annual rainfall and an average of 21 additional days exceeding 95°F over the next two decades. According to the climate-focused nonprofit, First Street Foundation, Richmond is projected to experience a heat index of 105°F on seventeen days annually by 2055.

In this context, every tree matters.

Accordingly, we are deeply concerned about the environmental degradation that may result in our neighborhood due to rezoning. Oxford is one of the few remaining neighborhoods in the city with a mature tree canopy. Trees, lawns, and gardens provide our residents with critical heat mitigation, stormwater absorption, and air quality benefits. In addition, the lush areas along Rattlesnake Creek provide habitat and safe harbor for a wide variety of wildlife.

Preservation of such mature natural infrastructure is critical to fulfilling Richmond's climate mitigation commitments, yet the proposed Code Refresh lacks meaningful protection for it, putting our trees and green spaces at risk of being removed for the convenience of builders seeking to maximize profit.

The absence of clear, thorough, and strict guidelines for builders and enforceable oversight requirements for the city is alarming in scope and potential impact, as is the lack of cohesiveness between and often contradictory pursuits of the various plans the city has shared with residents.

In sum, the Greater Oxford Civic Association Board is UNANIMOUSLY OPPOSED to the zoning modifications contained within the Code Refresh-DRAFT 2, as proposed. These modifications will gravely affect the infrastructure, environment, and quality of life in our community.

Thank you for your attention to our concerns.

Sincerely,

Michelle Emrich

Greater Oxford Civic Association, President

[redacted]

Memorandum 3/1/26
To: City of Richmond Planning Commission
cc: First District Councilperson Andrew Breton; Mayor Danny Avula
From: the Hampton Gardens Association

We thank the Planning Commission for the opportunity to comment on Code Refresh Draft #2 which reflects a considered response to Draft #1. While the interactive map provided a comprehensive platform to receive input from communities city-wide, we noticed that our near West-End neighborhoods' participation was low. We looked for a way to increase responses and offer an alternative, less-public vehicle to inspire community input. At the Hampton Gardens Association meeting with Marianne Pitts on 2/24/26, we handed out a paper survey and shared an online version with a 2/27/26 deadline. Surveys were submitted by residents of Hampton Gardens as well as from surrounding neighborhoods. The results with comments are below.

The most significant concern is the impact increased density may have on a fragile infrastructure across the city and not just for our neighborhood. One neighbor wrote: "Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity. Our streets, drainage systems, and on-street parking were not designed for tripled density. Growth must be aligned with infrastructure capacity to avoid unintended consequences like increased stormwater runoff and congestion. Stormwater runoff and traffic congestion are already significant issues in Tuckahoe Terrace even under current zoning laws. The proposed changes are short-sighted and irresponsible."

Others query whether the proposed increase in "affordable" housing will indeed yield the desired results. One neighbor wrote: "There are multiple articles/studies challenging the theory that increasing density will lower housing cost and provide affordable housing, especially in higher priced neighborhoods. This Refresh feels more like a way to increase revenue, which has not been mentioned in what I have read. Affordable housing only happens with incentives and supplements as market forces always determine prices. Isn't it possible that over time, increased density, no reasonable limits for number of people per house and commercial use within neighborhoods by right will diminish the character of existing neighborhoods? Prices may go down, but so will revenue. It also risks making our city less unique."

This neighbor continues: "this is a developer's dream… giving them many opportunities to do what they want without any neighborhood input. While working through SUPs is cumbersome, it successfully forces developers to listen to concerns of neighbors and make compromises. Wanting a say is not the same as not wanting progress. The most vulnerable among us will be the first to lose their housing. It's already happening. Please consider the infrastructure needed for more density and give thought to open spaces, trees and livability before approving a one-size-fits-all approach. Richmond is a beautiful city. Change is good, but there need to be guardrails that keep our city and our neighborhoods unique, interesting and attractive to our young people and newcomers alike."

In view of these responses, we urge the Planning Commission to take a step back and do more research before proceeding with the proposed re-zoning plan outlined in Code Refresh #2. Please run an economic feasibility study to estimate the real cost of increased density on existing infrastructure across all Richmond communities and not just those in affluent neighborhoods. Who will ultimately pay for repairs? Who will be most affected by property tax increases? Is there a risk of displacement as developers go into lower-income neighborhoods and market forces dictate higher real estate values?

Lastly, we would be remiss if we did not make every effort to preserve our neighborhood's unique character and historical significance. This is vitally important to our residents. To that end, we would very much like to see the City replicate and/or re-create neighborhoods like ours where land is more affordable and "re-imagine priority growth nodes" in the areas recommended by the Richmond 300 Master Plan: Downtown, Greater Scott's Addition, Route 1 Corridor, Southside Plaza and Stoney Point Fashion Park. Following the Richmond 300 roadmap will go a long way to "direct growth to appropriate areas while maintaining existing neighborhoods as well as creating new authentic neighborhoods."

Respectfully submitted,
Betsy McCray
President, Hampton Gardens Association
Email: [redacted]

Survey results: 130 responses (80 online/50 paper)

Q1: Code Refresh Draft #2 allows one dwelling unit and one ADU (additional dwelling unit) on each lot. In addition, if the house is preserved, one additional unit is allowed, by right. This includes detached, attached and duplex housing types. Do you approve of allowing up to 3 units on each lot in your neighborhood?

No: 128
Yes: 1
Undecided: 1

Q2: As written, Code Refresh Draft #2 would allow limited commercial use in the Hampton Gardens neighborhood (zoned RD-A) and surrounding neighborhoods (zoned RD-B) like Glen Burnie and Stonewall Court. Currently, similar mixed-use arrangements typically require a Special Use Permit. Do you support allowing limited commercial use in your residential neighborhood, by right?

No: 125
Yes: 3
Undecided: 2

Q3: Do you think that Code Refresh Draft #2 will create much needed affordable housing for the City of Richmond?

No: 120
Yes: 1
Undecided: 9

Q4: Given the proposed zoning expansion, does Code Refresh Draft #2 sufficiently plan for the stressors new zoning may have on our water, sewer system, and our service infrastructure (eg., schools, police, fire, city services)?

No: 120
Yes: 1
Undecided: 4

Comments added to the HGA Code Refresh #2 Survey (February 2026)

5) Do you have any additional comments for the Planning Commission to be forwarded with the overall survey results?
Does Code Refresh deviate from the Master Plan and the 6 Big Moves?
Please explain how wholesale density expansion across the city will guarantee diverse and equitable housing opportunities. Have any feasibility studies been done?
My neighborhood and surrounding neighborhoods are already over crowded. Code Refresh will just make it worse . Poor idea.
First phase of code refresh should be on the main transit zones. Downtown- develop into a thriving downtown where tourist want to visit. Other areas of development are the southside commercial area where development is needed.
Code Refresh Draft 2 will cause suburban flight, de-valuation of the city's most significant historic tax base, increase infrastructure pressure on a city which can not currently meet the upkeep for roads, sewer, curb, trash as it is
Entire project should be scrapped.
I have been to 2 meetings at Mary Mumford and St. Giles and 90% or more are OPPOSED to this and feel it is being shoved down our throats. PLEASE listen to your constituents! If we wanted this type of neighborhood, we would have lived in the Fan. We want neighborhoods for our children to be able to play and are safe. This is going to bring in traffic and crime.
Very concerned that Code Refresh would entirely change the structure of established neighborhoods. Code Refresh does not have our approval.
My husband and I are very opposed to Code Refresh and do not want the beauty, history, and architecture of Windsor Farms or Glen Bernie or Stonewall Court to change.
This has the potential to ruin the City. Our roads are already not properly maintained and our streets seem to be cut through.

Why is the city adding more bicycle lanes when the ones available now are rarely used? My understanding is bike lanes will be put on Patterson Ave from Willow Lawn Drive to Three Chop and Patterson Ave there will be reduced to two lanes from the current four. This will make traffic around Libbie and Patterson a real problem. Is research being done to gauge the potential use of bike lanes or is this being done to get vehicles off the roads for the environment?

US population is declining; Code Refresh Draft #2 will ruin current neighborhoods with buildings left unused in the future.

I am strongly against the permission for 8 unrelated persons to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same.

1) INFRASTRUCTURE (1/2025 water crises - one example) 2) TRAFFIC, PARKING, PEDESTRIAN SAFETY 3) GREEN SPACES. 4) PUBLISHED FEASIBILITY STUDIES??? 5) "AFFORDABILITY" - meaning? Must this zoning plan be so ambitious? City-wide? Can we not maintain what is special about our city - the diversity and uniqueness of our neighborhoods? And focus on areas that can better address needs (Stony Point Fashion Park, Azalea Mall, etc). Also, 8 unrelated persons in one house - sounds like an invitation for drug dens.

The Code Refresh is TERRIBLE. The City is allowing numerous locations to lay dormant and without collecting taxes (inherently unfair). The City should force the say of the delinquent properties, allow the development of those based on the CURRENT provisions, and NOT make this further general expansion. Redevelopment of the existing areas in the city would provide the needed house but in a better more balanced area such that the roads, parking, water and sewer (which was already developed) can better handle the density---because it is being added back instead of added anew. If anything, the recent changes by City Council need to be scaled back. The current unlimited ADUs are (1) generally unsafe (2) adding pressure to infrastructure in areas that were not originally developed to support it and (3) PROVE that the added density in this manner is causing more problems than it solved.

No

This rezoning plan does not appear to help with affordable housing.

Please proceed with caution and consideration of those who live here, and how proposed changes may cause more irreversible harm than good. Once the toothpaste is out of the tube...

As a lifelong resident, taxpayer, and property owner in the City of Richmond, I do not support Code Refresh Draft #2

I believe the infrastructure of the neighborhood will not sustain an expansion of dwellings outlined in the refresh. In addition, the tax benefits the city is looking for are already very much fulfilled by our taxes as land owners in our area and additional building ie multi family multiple structures and/or apartment dwellings will not provide affordable housing for any one in these areas vis a vis the tax burden on the area.

It seems that Draft #2 will change the look and feel of the neighborhoods while adding burden to the infrastructure which already is subpar. Also the ecosystem will be impacted negatively- less trees and shrubs and lawns.

It has been a flawed process from the beginning that seems designed to erase the city's charm and livability and drive city residents to the surrounding counties. The only one to benefit from this insanity is developers.

1. I believe multi-family and commercial space is fine for the Grove Ave. and Patterson Ave. corridors in similar scale to what already exists. 2. The cost of land is not the impediment to affordable housing in primary single family residential neighborhoods, the cost of construction and minimum square footage requirements drive the cost of affordability. 3. The City should first upgrade the multi—family housing availability east of the downtown expressway before destroying the historic neighborhood character that exists today.

completely opposed to the plan

Do not approve

I understand your motivation. I do not believe that it will work for my neighborhood

I applaud the Commission’s efforts to expand affordable housing options. However, concentrating additional units in long-established neighborhoods where property values are already extremely high seems counterproductive.

Increased density with affordable housing should be focused in the City's Opportunity Zones

Our taxes are very high and don't see the services after multiple requests for storm drains overflowing,
The schools are already at capacity and parking and traffic will get worse.

I do not agree with this zoning plan. The entire premise of this plan is contradictory to the reason we moved into this neighborhood. While this may increase density in the long term, it will have immediate impact in the short term by changing the character and quality of the neighborhood (increased traffic, strain on public infrastructure, cleanliness/upkeep of public areas and sidewalks, etc)

I sincerely hope the planning commission considers the concerns of Richmond citizens. The increased density proposed is reprehensible and will destroy this area of town. There are so many areas in the city that are desperate for investment and would welcome so many of these proposed changes.

There are multiple articles/studies challenging the theory that increasing density will lower housing cost and provide affordable housing, especially in higher priced neighborhoods. This Refresh feels more like a way to increase revenue, which has not been mentioned in what I have read. Affordable housing only happens with incentives and supplements as market forces always determine prices. Isn't it possible that over time, increased density, no reasonable limits for number of people per house and commercial use within neighborhoods by right will diminish the character of existing neighborhoods? Prices may go down, but so will revenue. It also risks making our city less unique. This is a developers dream...giving them many opportunities to do what they want without any neighborhood input. While working through SUPs is cumbersome, it successfully forces developers to listen to concerns of neighbors and make compromises. Wanting a say is not the same as not wanting progress. The most vulnerable among us will be the first to lose their housing. It's already happening. Please consider the infrastructure needed for more density and give thought to open spaces, trees and livability before approving a one size fits all approach. Richmond is a beautiful city. Change is good, but their needs to be guardrails that keep our city and our neighborhoods unique, interesting and attractive to our young people and newcomers alike. Thank you for reading.

These are horrible ideas that will destroy the character of the neighborhood, with no benefit to affordability. Tax receipts may be impacted as residents move out and values fall.

The proposed Draft of Code Refresh could destroy the unique characteristics of neighborhoods such as Hampton Gardens by the introduction of more dwelling units. This brings other problems caused by more parked vehicles and stresses to our already taxed water and sewer systems.

This unfortunate and shortsighted plan is poised to destroy lovely neighborhoods throughout Richmond and further stress inadequate and insufficient infrastructure, without addressing any needs for increased housing issues in a meaningful way.

I do not agree with Code Refresh and do not want any more density in the near West End.

The proposal as drawn would significantly reduce the appeal and tax value of existing and nearby properties, and provide a further incentive for people to move to the suburbs, where taxes are already lower and services are better. Moreover, the projected increase in the city's population would be very stressful on outdated and already inadequate infrastructure, leading necessarily to even higher taxes and fees.Affordable housing is a good thing, but it is doubtful that newly-constructed "accessory dwellings" could even be rented at an "affordable" price.

While Draft #2 is a step in the right direction, it still falls way short. The potential of 8 adults in each of two Duplexes, plus 4 more in an ADU is absurd. The impact on water, sewer, and parking alone is unreasonable.

Respect our neighborhoods. Try to concentrate on providing TRULY affordable housing for Richmond instead of profits for developers. Also, new housing should be dispersed throughout the City...not just in the higher property value areas.

Adding commercial use to a residential neighborhood is not a good idea.

Allowing commercial use in a residential neighborhood is not a good idea.

I am most concerned about the impact on schools, an ancient sewer system, water plant and terrible traffic.

Allowing more density in Hampton Gardens will change the charm and desirability of HG and therefore the tax income to the city. Further greater density will create more traffic and parking problems. Strain on aging utilities is another consideration. I am sympathetic to the need for more affordable housing, but I do not think this neighborhood is the place to create it. Certainly no commercial establishments should be allowed in what is currently a residential neighborhood.

No high density or 3 units should be allowed

Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity. Our streets, drainage systems, and on-street parking were not designed for tripled density. Growth must be aligned with infrastructure capacity to avoid unintended consequences like increased stormwater runoff and congestion. Stormwater runoff and traffic congestion are already significant issues in Tuckahoe Terrace even under current zoning laws. The proposed changes are short-sighted and irresponsible.

I am a resident of Tuckahoe Terrace. I am writing to request a more context-based approach to the Code Refresh rather than citywide uniform changes. Specifically, I am concerned about allowing three units by-right and

reducing setbacks on established residential lots. These changes risk overwhelming our local infrastructure (drainage, parking, and traffic) and undermining the character of our neighborhood. Please reconsider the 'one size fits all' density model and reinstate the 'household' definition to preserve neighborhood stability.

The communication with homeowners affected by the Code Refresh has been de minimis. The Planning Commission should consider whether any and all proposed changes have been properly disseminated to homeowners.

Ask yourself, is this what you'd want happening in your neighborhood? There are many great ideas but the impact is only real for those people living it day in & day out. So stop and think (Would I want this nearby my home?) before approving this proposal.

A “one size fits all” approach to zoning and permitting by right redevelopment is not appropriate, nor does it not solve for additional housing. Density needs to be appropriate and must be factored in on a case by case basis. Mixed use projects should not have by right zoning; instead, they should be subject to community approval to ensure a respective project is in the best interest of the proposed location and does not further stress an already aging infrastructure system and negatively impact quality of life to the established tax paying residents.

I am concerned by many aspects of Code Refresh included but not limited to the potential to destroy the architectural diversity and appearance of our mature city neighborhoods, reducing emphasis on the importance of churches as integral parts of our neighborhoods, destruction of the tree canopy and open green spaces, increasing housing prices and the negative impact increased population would have on our aged utility and sewer infrastructure.

The proposed zoning does not seem thoughtfully designed with our unique city in mind. It seems borrowed from a generic city plan that doesn't account for areas of potential growth like our downtown, Broad Street corridor from downtown to the county line, Scott's Addition and AccaYard/Dabney Rd area. Chamberlayne Avenue and Brook Road have recently developed new housing options that seem to fit with the neighborhood - to support Va Union and improve an area of great potential with great access to highways and downtown. I would encourage our city planning commission to continue responsible projects like these, with appropriate oversight of design and construction through the continued use of SUP. Our city is too precious to allow for unmonitored design by right. I would also encourage our city planners to identify areas that may have declined in recent years that could benefit from thoughtful development - like the Broad Street corridor. Let's get creative and revitalize areas that need attention!

I was born and raised in Richmond, growing up in Leonard Heights and now I have raised my family and continue to live in Club View. It is a punch to the gut to review these proposed zones that allow anything to happen here by any individual or outside developer who may potentially have no appreciation for the ethos of our fair city.

Continuing to allow commercial ventures on residential properties makes affordable housing less accessible for home buyers. The properties become investment candy which drives up property prices. This edges out true home buyers

One size does not fit all! The individual character of neighborhoods is not being considered. Infrastructure is not being addressed adequately.

Code Refresh does nothing to improve our city other than putting money in developers’ pockets and city coffers. One size does not fit all.

Commercial uses in family-oriented neighborhoods will be dangerous. No sidewalks. Kids walk in the street. Commercial traffic will be very dangerous. Need a demo review process before any homes or churches were demolished.
Focus on areas of opportunity like Manchester, Hull, Midlothian, Richmond Hwy. Leave established neighborhoods alone. Focus on cheaper land cost for density.
With more people (residents) means more cars, kids on bikes & pedestrians-- safety issues.
This is not a solution. It's fantasy. You are over-estimating the actual growth needs/projects. Richmond is a tired, decaying city. Why not focus on economic growth and the pathetic public school system. Utilize existing higways and toll roads to facilitate commuting or rehabilitate under-utilized areas like Scott's Addition. One size does not fit all. This seems ideologically driven!
I strongly object to allowing for 3 units on our lots.
Historic preservation is not addressed nor 100+ year old tree canopy. Also, how will increased density impact infrastructure?
Re: Water: No permeability studies; no consideration for parking, sewer, police getting to emergencies. Density is necessary but must be well-planned and not destroy intact neighborhoods. Create new neighborhoods for people who seek density.
Water system is already stretched.
I haven't seen them (city) build new road in the West End. Where is all this traffic going?
Traffic: our street has become dangerous for residents. People speed and there have been multiple accidents. The roundabouts do not work. Parking: we had more parking. don't change church zoning.
It appears that a blanket approach has been applied with no foresight or feasibility on infrastructure or the massive uncontrolled changes. Please re-think this. This only benefits developers. Find good places to grow and focus on that. No blanket!. This will not result in what you desire.
Fight this
Many
Focus on targeted economic housing zones, not on single family RD-A neighborhoods.
There needs to be more guard rails in place to protect/preserve the intergrity of our neighborhoods.
The whole rewrite should be scrapped and existing code left as is. I don't think anybody favors this rezoning.
Rezoning as proposed will negatively impact the character of a well-established, historic neighborhood. The infrastructure can't maintain more housing. City should concentrate on building opportunities in the inner city with more vacant lots.
Look for options to increase density in commercial nodes not in residential neighborhoods

Remove the option to subdivide in RD-A, RD-B and RD-C
Environmental concerns: decreased tree canopy, permeable land and increased flood zones plus heat islands
Code Refresh ignores the Master Plan which states that neighborhoods should be preserved. There are many ways the city can improve living options without allowing for disintegration of neighborhoods.
Responsibility for enforcement of zoning matters such as signage, storage of commercial vehicles in residential neighborhoods eg. yard sales
More specific neighborhood considerations: People live in our neighborhood for a reason and not the Fan or Church Hill
It is obvious that not enough thought has been given this topic
Single family districts should be limited to one dwelling unit and one ADU…. Code Refresh focuses too much on West End circumstances. [Planning Commission] should look at other available areas of the city. There is no planning or information about infrastructure accommodation.
Street parking would be terrible.Pedestrian safety at greater risk. Property values decline.
I believe the Code Refresh would lower the property values in our neighborhood, along with dramatically changing the fiber of the neighborhood.

From: ROBIN BASSETT
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh Draft 2
Date: Wednesday, February 25, 2026 11:31:00 AM

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To the RVA Planning Commission: Last night I was able to attend a meeting where Marianne Pitts gave a presentation on Code Refresh and spoke specifically about how potential zoning changes could impact our neighborhood, Hampton Gardens.

I wanted to reach out with some thoughts following that meeting.

First, of the 75 residents of Hampton Gardens and nearby neighborhoods, not a single person spoke in support for the proposed zoning changes, either for residential spaces or church property. Many of us purchased our properties because we do not want to live in a densely populated neighborhood. One of the assets of Richmond is the variety of its neighborhoods; for people who want to be on a small lot, or no lot at all and adjacent to their neighbors, that option exists. For those who want a yard and more breathing room from neighbors, that option needs to be maintained. Maintaining existing neighborhoods is a key point of the City's Master Plan. I urge you to respect the voice and opinion of the property owners before rezoning our neighborhood to RD-A in a blanket process that does not consider the unique features of each neighborhood.

Many of the comments last night were about quality of life issues that would be impacted by drastic zoning changes. Parking, additional traffic, storm water run off, strain of the aging sewer system, and loss of tree canopy. These are all legitimate and significant concerns which are not addressed by Code Refresh. This tells me that it is time to pull in the effort to drastically change the zoning code, and look more closely at what is actually feasible in our City.

Another concern was the designation of all church properties to, I believe, MX-3. There is a church, St. Giles, that abuts our neighborhood, Glen Burnie and Tuckahoe Terrace, so squarely in a neighborhood setting. Redeveloping that space into mixed commercial use would be completely inappropriate for its location. The rezone designation of church properties should be considered on a case by case basis across the City.

Again, I encourage you to respect the property owners' voices in this process.

Thank you,
Robin Bassett
335 Oak Lne

From: Joan Clement
To: Richmond300
Subject: Citizen comment on Code Refresh Draft 2 , Feb. 27, 2025
Date: Friday, February 27, 2026 10:12:42 AM

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Sent from my iPhone

Begin forwarded message:

From: Joan Clement <[redacted]
Date: February 27, 2026 at 9:40:32 AM EST
To: Joan A Clement <[redacted]
Subject: Fwd: Citizen comment on Code Refresh Draft 2

Sent from my iPhone

Dear Planning Commission,

I attended the Code Refresh meeting with a rep from the Planning Department this week at St. Giles Church. My impression was that all of my neighbors who attended were opposed to it. I doubt that residents on lots smaller than those in Hampton Gardens could support this developers' land grab either.

I moved to Hampton Gardens 30 years ago from Tuckahoe Terrace, where the view from my front door was an endless line of parked cars, no sidewalks, no streetlights, no curbs, and a sickly treescape. I loved my neighbors. There were several comments last night from Tuckahoe neighbors complaining of the same old issues..density, parking, church encroachment and drainage. Things haven't changed.

So I was able to move

next door to Hampton Gardens, with ample , larger yards and no need for my kids to play in the streets. My choice was satisfied by Richmond's diversity of neighborhoods.

Why does the City now want to destroy the unique and livable

environment in Hampton Gardens with ADUs and multiple dwellings? Code Refresh seems to be a bonanza for developers and jealous social engineers, not residents. We are living just fine without the City's tampering.

Joan Clement
5 Roslyn Road
Richmond, Va 23226

Sent from my iPhone

From:	JoAnn DeVita
To:	Richmond300
Cc:	Breton, Andrew S. - City Council; Brown, Whitney H. - City Council Office; Pitts, Marianne G. - PDR
Subject:	Opposition to "Code Refresh" Zoning Changes Applicable to Hampton Gardens & Other West End Neighborhoods
Date:	Friday, February 27, 2026 3:40:49 PM

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We are writing to let you know that we are opposed to the rezoning of Hampton Gardens & adjoining West End neighborhoods, as presented at a meeting at St. Giles on February 24 , 2026 by Ms. Pitts. We trust that the serious concerns raised by residents regarding the City's plan to increase density will be heard. Mainly, economic growth should never come at the expense of RVA's established residential primarily single family neighborhoods, natural resources, & already inadequate roads & aging infrastructures.
For RVA to thrive & grow, the focus to provide more opportunities & affordable housing should be paid to areas in need of rejuvenation that are already zoned for higher density.
We hope that our voice matters in the City's rezoning decision & the final plan works & suits the best interests of our neighborhoods too.

Thank you,
JoAnn & Charlie DeVita
16 Roslyn Rd.
Richmond, VA 23226

Sent from my iPhone

From: Leila Jones
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh
Date: Thursday, February 26, 2026 9:38:23 AM

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I have lived in the Hampton Gardens neighborhood for nearly 36 years and am very concerned about the effects that Code Refresh
will have on my neighborhood. People have bought houses based on how suitable a particular house is for their family's needs and
partly based on the appearance of the houses that are located near by.
I am not as concerned about current homeowners building additional housing on their lots as I am about developers buying properties
with the sole intention of constructing additional housing which will forever change the look and feel ofHampton Gardens.
When we have a heavy rain the edges of the street on Greenway Lane look like a river with sump pumps spilling to the street.
What will the street look like with 2 or 3 more sump pumps per property releasing water or several additional cars per property parking
on our narrow streets?
For most people, buying a house is an investment. When we invest we look seriously at any risk that may be involved.
Having the property next door go from one nice single dwelling to potentially having 2 more structures built on the lot is a substantial risk.
This risk puts in jeopardy the value of the house one might want to buy.
People invest in this neighborhood because of it's stability. The city is jeopardizing tax revenue from Hampton Gardens and other
established neighborhoods by implementing Code Refresh and diminishing the desirability to live in them.

From: walter jones
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Code Refresh
Date: Thursday, February 26, 2026 11:40:08 AM

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I moved to Hampton Gardens more than 30 years ago and purchased my house because I wanted to live in a neighborhood with single family homes. Today that is still the case but Code Refresh totally changes the neighborhood. If I wanted to live in a condo or apartment, there are plenty of options in the area. Furthermore there are no sidewalks and the streets are so narrow that when a car parks on one side of the street, two cars can't drive down in opposite directions. If cars are parked on both sides, it's a disaster. Also the drainage is not good.
My concern is that a developer buys an existing home and puts several more properties on the same parcel. Where do they park? Street safety is already a concern and this would exacerbate it.
Quality of the neighborhood and housing values would decline which really impacts the existing homeowners. I am opposed to the plan and hope it is amended. Thank you.
Walter Joned
Sent from my iPhone

From: S L
To: Richmond300
Cc: [redacted] Georganne Long
Subject: Code Refresh Hampton Gardens
Date: Wednesday, February 25, 2026 1:42:42 PM

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February 25, 2026

Planning Commission, City of Richmond

Dear Sir/Madam:

As a 30 year resident of Hampton Gardens, I write to vehemently oppose Code Refresh in any form. There is no redeeming value to this proposition other than to allow builders to increase their revenue at the expense of destroying and inalterably ruining some of the most historic and beautiful neighborhoods in Richmond.

Code Refresh Draft #2 allows one dwelling unit and one ADU (additional dwelling unit) on each lot. In addition, if the house is preserved, one additional unit is allowed, by right. This includes detached, attached and duplex housing types. This is totally overwhelming and destructive of private family oriented neighborhoods and I DO NOT approve of allowing up to 3 units on each lot my neighborhood. It takes away open spaces and parks and beauty and quiet.

Code Refresh Draft #2 would allow limited commercial use in the Hampton Gardens neighborhood (zoned RD-A) and surrounding neighborhoods (zoned RD-B) like Glen Burnie and Stonewall Court. Currently, similar mixed-use arrangements typically require a Special Use Permit and I CLEARLY OPPOSE and DO NOT support allowing limited commercial use in my residential neighborhood. This is wrong and will encourage flight out of some of Richmond's most important and historic neighborhoods, which are already adversely impacted by similar development along Libbie and Patterson Avenues.

Code Refresh Draft #2 will NOT create much needed affordable housing for the City of Richmond and the proposition that this will happen is on the surface and deeper financially irresponsible and ludicrous.

Code Refresh Draft #2 does not even begin to sufficiently plan for the stressors new zoning may have on our already overwhelmed and undermaintained water, sewer

system, and our service infrastructure (eg., streets, sidewalks, schools, police, fire, city services).

Sincerely,

Stephen P and Georganne Long, MD

310 Greenway Lane

Richmond, VA 23226

804-334-4466

From: Wizemax
To: Richmond300
Cc: Betsy McCray
Subject: Code Refresh
Date: Friday, February 27, 2026 2:32:19 PM

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I believe that the current zoning should be left in place with no changes.

Code Refresh is so bad overall that it is impossible for me to pick and choose the probably insignificant beneficial changes, so as an owner of multiple City of Richmond properties, I oppose Code Refresh in its entirety and believe that it should be scrapped.

Max Maizels
328 Oak Lane 23226

--

om³

From: Bruce Swartz
To: Richmond300; Margaret Swartz; Betsy McCray
Subject: Hampton Gardens In RVA
Date: Thursday, February 26, 2026 2:58:05 PM

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I am not in favor of the City's Code Refresh Plan particularly as it pertains to the Hampton Gardens, Glen Burnie and Stonewall Court neighborhoods.
No one here wants to see these beautiful neighborhoods carved up so the City can offer higher density housing. This would destroy the charm and integrity of these neighborhoods.
I am also not in favor of reclassifying Church properties in the City to "institutional" particularly as it pertains to St Giles Presbyterian Church in our neighborhood.
If a church in the City needs to close or sell,a public forum/notice needs to be in place to give neighbors a chance to react.
Finally, I am not in favor of any retail or commercial development in the 3 above mentioned neighborhoods. This includes the M3 designation on the vacant lot at Patterson and the end of Willow Lawn Drive.

Bruce Swartz
304 Roslyn Road
Ph: 804-359-2900

From: Bruce Swartz
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Monday, March 16, 2026 12:16:02 PM

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I am 100% against the City's Code Refread Proposal as it pertains to me personally and to the impact it will have on my neighborhood in Hampton Gardens for the following reasons:
!. Allowing residents to carve up their lots to build a 2nd house in their back yard will destroy the character of the neighborhood. This proposal will NOT help with the City's goal of providing addition affordable housing either.
2.I am against lumping churches, and public buildings in to a single "Institutional" category. Thus allowing churches to sell their property to a developer without providing any imput from the nearby community. St Giles Presbyterian Church is an example.
3. I am against adding the M3 designation to vacant lots in or near Hampton Gardens. I do not want any office/retail commercial properties in Hampton Gardens.
4. Our neighborhood was designed and has been used for single family use. Although the definition of what makes up a family has changed some, I am completely against allowing 8 unrelated adults access to living in one house in Hampton Gardens! (Sounds like a fraternity to me!)

Bruce Swartz

Ph: 804-359-2900

From: [redacted]
To: Richmond300
Subject: Response to Code Refresh
Date: Saturday, February 28, 2026 3:50:21 PM

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1.Permitting an ADU on a residential parcel is fine. However, adding an additional, secondary residence to each residential lot would change the character of the Hampton Gardens neighborhood, which has beautiful large lots. Given the sales prices in this neighborhood, no additional residence added to the lot could be considered "affordable" in terms of achieving the City's goals, at our neighborhood's expense. We are concerned that a developer could come in, do a tear down, and stuff two large houses on a lot with very little yard or parking. Talk about impermeable surfaces!
2. Neighborhood restrictive covenants, which permit only one primary residence on a lot, should be given effect over the zoning change.
3. The new zoning, which allows 10 unrelated people to live in a residence, should not apply to neighborhoods that have legal limitations on occupants through restrictive covenants.
4. If the City wants more affordable housing, it should require developers of new apartment buildings and condominium to build them at affordable rental and sales prices. For example, a tiny apartment at The Ellison Museum District can go for as much as $3000/month. It is very frustrating to see the City allow all this new housing with no attempt to make these spaces affordable during this "affordable building crisis." In addition, the City should take steps to ensure that the 9+ percent of houses in Richmond that have been abandoned are available for rent or purchase for persons who need affordable housing. The focus should be on affordable housing, not on developer profit.
5. Treating a church in a residential neighborhood as "institutional", which permits a church to sell its property to a developer or exercise another commercial purpose without further city input, would further degrade the residential nature of Richmond's beautiful neighborhoods.

Margaret W. Swartz
cell (804) 307-3357
email: [redacted]

From: Erik Smith
To: Pitts, Marianne G. - PDR
Subject: Future Land Use Comments
Date: Monday, December 15, 2025 4:58:08 PM
Attachments: Outlook-4tcibqnr.png

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Hey Marianne,

I was looking through the future land use, and I wanted to leave some comments on the interactive map; however, it was acting a little funny. In lieu of leaving the comments on the interactive map, please see below comments we have:

- 101 Cowardin – 5 stories (MX 5 or RX 5)
- 207 W 22nd and surrounding – 5 stories (MX or RX 5)

Thanks,
E

Erik Smith
Vice President of Development

Harper Associates Real Estate Development, Acquisitions and Investments
5607 Grove Avenue
Richmond, Virginia 23226
Mobile: (443) 878-9741
[redacted]
www.harper-associates.com



From: Gwynne Cunningham
To: Pitts, Marianne G. - PDR
Subject: Tall Building impact on Solar Energy
Date: Friday, December 12, 2025 3:02:07 PM

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Hi Marianne. Nice seeing you at ZAC. You expressed interest in how proposed zoning would result in the blocking of sunlight at my home. We reached out to the company that installed our solar panels for relevant data. Attached is their shadow analysis of our property. As you probably recall, our lot abuts a neighboring property in our back yard (203 Reveille St. & 204 Hamilton St.); we are not separated by an alley. The neighboring property is presently a one-story medical office building, as is our home. Each of our buildings is built about 30 feet back from the shared property line, so we have 60 feet between us. While this sounds like a good distance, this data shows that our solar panels would be significantly shaded if my neighbor builds something by right that meets either Draft 1 or Draft 2 proposed new zoning code.

Our solar panel provider performed shadow analyses for 3 potential scenarios. Your Draft #1 had the property behind us zoned as RX4, and your Draft #2 has changed it to MX3. While we are grateful for some height reduction and setback, even a 3-story building will negatively impact the effectiveness of our solar panels.

Where our solar panels are located on our roof, they currently get 100% sunlight year-round. The three potential new scenarios our solar provider prepared for us are:
1.) What current zoning permits - 25-foot maximum height with a 5-foot setback. This would reduce our average sunlight by 1%. We installed our panels knowing that current zoning allows this scenario. With 99% of all possible sunlight, it was still worth it to install the solar panels.
2.) We asked for this data prior to Draft #2 coming out, so just guessed at what it would likely be. So this scenario is for a 45-foot-tall building with a 5-foot setback. This reduces all potential sunlight hitting our solar panels to 84%, which is unacceptable, as this diminishes the return on our investment.
3.) This scenario is what Draft #1 RX4 zoning would have permitted; a 55-foot-tall building with zero setback from our property line. A building such as this would reduce the sunlight hitting our solar panels to 71% - this is also unacceptable.

You are welcome to use this data as one example of how building height significantly

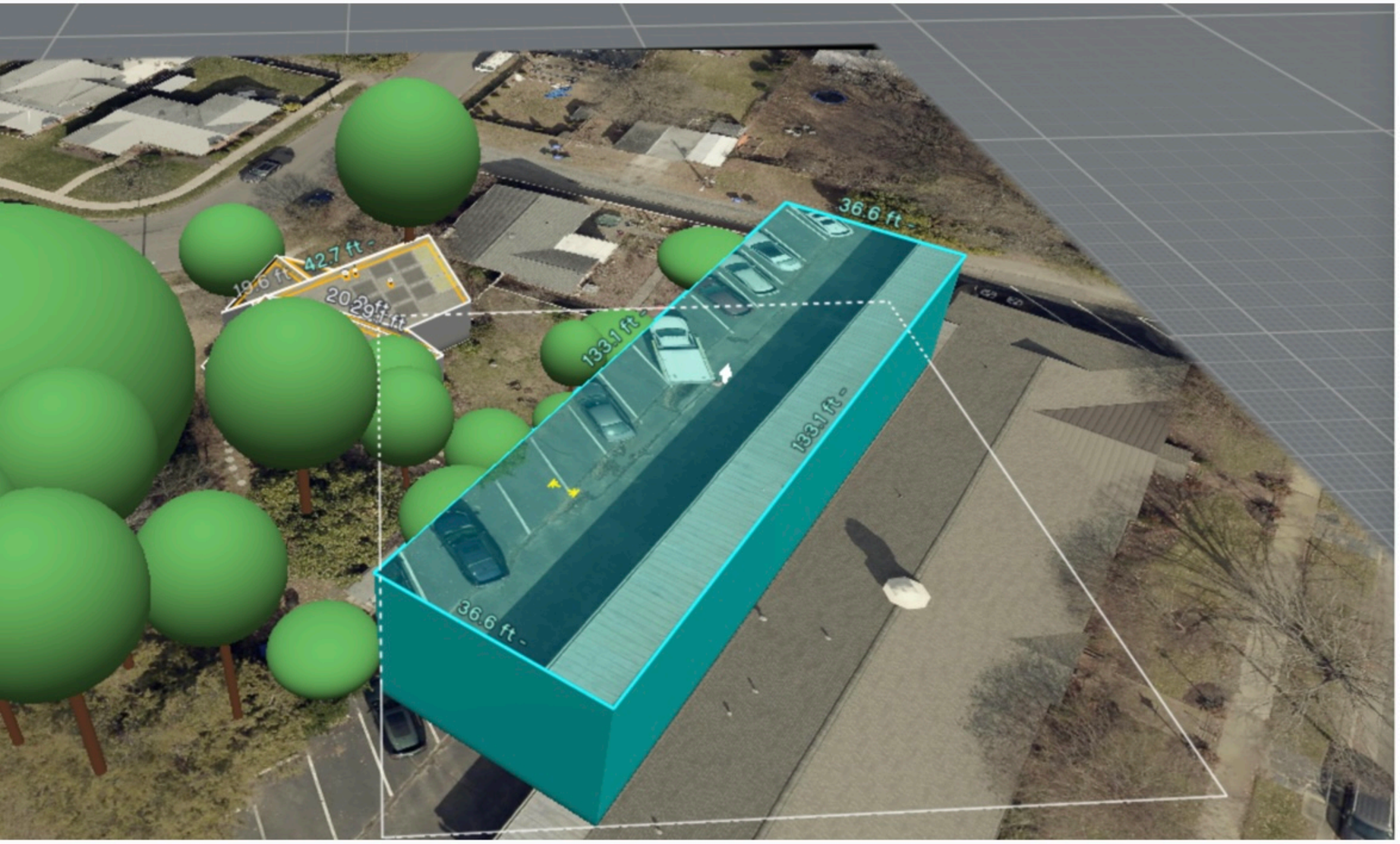
impacts solar panel efficiency. For houses that are built closer to property lines, the negative impact would be even more dramatic.

I hope that shadow analyses are done for more properties to inform ZAC and all of us on the impact of increased height allowances on solar energy. The city is enthusiastically promoting solar power, thus these resources need protection.

Once I hear back from you on the previous question I sent you, I will weigh in on Draft #2. If your answer is that the new 14-foot rule only applies within R zones, I will be lobbying to expand this to apply to any M property that shares a property line with an R property. This would protect the integrity of our solar panels and allow maximum productivity of my gardens. This would be fair and considerate to us longtime city taxpayers.

I appreciate all efforts that are made to protect our sunshine access.

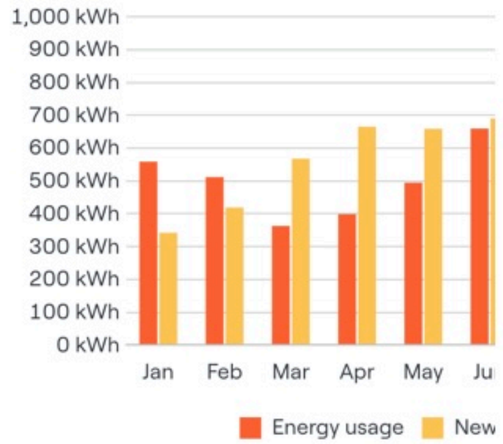
-Gwynne Cunningham



Production

Panels	Annual energy	Energy offset
11	6,383 kWh	99 %

Monthly production (kWh)

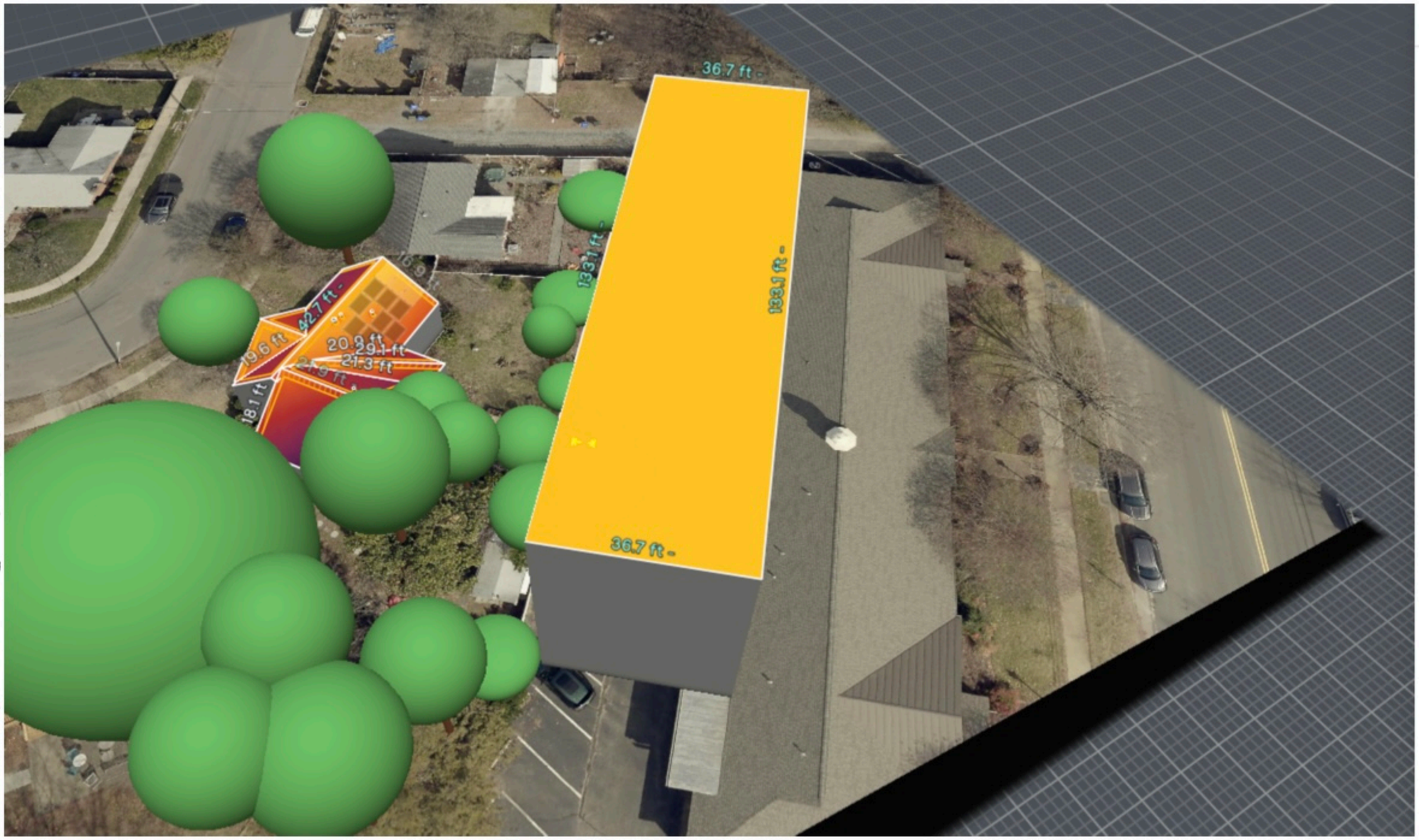


⚠ LIDAR shading is disabled ⓘ

Advanced

Energy usage

Annual energy

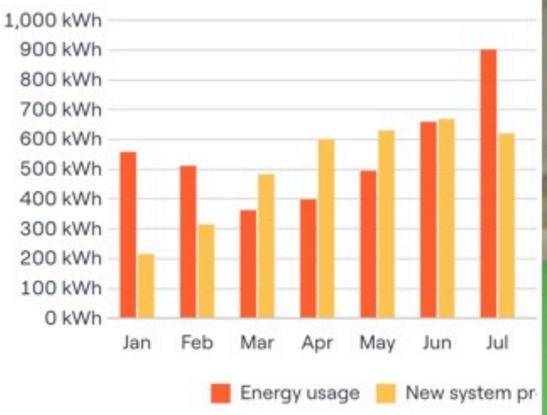


Production | Bill savings

Production

Panels	Annual energy	Energy offset
11	5,435 kWh	84 %

Monthly production (kWh)



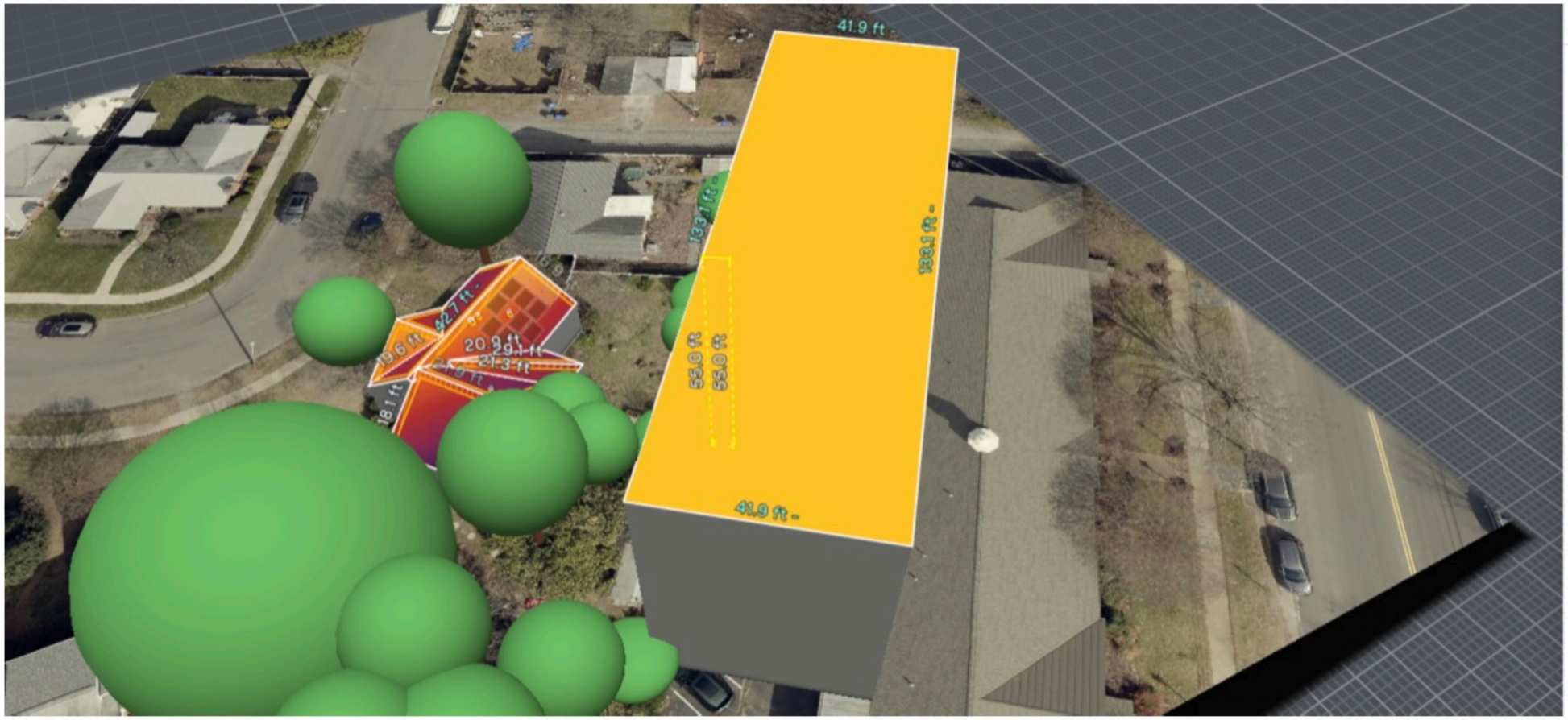
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Advanced

Energy usage

Annual energy

6,443 kWh

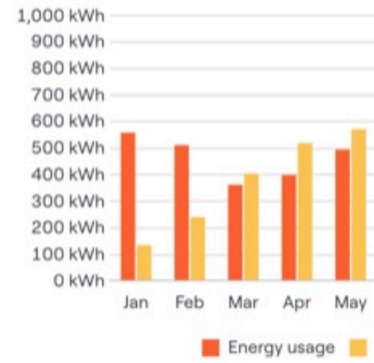


Production | Bill savings

Production

Panels	Annual energy	Energy offs
11	4,586 kWh	71 %

Monthly production (kWh)



LIDAR shading is disabled

Advanced

Energy usage

From: Jeremy Hoffman
To: Pitts, Marianne G. - PDR
Cc: Vonck, Kevin J. - PDR
Subject: Re: High-Quality Places Code Refresh Working Group - Meeting January 13
Date: Wednesday, January 14, 2026 2:17:10 PM
Attachments: image001.png
Screenshot 2026-01-14 at 1.45.04 PM.png
Screenshot 2026-01-14 at 1.44.54 PM.png
Screenshot 2026-01-14 at 1.45.28 PM.png
Screenshot 2026-01-14 at 1.45.49 PM.png

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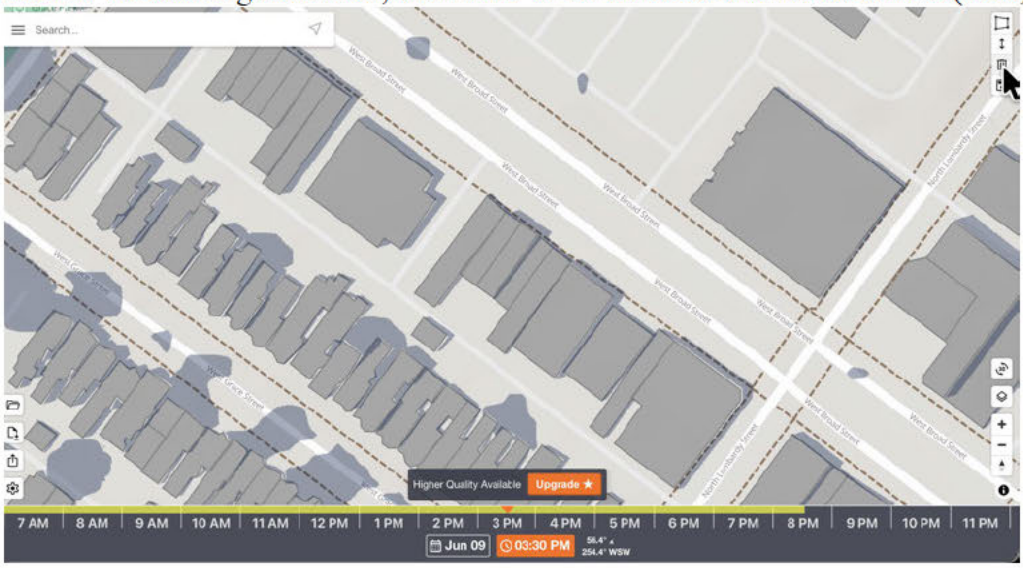
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Hi Marianne,

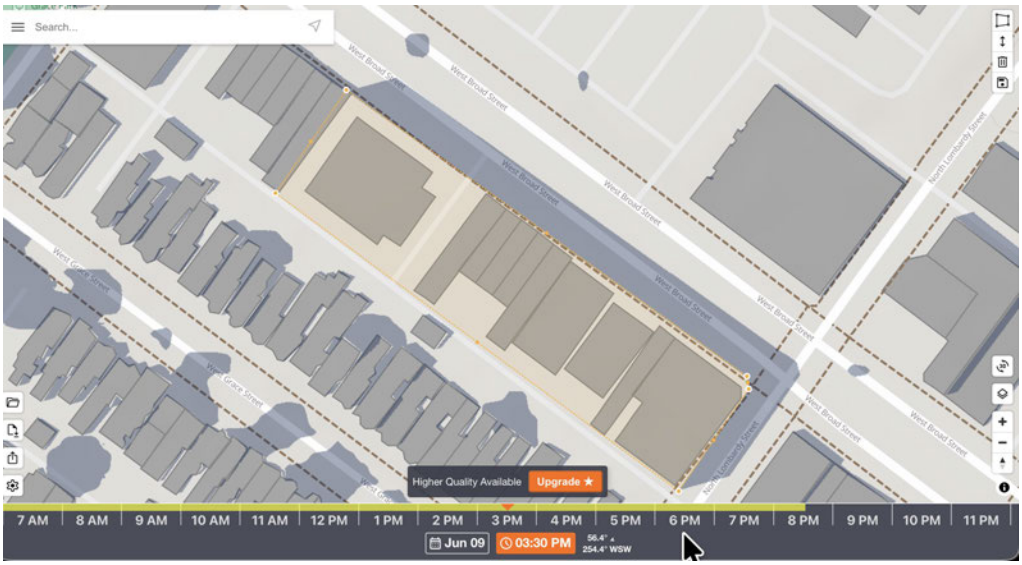
Following up on the conversation we had last night about east-west corridors and tall buildings - concentrating higher max heights on the southern side of an east-west corridor would create much needed shade that would reduce heat exposure for pedestrian traffic using those corridors.

For example, a 5-story building on Broad Street would shade pedestrians during the hottest time of the day in the summer (when we see the most heat illness), as shown below.

Here is the existing condition, with little-to-no shade at 330PM on June 9 (dark, blob areas):



Here is the shade with the 5-story building at the same time and day:

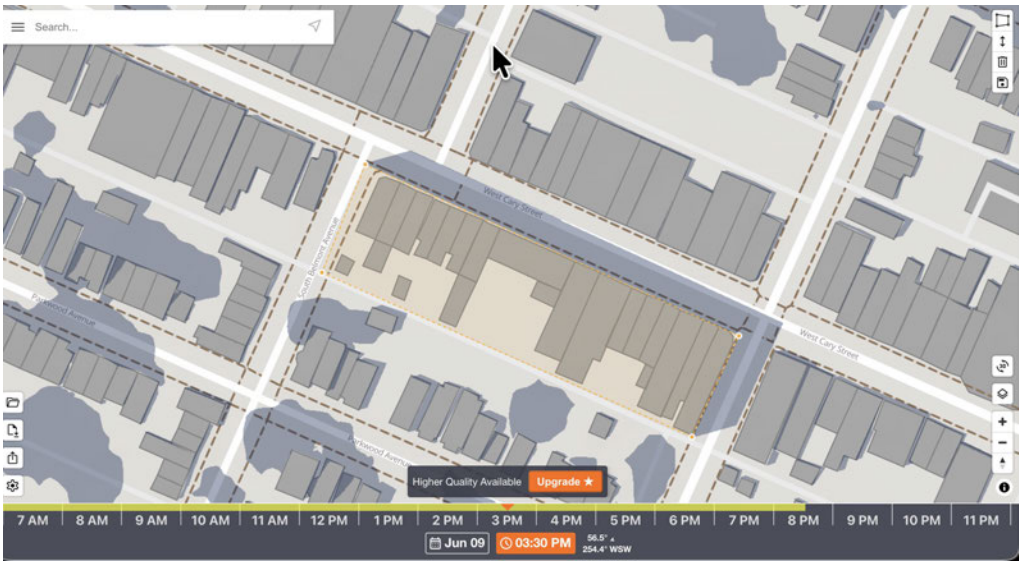


And, as far as the homes along Grace Street go, they would lose morning sun during the summer in this configuration, but that would not significantly reduce the efficiency of their solar panels (if they even have them) during peak sun hours later in the day.

This configuration of higher MX/residential along the southern side of E-W corridors would also improve the thermal environment of Carytown:
Existing condition-



with 5-story:



Let me know if you'd like more discussion on this point.

On Thu, Dec 18, 2025 at 5:14 PM Pitts, Marianne G. - PDR <[redacted]> wrote:

> Good Afternoon,
>
> With Draft 2 of the Code Refresh Project being available, we are reconvening the Code Refresh Working groups to review the content. We have scheduled a High-Quality Places Working Group meeting for **January 13th from 5-7:30 pm in the Activity Room the Main Library, 101 East Franklin Street**. We have not finalized an agenda but are hoping to focus on getting your thoughts on the changes from Draft 1 to Draft 2 to both the map and the regulations and discussing any questions or concerns you may have with the proposed draft. A summary of the major changes is found on boards 5 and 6 from the November Open House Boards. Please take a moment to fill out this form to confirm your attendance so we can ensure we have the right size space. Additionally, the form provides you with the opportunity to share additional topics you would like to discuss. All the Draft 2 information is available below, and please reach out if you have any questions:
>
> - Draft Two Map (Interactive)
> - Draft Two Zoning Regulations (Interactive)
> - Draft Two Map (PDF)
> - Draft Two Zoning Regulations (PDF)
> - November 2025 Open House Boards (PDF)
>
> Thank you,
>
> Marianne

Marianne G. Pitts

Deputy Director Senior | Planning & Policy

(o) 804-646-6348 (c) 804-754-5696

(e) [redacted]

(w) rva.gov/planning-development-review

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

DEPARTMENT OF
PLANNING AND
DEVELOPMENT
REVIEW

--
Jeremy S. Hoffman, Ph.D.
Cell: (563) 349-3407

"Our species needs, and deserves, a citizenry with minds wide awake and a basic understanding of how the world works." - Carl Sagan

From: Rachael Perisho
To: Richmond300
Subject: Code refresh comments
Date: Wednesday, February 4, 2026 2:51:39 PM

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Hello,

I'm a homeowner in the Highland Park Southern Tip neighborhood of Northside. I am in support of increased density in my neighborhood and throughout the city.

I like the provision in the latest version of the code refresh that allows for small neighborhood commercial uses on corners (like corner markets and cafes) and I like that the new draft encourages people to not demolish historic homes.

I do support more lax restrictions on lot coverage to make it easier for people to build a back yard unit/adu in addition to their historic house.

I think my area of highland park should have the highest residential zoning density since we are so close to downtown.

Thank you,
Rachael Perisho

From: Katherine Skilling Larkin
To: Breton, Andrew S. - City Council; Richmond300
Subject: Opposition to Code Refresh
Date: Tuesday, February 24, 2026 10:07:35 PM

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Dear Councilman Breton,

I am writing as a concerned resident of Richmond to express my opposition to the proposed "Code Refresh."

While I understand the stated goal of modernizing zoning and promoting development, I am deeply concerned about the potential unintended consequences this overhaul could have on our neighborhoods, infrastructure, and overall quality of life.

First, the proposal appears to significantly reduce neighborhood input and long-standing zoning protections that residents rely on to preserve the character and stability of their communities. Many Richmond neighborhoods have distinct historical, architectural, and cultural identities that could be undermined by broad upzoning and reduced oversight.

Second, I am concerned about infrastructure capacity. Increased density without clear, funded plans for improvements to roads, schools, drainage, public safety, and parking could strain systems that are already under pressure. Growth should be responsible and phased alongside infrastructure expansion — not precede it.

Additionally, affordability claims tied to zoning deregulation deserve careful scrutiny. There is limited evidence that large-scale upzoning alone

guarantees meaningful affordability for working families. Without strong affordability requirements, we risk accelerating displacement rather than preventing it.

Richmond deserves thoughtful, balanced planning that respects existing communities while addressing housing needs. I urge you to slow this process, increase transparency, and ensure residents have meaningful opportunities to provide input before any sweeping changes are adopted.

Please vote against the current version of the Code Refresh and advocate for revisions that prioritize neighborhood stability, infrastructure readiness, and genuine affordability protections.

Thank you for your time and service to our city.

Sincerely,

Katherine Larkin

313 Charmian Rd

Richmond, VA 23226

From: HMA
To: Richmond300
Cc: Jordan, Katherine - City Council
Subject: Code Refresh affecting Monument Avenue
Date: Sunday, March 1, 2026 1:44:13 PM

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The Historic Monument Avenue Association (formerly known as the Monument Avenue Preservation Society) was established to preserve the historic architectural character of its homes, buildings, and public spaces—assets that contribute to Richmond's cultural identity and economic vitality. Monument Avenue is one of only a few streets in the United States designated as a National Historic Landmark, reflecting its significance beyond the city itself.

Historic Monument Avenue (HMA) advocates for issues affecting Monument Avenue residents and the broader community, with a focus on responsible stewardship, livability and thoughtful urban planning. The establishment of the historic district helped address longstanding challenges, including absentee ownership, unregulated group housing, and deteriorating building conditions, while encouraging reinvestment and stability.

Nearby, the Fan District demonstrates how historic housing, carefully designed streetscapes, small commercial storefronts and neighborhood-serving businesses can coexist with density and make an area both livable and welcoming. These qualities have made the Fan a destination for residents and visitors alike.

HMA is concerned that provisions in the second draft of the City's Code Refresh could unintentionally undermine the distinctive historic and urban design features that contribute to the success of Monument Avenue and the Fan District. While HMA supports increased housing options and equitable growth, we believe density, affordability, and historic character are not mutually exclusive. With careful calibration, these goals can—and should—coexist.

For these reasons, Historic Monument Avenue respectfully opposes the proposed zoning changes as currently drafted for Monument Avenue and the Fan District and encourages continued collaboration to ensure that Richmond's growth strengthens, rather than diminishes, its historic neighborhoods and citywide quality of life.



www.monumentavenue.org

HISTORIC RICHMOND

4 East Main Street, Suite 1C
Richmond, Virginia 23219

Tel: 804.643.7407
Fax: 804.788.4244

www.HistoricRichmond.com

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EXECUTIVE DIRECTOR
Cyane B. Crump

February 9, 2026

Marianne Pitts, Deputy Director, Senior - Planning and Policy
Department of Planning and Development Review
City of Richmond
900 E. Broad Street
Richmond, VA 23219

Re: Zoning Code Refresh, Draft Two

Dear Ms. Pitts,

Thank you for your ongoing efforts regarding the Zoning Code Refresh. The time, thought, and energy that you, the Advisory Council, and many members of the community have devoted to the effort is obvious in reviewing the thoughtful changes made to Draft Two of the Code Refresh. We note that we previously provided comments on Draft One by letter dated August 18, 2025. We are writing today to comment on Draft Two.

It is important that Richmond's built environment serve the people who live, work, and play in these structures. In our time as a community nonprofit, we have seen neighborhoods weather many challenges and changes–some successfully, and some less so. It takes a strong community to grow and change while maintaining its unique character, and a strong, thriving neighborhood requires people who care about it and invest in it, both renters and owners. Challenges can arise when outside investors turn homes into financial strategy, weakening the fabric of the neighborhood.

Historic Richmond supports density without demolition, recognizing that the strongest neighborhoods offer a range of housing choices within walking distance of each other and transit. We are concerned that without careful thought and deliberation, the new zoning code has the potential to tip the scale in favor of

outside investors. In addition, these changes could unintentionally create perverse incentives to demolish our city's remaining naturally occurring affordable housing, consisting primarily of smaller, older houses in Richmond's streetcar suburbs. For this reason, we support the Preservation Bonus articulated in this latest draft of the Code Refresh, which can provide the same level of density as originally proposed in Draft One, while incentivizing the preservation of existing housing units and the architectural character of established neighborhoods. We do have questions about its implementation, which we hope the Planning Department will consider carefully as they move forward.

1. The sublot approach seems like a good solution to create more ownership opportunities for smaller, more affordable housing in established neighborhoods, but how will utility easements be handled as small parcels are subdivided in ways not envisioned at the time utility infrastructure was originally installed?
2. How will the lot split work, and what development rights would accompany each new lot? If a lot splits in two, with one single family unit on each sublot, which of those sublots maintains the right to build the ADU?
3. Could the lookback period be expanded to seven (7) years, so as to coincide with the standard lifetime of a private equity fund? This would avoid counterproductive incentives to demolish by short-term speculators.

We are grateful to the staff of the City Planning Department and the Code Refresh team for their efforts to produce this draft. We know this has taken a great deal of time, energy, and thought. Historic Richmond thanks you for the care and attention you devote to matters impacting Richmond and we appreciate your efforts to make Richmond a high-quality place for all.

Please do not hesitate to contact me with any questions regarding this letter.

Sincerely,



Cyane B. Crump
Executive Director

Cc: Julie Weissend, President, Historic Richmond Board of Trustees



Richmond can be a place where everyone has a home they can afford in a neighborhood they love. Right now, we're not living up to that promise. But we have an opportunity to **expand housing options, promote affordability, and prevent existing residents from getting pushed out** — with Code Refresh, a zoning overhaul underway now.

Homes for All Our Neighbors is a coalition of individuals and organizations united to ensure Code Refresh creates opportunity for all.

What we believe

- Housing is a human right. Everyone deserves a safe, stable place to live at a price they can afford.
- We need more homes, of all shapes and sizes, for all our neighbors.
- Richmond has a responsibility to repair harm caused by housing policies past—including displacement of longtime residents—through positive change today.

What we know

- Some of Richmond's most desired neighborhoods could not be built today. Zoning changes in the 1960s and '70s made it illegal to build popular housing types like many of those we see in the Fan, Jackson Ward, Carver, and Church Hill.
- It's also illegal to build apartments in most parts of our city. Richmond's current zoning code allows only single-family homes on 59% of the land here.
- Renters are 58% of our population—a majority competing for a minority of space. Stiff competition drives up prices and pits neighbors against each other.
- In a 2023 resolution declaring a housing crisis, Richmond's City Council estimated that we have a shortage of at least 23,000 homes.
- Housing costs are historically high. Mortgage payments today for median-priced homes are double what they were in 2020. Average Richmond rents have jumped by a third in the same span.

- Richmond has room to grow: today's population is 20,000 lower than in 1970. But the homes we have don't meet the needs of today's neighbors and families.
- Richmond's legacy of segregation means some neighborhoods have absorbed development pressure while others have been protected. If Code Refresh takes a truly citywide approach, we can ensure all neighborhoods contribute to solving our housing shortage, rather than asking a few to shoulder the entire effort.
- Richmond has an opportunity to expand housing choice and create less segregated, more inclusive neighborhoods—action required by the federal Fair Housing Act. Our current zoning code sharply limits where families of different backgrounds can live. Code Refresh could help reverse decades of exclusionary policy and create pathways to opportunity for all residents.
- RVAGreen2050, Richmond's Climate Equity Action Plan, notes that changing our land use and transportation patterns is critical to reducing emissions. Building more housing near transit, jobs, and services can create more walkable areas, resulting in fewer car trips and a greener, healthier city.
- Code Refresh—building on the city's nationally award-winning master plan, Richmond 300—would make it easier to build the homes we need, gently adding to the landscape of housing options here while retaining neighborhood character through sensitive design standards and community engagement.

What we support

- Legalizing duplexes on all single-family lots.
- Allowing the next level of development (from single-family to duplex, from duplex to triplex, and so on) in all neighborhoods.
- Ensuring that Code Refresh allows more housing in all neighborhoods—advancing racial equity by ensuring that affordable homes and new development aren't concentrated only in historically Black or low-income areas.
- Affirming City Council's previous legislation legalizing accessory dwelling units (ADUs), the small, backyard homes that create new, affordable housing at a human scale—and generate new opportunities for homeowners.
- Building displacement guardrails by identifying neighborhoods with the greatest risk of losing longtime residents and tailoring development there to meet their needs.
- Making it easier to build homes near transit, jobs, and daily needs—reducing the time people spend in cars and away from their kids and families, while expanding housing choice.

Our coalition partners (as of November 25, 2025)

- ArchitectureRichmond
- Better Housing Coalition
- Commonwealth Catholic Charities
- Community Climate Collaborative
- Eden Village of Richmond
- Housing Opportunities Made Equal of Virginia
- Legal Aid Justice Center
- Maggie Walker Community Land Trust
- Partnership for Housing Affordability
- Partnership for Smarter Growth
- project:HOMES
- Richmond Metro Habitat for Humanity
- RVA YIMBY
- Southside ReLeaf
- Strong Towns RVA
- Virginia Community Voice
- Virginia Housing Alliance

February 5, 2026

Dear Planning and Development Review Staff,

The Community Climate Collaboraitve (C3) supports a Code Refresh that meets the needs of all residents and builds a more sustainable, affordable, and interconnected city for all. C3 believes the strongest step towards meeting our housing needs is to allow duplexes and ADUs by right across all residential areas and to upzone in designated Richmond 300 Nodes. The co-location of affordable housing, multi-modal transportation, and jobs and services reduces emissions and increases economic opportunity for all residents. However, there are additional climate and sustainability objectives outlined in Richmond 300 that are not currently being addressed in the recent Code Refresh draft.

We request that PDR and Code Studio explore the use of incentive zoning in Code Refresh to provide density bonuses (among other potential perks) to accomplish the goals stated in Richmond 300. These goals include but are not limited to the following:

- Objective 15.3.a. Engage local professional expertise to develop incentives and/or other components of a robust Green Building program that may include:
    - (ii) Changing the Zoning Ordinance to encourage developers to renovate buildings with deep energy retrofits and/or build new construction following green building guidelines by creating incentives such as reducing parking requirements or density bonus.
- Objective 16.4.a: Explore creating incentives or requirements in zoning and development processes for green infrastructure on private property.
- Objective 17.2.g: Explore incentives, programs, and requirements for new developments and additions to existing buildings to retain mature trees, replace lost trees, and plant more trees if none were there originally.

The City should be taking advantage of all available tools to create a zoning code that meets our housing, climate, and equity goals, in line with existing plans like Richmond 300 that reflect community priorities.

Thank you for your consideration,

The Community Climate Collaborative (C3)

COMMUNITY CLIMATE
COLLABORATIVE

From: patty bell
To: Richmond300
Subject: Fw: No to Code Refresh!
Date: Sunday, March 1, 2026 10:02:29 PM

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From: patty bell <[redacted]
Sent: Sunday, March 1, 2026 9:33 PM
To: [redacted] <[redacted]
Subject: No to Code Refresh!

Mr. Breton,
Please add my name to those who vehemently oppose Code Refresh. It fails on so many aspects.

1. It threatens to ruin the character of Richmond City neighborhoods by allowing multiple housing on what were intended to be single lots.
2. Ecologically it destroys more vegetation and creates more storm water runoff
3. It stresses parking in many areas that are already max'd out for spaces
4. It enables developers to pocket more money, usually with homes/units that are NOT affordable housing
5. It adds burden to the city school system by adding more students
6. Do not allow more than 3 or 4 unrelated adults to occupy single homes. Are we trying to create fraternity row?

I will stop here. It is mind boggling to me that this is even being considered. Don't destroy the architecture and fabric of Richmond neighborhoods.
Thank you,
Patty Bell
4207 Kingcrest Pkwy
Richmond VA 23221

From: Paul Campbell
To: Richmond300
Subject: Code Refresh - Draft 2 - Kingcrest PKWY, Richmond, VA
Date: Sunday, March 1, 2026 7:38:08 PM
Attachments: Kingcrest_Zoning_Comment_Submission.pdf

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To whom it may concern,

Please see the attached PDF containing my Code Refresh Draft 2 Map Comment Form pertaining to my residence on Kingcrest PKWY in Richmond, VA, I have also included the comments in this email below.

Sincerely,

Paul Campbell

As a resident at 4110 Kingcrest PKWY, Richmond VA, I'm deeply concerned about the City of Richmond Planning Department's push to loosen zoning rules in a way that would allow multiple dwellings on lots that were designed and purchased as single-family residential properties.

To be clear, residential properties zoned for single detached and attached homes should stay limited to one primary dwelling, with the option for one accessory dwelling unit. That is the only change that feels remotely compatible with the scale and character of our established neighborhood. .

I am strongly opposed to sublots. The claim that sublots will create missing middle or starter homes is not backed by strong evidence. What is clear is what sublots tend to bring: inconsistent lot splits, disputes between separate owners on what used to be a single property, loss of light and air, overloaded infrastructure, tougher emergency access, and a drift toward investor ownership and short-term rentals. It is one thing to let a homeowner add a second unit or an ADU. Turning those units into separate ownership through sublots is a recipe for ongoing conflict and instability.

I'm also still very concerned about commercial uses being allowed deeper into residential neighborhoods without clear, enforceable guidance on the conditional use process and the criteria decision-makers will use. Without real guardrails, these changes risk turning quiet residential blocks into something entirely different over time.

Where I strongly disagree is applying one-size-fits-all MX-3 zoning to Houses of Worship. That is a major density increase without accounting for the existing characteristics of the property or the surrounding neighborhood. I understand that congregations evolve, and they

may want to add mission-related uses, partner with community services, or even sell their property. But we have already seen, including with the Seventh Street Christian Church property, why there must be clear limits on intensity of use when it does not fit the location and becomes harmful to nearby residents. We need guardrails that protect neighborhoods from abrupt, out-of-scale redevelopment.

Finally, the communication and community engagement strategy for the Code Refresh has been flawed and inadequate. These changes are not minor. They will reshape neighborhoods in real ways, and residents deserve clear explanations, specific examples, and a transparent process that shows how decisions are made and how impacts will be managed.

In short: keep single-family zoning truly single-family, allow one ADU at most, keep added units behind the main home, reject sublots, set real limits on unrelated occupants, add meaningful tree protections, and put enforceable guardrails around commercial uses and House of Worship rezonings.

From: Victoria DeRoche
To: Richmond300
Subject: Public Comment – Opposition to Draft 2 Zoning Changes (Kingcrest / RD-B)
Date: Friday, February 27, 2026 7:37:10 AM

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To the Richmond Planning Department,

I am writing to express my opposition to Draft 2 of the proposed Zoning Map and Zoning Regulations as they apply to the Kingcrest neighborhood (proposed RD-B designation).

Under the current R-5 zoning, lots are limited to one primary dwelling plus an ADU, with a 6,000 square foot minimum lot size and 35% maximum lot coverage. Draft 2 would eliminate the minimum lot area requirement, increase maximum lot coverage to 50%, and permit two dwelling units plus an ADU per lot

This represents a significant shift in development intensity for a neighborhood that has historically been single-family in scale.

My primary concerns are:

1. Increased Density Without Infrastructure Planning
Allowing up to three dwelling units per 50-foot lot, combined with increased lot coverage, will materially increase population density without corresponding guarantees for parking, traffic mitigation, stormwater capacity, and school impact analysis.

2. Elimination of Minimum Lot Size
Removing the 6,000 sq. ft. minimum lot area standard fundamentally changes development potential. While the lot width remains 50 feet, the absence of a minimum lot area opens the door to configurations that were never contemplated when this neighborhood was built

3. Lot Coverage Increase (35% → 50%)
Increasing maximum lot coverage from 35% to 50% significantly reduces green space, increases impervious surface area, and will negatively impact stormwater absorption and tree canopy preservation. Even with new canopy requirements, this change incentivizes maximizing buildable footprint

4. Sublot Creation and Conveyance
The introduction of "sublots," allowing separate ownership of multiple units on one parcel, effectively converts traditionally single-family parcels into small multi-unit developments that can be individually sold

This is not a minor technical adjustment; it materially alters the ownership and character structure of the neighborhood.

5. Mixed-Use (MX-3) Reclassification of Religious Properties
Reclassifying religious properties to MX-3 allows up to 80% lot coverage, no minimum lot width, heights up to 45 feet, and no parking requirement

These standards are inconsistent with the surrounding residential scale and would permit large, dense developments “by right” without additional review.

While I understand the city’s goals of increasing housing supply and encouraging growth along corridors, the proposed RD-B and MX-3 changes extend corridor-level intensity into established residential fabric.

Growth should be targeted and calibrated. This proposal allows a level of redevelopment that exceeds what infrastructure and neighborhood character can reasonably absorb.

I respectfully request that:

- The Planning Department retain the current minimum lot area requirement in RD-B districts.
- Maximum lot coverage be returned to 35%.
- The number of by-right dwelling units in established detached neighborhoods be reconsidered.
- MX-3 standards for former institutional parcels include parking, coverage, and height transitions to adjacent residential uses.
- A clear infrastructure impact analysis accompany any density increase.

I urge the Department to reconsider these provisions before advancing Draft 3.

Sincerely,
Victoria Aracri DeRoche

26 Malvern Ave.

From: julia nunley
To: Richmond300
Subject: Code refresh
Date: Sunday, March 1, 2026 2:01:14 PM

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Dear Sir/Madam,

I have lived in Richmond for 43 years, and on Kingcrest Parkway for 13 of these years. I remain greatly concerned about the rezoning of our area (The Malvern / Grove / Cary Street area). Our neighborhood has stood as a strong, solid community and should remain such. Taxes from our properties help support the city of Richmond and should continue to do so.

I am strongly against subplots. I strongly believe zoning should support residential properties to remain zoned for a single detached / or attached dwelling with an accessory unit such as a garage. I believe additional dwellings will undermine the integrity of the neighborhoodput a great strain on the traffic / parking situation as well as stress the infrastructure of the City - such as water and sewer and emergency access.

I think the number of unrelated persons in a dwelling should be limited to 4. We have schools and day care facilities in our area as well as numerous playgrounds. Dwellings supporting more than 4 unrelated persons would likely lead to the influx of transients and individuals who could put the wellbeing of our children at risk. Furthemore, it could lower our property values, and thus the assessments of our properties.

I support the introduction of tree canopy protections, but consideration should also be for the protection of existing old-growth trees. Tree removal leads to higher carbon dioxide levels, exacerbating climate change. We should be protecting the trees that we have and planting more, especially if you are contemplating even a small increase in population whose higher energy consumption will lead to an increase in greenhouse gas emissions, further exacerbating climate change.

I appreciate your support to maintain our neighborhood's safety and longevity.

Julia Nunley
4123 Kingcrest Pkwy
Richmond, VA 23221

From: Randee Humphrey
To: Richmond300
Cc: Gibson, Kenya J. - City Council
Subject: Comments on Code Refresh 2.0
Date: Sunday, March 1, 2026 8:42:19 PM

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Thank you for the opportunity to offer a few comments on the latest draft of Code Refresh. I won't elaborate here on why I don't consider this a "refresh," or why I take issue with an actual complete overhaul of the City's zoning codes with limited time and attention to community engagement, or why I am emailing my comments rather than relying on a clunky interactive platform that most folks don't have the patience or maybe the technological savvy to use. Or perhaps even access to a computer. I do appreciate that the deadline for 2.0 version comments was extended and will keep mine to a few bullet points, as I am sure many others have already expressed many of my specific concerns.

I have resided in the City's Northside since 1984, in two different locations, first in Bellevue and then in Laburnum Park. In both cases, my residency stretched over two decades. I love my neighborhood for its convenience and centrality to other areas of the metro region, its history and historical character as expressed in its architecture, its street grids and alleyways, its mature tree canopy and the pride of place manifested in landscape design and gardens throughout our neighborhoods. Ours is an authentic neighborhood, where there is a real deeply felt sense of responsibility and stewardship for home and property, where good fences make good neighbors, and where over and through the fences we share our stories, break meals together, help each other out during emergencies, welcome new babies and check on our elders, plant and maintain trees, clean up after our dogs, and alert each other to safety and security issues. It feels like the sort of neighborhood and community that should exist throughout Richmond, for everyone.

So as I review Code Refresh 2.0, here are a few examples of where I feel Code Refresh is still far from the finish line:

1. The City should retain current zoning which only allows a primary dwelling unit and one auxiliary dwelling unit (ADU) on a detached residential property.
To maintain this zoning provision would seem to better align with Richmond 300's goal **to "preserve the character of neighborhoods by using gradual context-sensitive infill."**

Our City's experiment with ADU's on residential lots is only two, approaching three years old; it seems prudent to allow more time for data to emerge on the gradual uptake of this zoning provision.

Further, the size of the ADU as described in the 2023 zoning ordinance has not had sufficient time to be tested or debated and it seems reasonable to leave the ordinance as is (500 sq. ft. or 1/3 of the interior square footage of the primary residence).

2. The newly introduced concept of allowing a property owner to subdivide his/her residential plot into 2 or 3 sub-lots by right for the purpose of conveying ownership of some of the sub-lots is destined to end in litigation and is a recipe for disaster. Plus, it suggests that infrastructure (water, sewage, utilities, etc.) through a property would have to navigate ownership boundaries, and that property upkeep and management would fall into contention. Who in the world would benefit from such an arrangement?

3. Tree canopy provisions need to conform to Richmond 300's stated goals: increasing canopy coverage from 42 percent to 60 percent by 2037. There's plenty of empirical evidence that budgeting for landscape is always undervalued in new construction, and often sacrificed in the final stages of build-out. Every new construction plan of development should be held to a standard that ensures potential tree canopy and green space that is truly green (not "amenity space" that is hardscaped and impervious), and achieves an industry standard that supports human health and climate resilience.

I do not support a "tree fund" provision that would transfer a developer's responsibility for tree canopy additions to an unrelated property or project. We can't allow property developers to be "off the hook" on providing fundamental property assets like trees and green space. The quality of our residential green spaces is always ranked among the most desirable attractions when considering neighborhoods and living environs. Please don't compromise on this fundamental criterion--a beautiful environment should be everyone's right.

I've made an effort to stay informed about the Code Refresh process, but I know from conversation that many of my neighbors have not. Ultimately, I feel that we've all been subjected to a timeline that is not attuned to the everyday realities of many of the City's residents. Can Code Refresh tackle a few challenges at a time, or must it be a singular comprehensive zoning code upgrade, achieved all at once? It feels very cumbersome and overwhelming, and this observation comes from someone who cares and pays attention.

Respectfully,
Randee Humphrey (she/her)
1604 Laburnum Park Blvd.
RVA 23227

From: Carol Breit
To: Richmond300
Cc: Carol Breit
Subject: Zoning on Libbie Avenue
Date: Friday, February 27, 2026 5:33:47 PM

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

My name is Carol Breit, and I grew up in the neighborhood on Libbie Avenue between Monument Avenue and Patterson Avenue. My family owns 1000 Libbie Avenue, 1004 Libbie Avenue, 1106 Libbie Avenue, 1108 Libbie Avenue, 1110 Libbie Avenue, and 1204 Libbie Avenue which span from St. Mary's Hospital to the end of the block. The neighborhood has transitioned over many years. The lots are double lots, and the lot at 1204 Libbie Avenue includes a larger area than a double lot.

The neighborhood is surrounded by commercial growth. The hospital is on one side and behind the houses and there has been growth of the businesses and multi-family housing on Patterson Avenue. The lots are a perfect location for a mixture of multi-family housing and commercial uses and medical uses. The area is presently underused. Limiting and restricting the zoning will restrict the growth of uses consistent with the redeveloped surrounding properties. It feels like that type of growth will be more beneficial to the City's needs and growth.

Thank you for the opportunity to discuss this with you.

Sincerely,

Carol Breit

Carol A. N. Breit
5602 Grove Avenue
Richmond, Virginia 23226
804-282-9226
804-288-4912 fax

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contents are strictly prohibited.

From: Lowell V. Smith, Jr.
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Monday, February 9, 2026 2:52:01 PM

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As the owner of the property located at 211-217 W 7th Street, please consider this email as my written request that the proposed zoning designation be revised from MX-7 (Mixed Use) to IX (Industrial Mixed Use). Please contact me with any questions regarding this formal request. Thank you.

Lowell V. Smith, Jr.
Managing Member
Aragon Group
111 Pepper Ave.
Richmond, VA 23226-2701
804-288-1002
804-839-3920 (mobile)

From: Saji Slavin
To: Richmond300
Subject: Draft 2 Code Refresh Feedback
Date: Sunday, March 1, 2026 10:32:49 AM

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I am writing to voice my strong opposition to Draft 2 of Code Refresh's proposed plan to rezone the Maymont neighborhood to a combination of RD-B and RD-C. Mixing RD-B and RD-C within this fairly small community does not make sense and will negatively impact the overall feel of the neighborhood. The proposed significant increased density, lot coverage, increased height, decreased setbacks between dwellings, and everything about this will be a loss to the current residents of the Maymont neighborhood. Combining RD-B and RD-C within this neighborhood will lead to a haphazard feel to the neighborhood, with high density next to medium density. It would also create additional inequity in development. A consistent, cohesive RD-B designation throughout the neighborhood would be more appropriate.

It is one of the few areas of green spaces/neighborhood feels within the city that has been accessible to homeownership for a diverse group of working class people.
The proposed changes would completely change the character of this neighborhood, and take away the reason that so many of us bought homes here and love living here.

The severe loss of green space will be detrimental to the environment, will add to the heat island affect, and will impact other areas in the city as well.
There will be also be issues with parking, flooding and stormwater management due to the significant increase in impervious area, and a loss of habitat for so many birds, reptiles, and animals that live in our neighborhood.

It is completely unfair to try to strip the working class Maymont neighborhood to higher density, while Windsor Farms (the affluent, mostly white neighborhood with green space in the City) would remain low density, and be allowed to remain essentially as it is, with large lots, and no real change to density. This feels like a situation where the rich continue to prosper and the working class are the ones who don't have enough of a voice and support to protect our interests. Many of these homes have been passed down from one generation to the next, with a majority of African-American/black families, who have been able to have housing stability, and life stability and increased opportunities as a result of these generational homes.

The Maymont Neighborhood is not like Randolph, Carytown, the fan, the museum district, Oregon Hill, or any of the nearby areas, and it should not be rezoned to be a combination of RD-B and RD-C, the highest density allowed for detached housing.

What a loss to everyone in the city it would be if portions of Maymont neighborhood change to RD-C. It would completely change the feeling and character of our neighborhood.

I hope you can help support our neighborhood and help us advocate to oppose the proposed RD-C rezoning to portions of the neighborhood. Consistent zoning of RD – B would be a much more appropriate proposed rezoning for our neighborhood.

Sincerely,
Saji Slavin
1802 Greenville Ave

Sent from my iPhone

--
Saji Slavin

Virus-free.www.avast.com

From: Mike Slavin
To: Richmond300
Subject: Code Refresh Draft 2 feedback
Date: Sunday, March 1, 2026 5:04:44 PM

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

I am writing to voice my opposition to the Draft 2 revision of Code Refresh in the Maymont neighborhood.
The current proposal introducing two different residential density classifications—RD–B (medium density) and RD–C (high density)—within the same neighborhood would create inconsistencies in scale, streetscape, and overall community feel. To preserve the established character and cohesion of the Maymont neighborhood, any new zoning should be applied consistently across the entire neighborhood. I support RD-B as the appropriate designation for the entire neighborhood.

I recognize and support the broader need for additional housing and understand the important role that higher-density zoning can play in addressing housing demand. There are clear advantages and disadvantages associated with both higher- and lower-density designations. However, applying a higher-density classification to only a portion of the neighborhood creates an imbalance. All residents would experience the potential impacts associated with higher density—such as increased traffic, parking demand, and infrastructure strain—yet only the properties zoned for higher density would have the opportunity to realize the corresponding benefits, including expanded development potential and increased property value.

For these reasons, if changes to zoning are deemed appropriate, they should be applied consistently across the entire neighborhood. A uniform designation ensures fairness, predictability, and compatible development patterns while maintaining a cohesive neighborhood character and providing equal opportunity for all property owners.

Michael Slavin
Greenville Ave.

Virus-free.www.avast.com

From: Cristy O"Keefe
To: Richmond300
Subject: Code refresh
Date: Thursday, February 26, 2026 6:06:55 PM

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I am writing in support of the Code Refresh. I believe it is sorely needed and I hope you will stick to your plan

Sincerely
Cristy O'Keefe
2007 Monument Ave
RVA

Sent from my iPhone

From: Cerra Buckholz
To: Richmond300
Subject: Code Refresh Round 2 Feedback
Date: Wednesday, November 19, 2025 11:48:43 AM

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To whom it may concern,

I am writing to express my opposition to the current Code Refresh proposal. My biggest concern with the broader Richmond 300 plan is that it lists many goals but offers no clear path for how we will actually achieve them. Although they sound nice, without a concrete strategy, the plan feels unattainable and vague.

Although the city has stated that neighborhood context will be considered, the proposed zoning for Cutshaw Street in the Museum District and parts of Broad Street that would allow 5 to 13 story mixed use buildings does not acknowledge the residential homes directly in front of it. I am certain there are more examples like this across the city. This scale does not reflect the existing character of these areas. Allowing 13 stories on the Museum District side of Broad Street in particular would drastically and negatively change the look and feel of the neighborhood, reduce sunlight to nearby homes, compromise privacy, strain parking and infrastructure, and create a visual wall that is completely out of scale with the historic streetscape.

I have lived through gentrification before. Without any government required price controls, affordability requirements, or meaningful regulations, this approach gives developers permission to charge whatever they want. I see this happening in Scott's Addition right now. New builds, lots of available apartments that are currently $100-$300 a month OVER the national average, and higher than Richmond average as well. They also institute surge pricing, so when availability drops the prices increase. Neat, huh? Material costs remain high due to tariffs. Oversized buildings will push prices further out of reach under the false promise of affordability. More units alone is not a guaranteed affordability strategy. It often leads to developers buying lower value properties, demolishing existing homes, and replacing them with larger, more expensive buildings. This disproportionately affects lower income neighborhoods and long-term residents who are then priced out through rising property values and taxes. I have included reference materials at the end of this email for your review about concerns with large scale builds, density, as well as health impacts of disrupting neighborhoods.

I have included a very quick mockup to show how large mixed use buildings would overwhelm existing homes and diminish what makes this neighborhood unique.

I respectfully urge you to reconsider the height allowances and use type of the buildings stated in this plan, as well as the overall direction of this plan. Are there ways we can institute rules, laws, or guidelines as well as funds to ensure affordability?! A thoughtful approach that

prioritizes neighborhood scale, compatible density, and real affordability is still possible.

Cerra
Museum District

Gentrification References and data about large scale builds:
1. Austin gentrified neighborhood raises prices 148% pushing out long term residents. This one from the developers POV who is basically like OH WELL IT'S A HIP NEIGHBORHOOD NOW

2: Austin loses black residents due to gentrification of their neighborhoods

3. Study 1 Social consequences and mental health outcomes of living in high-rise residential buildings. There are more studies, I will happily share.

4. Wilmington NC rapid growth INCREASED the cost burden: Now over 34% of households pay more than 30% of income for rent.

5. Urban surfaces made of concrete and other impervious materials intensify the urban heat island (UHI) and Heat Dome effects: city surfaces absorb more heat during day and release it at night. Source

6. Preservation Society of Charleston (Source) Documented that new large-block buildings disrupted the city's traditional rhythm of narrow lots and fine-grained facades, diminishing the sense of continuity. And a 2017 Post and Courier reported such projects "feel like anywhere USA," undermining the identity that made Charleston economically successful in the first place.

7. Maintaining historic aethstetic is GOOD for community & affordability. Studies across many cities show local historic districts tend to hold or outperform nearby markets on property values. Design review, rules and height regulations reduces risk and market uncertainty.Source

8. Lots of notes on density incongruence you are proposing, but here's a few: When new development significantly exceeds the physical and social capacity of a neighborhood and introduces negative side-effects. Something to this scale on cutshaw does that:

> "Buildings with lower neighborhood building density and height … have better visual (higher illuminance) and acoustic (lower noise) performances." Source National Library of Medicine.
>
> Loss of character and scale: Over-dense or mis-scaled buildings disrupt street rhythm, cause shading, create wind tunnels, reduce green space and degrade neighborhood quality.



6 STORIES VISIBLE

2 STORIES

From: Caryl Burtner
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 4:27:01 PM

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Please consider the following concerns:

Code Refresh ignores primary requirements designated in Richmond 300--Historical Preservation, Environmental impacts, and more. The existing City Old & Historic Districts (COHDs) and Design Overlay Districts (DOD) must be transferred, recognized and honored on the new zoning map. Incorporate the Cultural Heritage Stewardship plan into the rezoning.

The Department of Public Works must evaluate the ramifications of each project--sewage, sanitation, fire and safety, alleys, egress, everything. Our infrastructure can't handle even the city's current volume of sewage. Poop floats in the James River every time it rains. We need less poop, not more.

Dense housing does not equal affordable housing. Look at New York City, and our own Fan District. Scotts Addition became more expensive with more density--the average rent for a 2-bedroom apartment has risen from $2800 to $4500 a month. If affordability were really the goal, rules and enforcement tools would be written into the rezoning code.

Enact Trump's plan for banning institutional investors. This will protect properties for homeowners and slow out-of-town developers who have no sense of place and are not vested in Richmond's best interest.

Legislation for tax relief and other assistance for long-term residents facing gentrification and displacement must be written into law before moving forward with rezoning.

Bring back parking requirements for all new commercial and residential buildings. People have cars. People need cars Cars are a reality. Parking is a fundamental necessity. Parking is already nearly impossible in many neighborhoods and a serious problem. It would not be fair to exacerbate the problem.

If churches are rezoned to MX-3, the designation must apply only to the building. MX-3 must not apply to land under a demolished church building.

Do no allow by-right commerce in the middle of a residential block.

Thank you,
Caryl Burtner
3228 Patterson Ave

From: Robert Cabaniss
To: Richmond300
Subject: Refresh
Date: Saturday, February 28, 2026 1:56:13 PM

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Dear Sir:

I oppose the refresh proposal for the following reasons:

1. Decreased green space, tree canopies, vegetation, open spaces - one of the qualities that makes this area as nice as it is and holds prices which increase the city's revenue.

2. Would negatively impact the overall feel and livability for existing homeowners who intentionally purchased their properties with the current neighborhood quality and characteristics in mind. High density living already exists in nearby neighborhoods such as The Fan and The Museum District so if anyone wants that lifestyle, they are able to easily access it.

3. Would negatively impact the overall feel and livability for existing homeowners who intentionally purchased their properties with the current neighborhood quality and characteristics in mind. High density living already exists in nearby neighborhoods such as The Fan and The Museum District so if anyone wants that lifestyle, they are able to easily access it.

Robert W Cabaniss
Williamsville Wellness
(804) 869-9725
[redacted]



From: Margaret Cavanaugh
To: Pitts, Marianne G. - PDR; Vonck, Kevin J. - PDR; Mercer, Brian P. - PDR
Subject: Code Refresh
Date: Friday, February 27, 2026 5:23:51 PM

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Good evening,

Out of concern whether my prior comments went through I am sending this email at the last hour. Much of what I have to say is redundant to those comments opposing draft two to code refresh.

I live on the 3200 block of Grace St.
My concern are the plans for throughput design for traffic and parking. I'm also concerned about increased levels of noise living on a street that is relatively quiet, which currently includes apartment buildings up to two stories to the west of me. I am 100% opposed to a mixed use 5 development across the alley from me and down the street from me. Please consider the long-term residents who live here as well as those who would not want to live on the street in the future who do not want a five level story across from them. I don't think this proposition would have a positive effect on existing home values.

Sincerely,

Margaret Cavanaugh
3214 West Grace Street

From: Crabbs, Thomas (GOV)
To: Vonck, Kevin J. - PDR; Mercer, Brian P. - PDR; Pitts, Marianne G. - PDR
Subject: Zoning Refresh input
Date: Sunday, March 1, 2026 11:31:50 PM

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Good evening,

Due to potential zoning refresh site challenges I was advised to send my input via email as well as on the site.

Please accept this input. I live between Tilden and Cleveland on the 3200 block of W. Grace St.

I am a resident, own my house, and can be reached at this email address or 305 942 9071.

Thank you for this opportunity for input.

My input follows:

Goal 1 of the Code Refresh states: "New homes should complement the existing neighborhood". The primary elements governing "complement the existing neighborhood" are design and buffer. Accordingly, there should be no building above 3 stories south of Cutshaw Avenue and buffers between homes should comport with those existing. Height and buffer should ensure that light, noise, privacy, access, and view shed considerations comport with the existing neighborhood. In this neighborhood there are no structures greater than 3 stories, ample access by street and alley exist with ample green space between the pavement and homes to mitigate light, noise, privacy, and view shed interferences. Particularly with light considerations, buildings of 3 stories or less do not loom in height or casting of light over the existing homes. Indeed, height and buffer should also not significantly alter the cast of sunlight that the existing neighborhood enjoys. No one in this neighborhood lives in the shadow of someone else's home, nor should they with new homes. The term "buffer" as used here does not apply to "use", rather the buffer between residential districts which must be accounted for to meet the goal of "complementing the existing neighborhood". The greater the

residential district spread, the greater the buffer required. The spread of the latest draft, RA to MX5…is too great to support the buffer required to complement the existing neighborhood. With more dense housing comes greater pressure on parking, pedestrian safety, and utilities. Plans to ensure those and like factors that complement and ideally improve the existing neighborhood should be required and shared.

Thank you.

Tom Crabbs
305 942 9071

From: Cara Dickens
To: Richmond300
Subject: Code Refresh concerns
Date: Wednesday, February 25, 2026 1:12:19 PM

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To Whom it May Concern,

As a Museum District resident I'm concerned about the impact of Code Refresh; especially as the current proposal represents the biggest expansion of by-right development of property in the neighborhood since the advent of zoning.

I'm grateful to Stephen Versen, MDA Chair of the Zoning and Land Use Committee, for explaining the changes in layman's terms with his insights and overview. I support his concerns outlined in this deck.

Thank you,

Cara

Cara Dickens
President

a: 9 North Sheppard Street • Richmond, VA 23221
w: rocketpopmedia m: 804-677-6556

From: Lynn gold
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Saturday, February 28, 2026 3:47:45 PM

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My comments on Code Refresh Round II:

- Churches and other houses of worship should not have MX-3 zoning. These uses are spread throughout the city, both in places where such an intense use is appropriate, but many others where it is not. These properties should have zoning that matches the underlying zoning of neighboring properties, or at most be “bumped up” one level.
- By-right commercial, particularly high-traffic uses like retail/restaurant, should only be allowed on corner lots, which could also include parcels at the corners of streets and other public rights-of-way (i.e. alleys). This fits the general development pattern of the Fan and Museum District. Converting a rowhouse in the middle of a row of house into a convenience store, for example, could be extremely disruptive, is out of step with the neighborhood’s development, and should require additional review.
- Lot coverage allowances could lead to new development significantly out of scale to existing development. Consider adding lot density contextual requirement, something like by-right lot coverage cannot exceed by 50% the lot coverage of neighboring properties. This would be similar to existing contextual requirements that make building setbacks align with neighboring properties and height restrictions that forbid more than a one-story difference on adjoining properties.
- Allowing Amenity Space to include rooftop decks and internal courtyards will give a building the appearance of 85% lot coverage in RM-A and 95% lot coverage in RM-B, C – or essentially the entire lot. This will allow for unacceptably dense development that is generally out of step with the development of the neighborhood. Consider requiring amenity space to be ground floor and visible from the street.

Thank you!!

Warm regards,
Lynn Gold

From: Brown, Whitney H. - City Council Office
To: [redacted] Richmond300
Subject: Re: Send my comments on RVA draft 2
Date: Friday, December 12, 2025 2:12:16 PM

Hi Robin,

Thanks for this feedback. I'm including the Code Refresh email so your comments also go there.

Whitney H. Brown, M.P.A (she/her)
1st District Council Liaison
Office of the Honorable Andrew Breton
RICHMOND CITY COUNCIL
900 E. Broad Street, Suite 305
Richmond, Virginia 23219
O: 804.646.5935
[redacted] (email)
Subscribe to the 1st District Newsletter
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From: [redacted] <[redacted]
Sent: Friday, December 12, 2025 1:34 PM
To: Brown, Whitney H. - City Council Office <[redacted]
Subject: Send my comments on RVA draft 2

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Hi Whitney,

I have to confess to being stumped. My forage into the SUP process for my own house made me realize a couple of things which I wanted to share. I can't see where I do that without just leaving a bubble comment on the interactive map or regulations.

So I am going to give them to you below in the hopes that you can get them to the right place. If not please advise where I can send them.

I live on Floyd on a 7140 sq ft lot in a duplex. I wanted to split the lot, build a small house and sell to a young family in keeping with what RVA was trying to do. Draft 2 would still require me to do a SUP. As I started the process I noted I need a SUP and then a building permit. The SUP was 800, the plans, draftsman, surveyor, etc would cost close to 4,000. And the process from all accounts was taking in excess of 12 months. And with my first discussion with what I thought was a liberal neighbor I got a NIMBY approach. Needless to say, I decided it was not worth it. Draft 2 is not going to help that because of the footprint size. I think the overlaying zoning requirements should be that once a lot is

split the footprint needs to change to accommodate the two new lots and not the original lot, otherwise people will still have to do a SUP. And the SUP process should be changed and streamlined for people who want to build another house on their property, otherwise they will be scared off like I was.

Thanks Whitney.

Robin Gordon
Board Member
City Liaison

From: Derek Jones
To: Richmond300
Subject: Fwd: Code Refresh, comments
Date: Saturday, February 28, 2026 7:31:38 PM

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Hello
I would like to add an additional concern.

4) I worry about potential developments on some of the land in museum alleys. Sometimes the addition of new housing units in what was previously just an alley (e.g. as in Rose Pedal Alley) does not appear to have been too disruptive in the immediate neighborhood, in this case in large part because there are already significant multi unit rental units. However, if this practice were to be allowed on a significant scale in other alleys, which are largely surrounded by traditional residential properties, this would fundamentally alter the character of the museum district. Such **"in-filling" in alleys should be strongly discouraged.**
Yours
Derek Jones

Hello
I would like to express some of my concerns on the second version of the code refresh.
My areas of concern substantially overlap with those identified in a recent email to Museum District residents by Stephen Versen, the MDA Zoning and Land Use Committee Chair.

Specifically (and drawing on Mr Versen's text):

1) **Churches and other houses of worship should not have MX-3 zoning**. As illustrated by Mr. Versen, obvious dangers follow from this redesignation. Potential construction of projects that are strikingly different from existing structures are capable of fundamentally layering the character of the Museum district and changing it in a way that first attracted me to relocate here more than 15 years ago.
2) Consistent with the normal current development pattern of the Museum District, **by-right commercial uses such as retail or restaurants, should only be allowed on corner lots**. Converting a rowhouse in the middle of a row or a house into a convenience store, for example, could be extremely disruptive.
3) **The proposed big increases in allowable lot coverage and allowing rooftop decks and internal courtyards to be counted as an "amenity space", should not happen.** These innovations could lead to extreme and potentially disruptive contrasts in lot density since most of the lots in our neighborhood zoned RM-A or higher are nowhere near the proposed enhanced level of coverage.

Yours
Derek C. Jones
3328 Stuart Avenue
Richmond, Va 23221

Irma M. and Robert D. Morris Professor, Emeritus.

Hamilton College

h index 51

From: Morgan Miller
To: Breton, Andrew S. - City Council; Richmond300
Subject: Code Refresh Support: Museum District Resident
Date: Tuesday, March 17, 2026 9:34:35 PM

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Hi Mr. Breton,

I appreciate your willingness to help make Richmond more affordable! I absolutely love living in the Museum District. I work just up the road at UR, eat at neighborhood restaurants, take evening walks along Monument Ave., and shop local.

I think more density, more walkability, and more flexibility when it comes to development is a good thing for our community. I want more local restaurants like Ariannas, museums like the VMFA, and theaters like the Firehouse Theater tucked in the neighborhoods I call home.

I know there's been a lot of backlash on the Code Refresh, but I want you to know that I am in full support. I want to live in a vibrant, diverse neighborhood. I want to walk down the street and see single family homes, duplexes and apartments side by side. I feel like Monument and Grace are great examples of this in action. The fact that one house has six units and another has a family of four doesn't matter when we see one another dog walking or grabbing a hot cup of coffee.

Especially in the snow this winter, there is a strength in having people of all backgrounds and ages scraping the same sidewalk.

We are all Richmonders and I wish we all could see that. The affordable housing problem affects all of us.

To conclude, I urge you to support a code refresh that allows for diverse neighborhoods. I think it would be a win for Richmond and its citizens alike.

Thank you,

Morgan Miller
Renter in the Museum District

From: Rathner Janet
To: Richmond300
Subject: Code Refresh
Date: Thursday, February 26, 2026 3:09:12 PM

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Hello,
My name is Janet Rathner. I live on Kensington Avenue in the Museum District.
I have concerns about the Code Refresh as currently written.
A proposal that would allow rooftop decks and interior courtyards to be classified as "amenity space" opens the possibility of a denser population on our street as it means that as much as 90 percent of a Museum District lot could become additional housing to what is already there with no plans for additional parking and therefore no regard for how the block would be able to accommodate more people and more vehicles.
Already there are times when I cannot park on my block. let alone in front of my house. Mobility issues can make walking an issue, particularly at night or when unloading groceries. And what about inclement weather? You only have to look back to two weeks ago to see the problems of walking in ice and snow, but this is also a problem when it's raining. These situations impact quality of life for senior citizens and for families with children.
It's not right to increase population density and not have the parking to accommodate it.
I also question the rationale for allowing businesses to set up in the middle of a residential block when they've always been allowed on corners. Again there is no planning for parking and for the general disruptions this would bring to a residential block. What is the advantage?
How does this benefit us, the residents who live here?
Another concern is what could potentially happen with houses of worship in our neighborhood. My understanding is that under the proposed zoning changes, these buildings, many of them churches, could decide to operate businesses onsite or to sell the buildings outright and we can have breweries and restaurants operating on our blocks. Again how does the ensuing traffic, no parking accommodations for the patrons and the noise benefit those of us who live on the same block.
I understand that if Richmond is to thrive, changes must be made, but these zoning changes will make the city less desirable. The tax base will not improve when people have no assurance of what's going to happen next door, across the street or down the block or when they can't park in front of their homes.
They won't move here or they will move away altogether. In the end, the city will lose the very people it is trying to attract and to hold on to.
Thank you for your time.
Sincerely,
Janet Rathner
3215 Kensington Ave.

301-943-2814

From: [redacted]
To: Richmond300
Subject: re zoning
Date: Friday, February 27, 2026 8:07:35 AM

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

My name is Jeff Rathner and I am a homeowner in the museum district. I have problems with the new rezoning proposals.
Adding a rooftop deck as a work-around for building out 90% of your lot seems ridiculous to me as it would destroy the character of the neighborhood you are trying to maintain. Do away with this exemption. One doesn't have anything to do with the other.
Allowing a row house in the middle of a block to become a commercial business does not maintain the character of the neighborhood either. It could increase traffic, noise and parking issues. Allowing a church which might be in the middle of one of these blocks to develop their own business or sell to a commercial business is again, a work around which will destroy the character for the same reasons I just stated. These businesses should only be allowed on corner lots as is the case now.
The planning commission needs to take another look at their footage requirements regarding setbacks and common sense aesthetics.
The changes made in the second draft are good. They need to go back and take another look at what they intend to do and present another draft. Whoever came up with the workaround for building something on top of your house to bypass green space is nuts. I haven't seen anything in these drafts that adds MORE green space.
You need to go back to the table!

Jeff Rathner

What could Round Two of RVA Code Refresh mean for the Museum District?

A review of proposed RA, RM-A, B & C Zoning - which includes much of:

- Ellwood & Boulevard,
- 2800-3000 blocks of Monument & Park
- 3500 block of Floyd, Grove, Hanover, Stuart & Grace
- Multiple other lots throughout neighborhood base on existing use

From City's Code Refresh Website:

Key Changes Made between Draft 1 & 2

Goal: New homes should complement the existing neighborhood

- New homes can't take up as much of the lot.
- Heights and setbacks should complement what's already on the block.
- Bigger apartment buildings are allowed only in areas that already have bigger buildings
- If someone splits a lot, new homes must face the main street.

- Transitional rules for mixed-use buildings next to existing homes are strengthened.
- Upper-floor step-backs are required so taller buildings don't loom over the street.

Goal: Build thriving, walkable neighborhoods

- Small neighborhood conveniences, like markets and restaurants, can go in at certain lots and intersections.

- Development standards residents requested are added, including more trees, wider sidewalks, and more space for people walking and rolling.

Goal: Preserve existing homes while also expanding housing options

- An additional home can be added on the same lot — if you preserve what's there.

Goal: Align zoning with existing building and safety codes

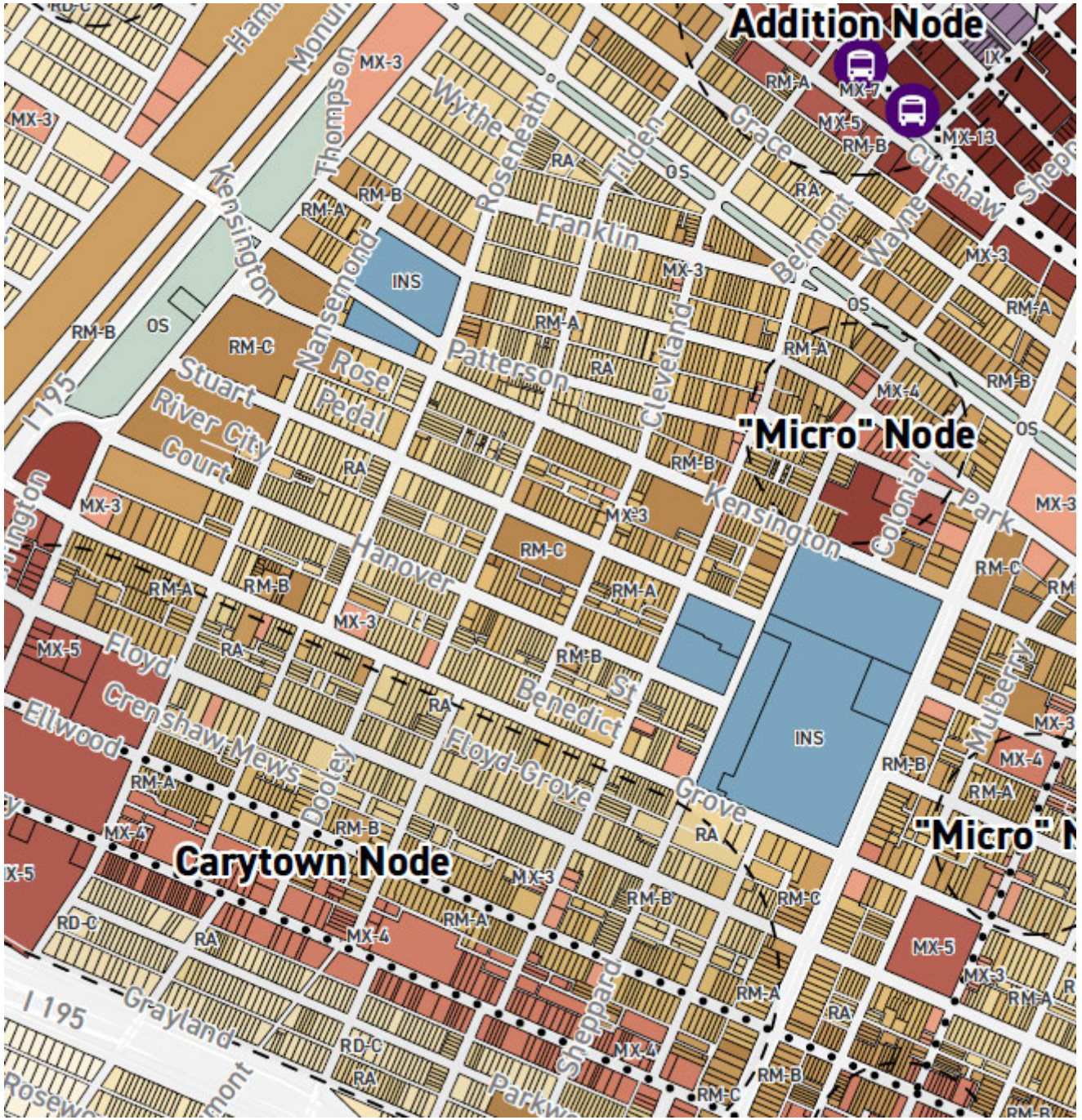
- Allowable heights are matched to what safety and building codes already allow (not beyond).

Majority of Neighborhood is:

RA – Residential Attached

RM-A, B, & C – Multi-Unit Low, Medium & Hihj

MX-3, 4, & 5 – Mixed Use



Zoning categories no longer entire blocks

Often tailored to match existing uses within blocks

RA – Residential Attached

Key Features:

Max Height three-stories or 35 ft

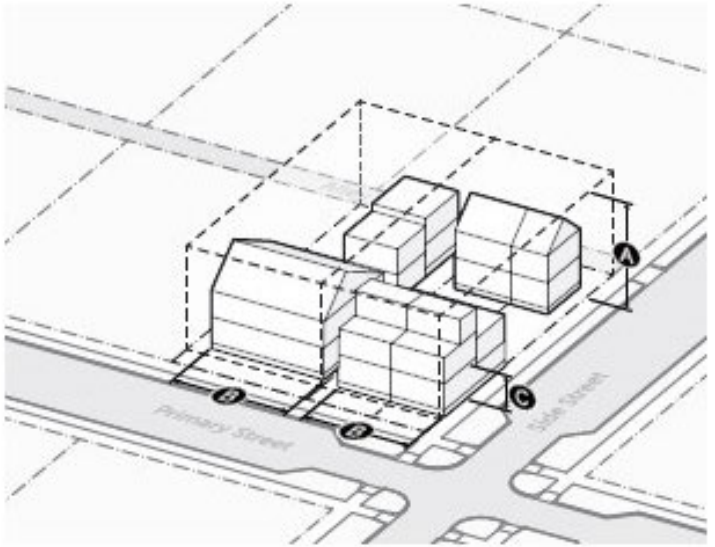
ADUs By-Right (as before)

Additional second unit allowed on every lot, if existing building is preserved

60% Building lot coverage, plus 15% Amenity space (internal), = 75% total lot usage

Building lot coverage at 60%
Amenity Coverage 10%

B. Building Standards





1. Massing	*Sec. 2.6.9*
A Building height (max)	Contextual or 3 stories/35'
B Width (max)	
Building with	n/a
Attached units in a row	4
2. Active Depth	*Sec. 2.6.10*
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	*Sec. 2.6.11*
C Ground story height (min)	10'
Finished floor elevation (min/max)	0'/4'

	Primary St.	Side St.
4. Windows	*Sec. 2.6.12*	
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors	*Sec. 2.6.13*	
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	50'	n/a

RM-A – Multi-unit

Key Features:

Max Height three-stories or 40 ft

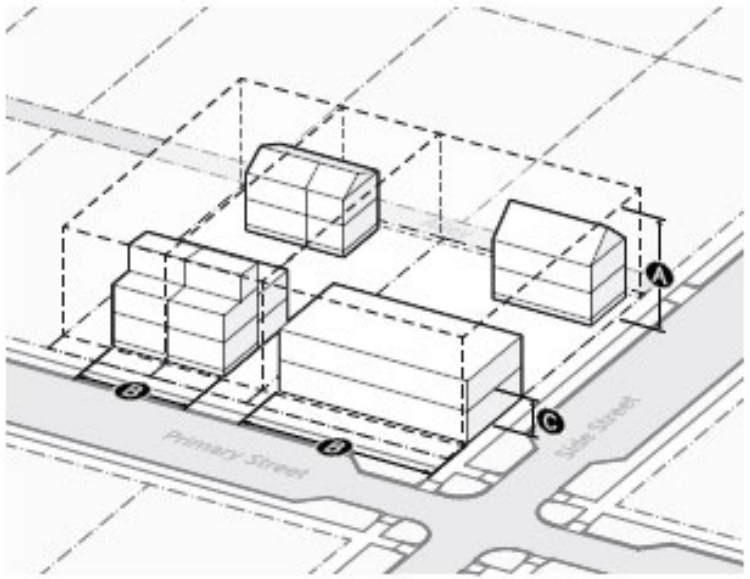
Six units per building

80% Building lot coverage, plus
15% Amenity space (internal), =
95% total lot usage

70% Building lot coverage
15% Amenity

By-Right Commercial Uses*

B. Building Standards





1. Massing	*Sec. 2.6.9*
A Building height (max)	Contextual or 3 stories/40'
B Width (max)	
Building width	n/a
Attached units in a row	6
2. Active Depth	*Sec. 2.6.10*
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	*Sec. 2.6.11*
C Ground story height (min)	10'
Finished floor elevation (min/max)	0'/4'

	Primary St.	Side St.
4. Windows	*Sec. 2.6.12*	
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors	*Sec. 2.6.13*	
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	75'	n/a

RM-B – Multi-unit

Key Features:

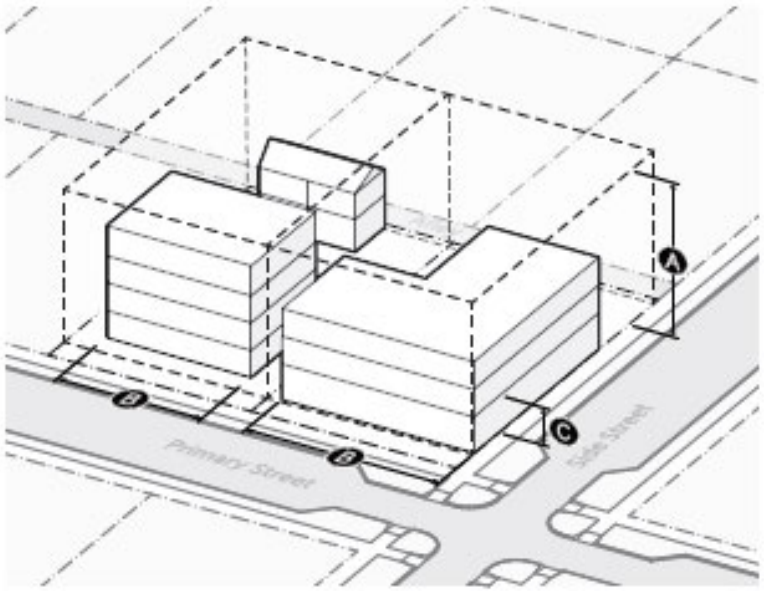
Max Height four-stories or 50 ft

Twelve units per building

80% Building lot coverage, plus
15% Amenity space (internal), =
95% total lot usage

By-Right Commercial Uses*

B. Building Standards





1. Massing	Sec. 2.6.9
A Building height (max)	Contextual or 4 stories/50'
B Width (max)	
Building width	n/a
Attached units in a row	8
2. Active Depth	*Sec. 2.6.10*
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	*Sec. 2.6.11*
C Ground story height (min)	10'
Finished floor elevation (min/max)	-2'/4'

	Primary St.	Side St.
4. Windows	*Sec. 2.6.12*	
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors	*Sec. 2.6.13*	
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	75'	n/a

RM-C – Multi-unit

Key Features:

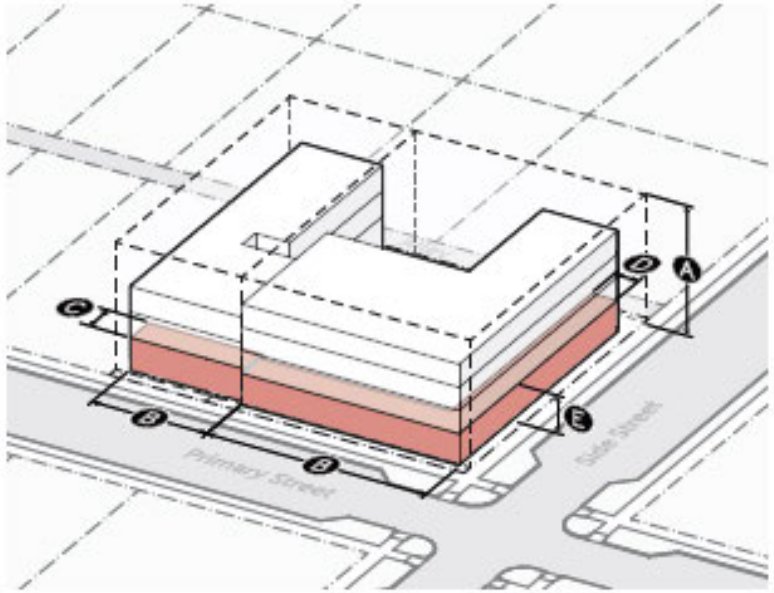
Max Height four-stories or 55 ft

Unlimited units per building

80% Building lot coverage, plus
15% Amenity space =
95% total lot usage

By-Right Commercial Uses*

B. Building Standards





1. Massing	*Sec. 2.6.9*
A Building height (max)	Contextual or 4 stories/55'
B Width (max)	
Building width	175'
Attached units in a row	9
2. Active Depth	*Sec. 2.6.10*
C Primary street (min)	9'
D Side street (min)	9'
3. Ground Story	*Sec. 2.6.11*
E Ground story height (min)	10'
Finished floor elevation (min/max)	-2'/4'

	Primary St.	Side St.
4. Windows	*Sec. 2.6.12*	
F Ground story (min)	15%	10%
G Upper story (min)	10%	10%
H Blank wall width (max)	20'	25'
5. Doors	*Sec. 2.6.13*	
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	50'	75'

MX-3 – Multi-unit

Key Features:

Max Height three-stories or 45 ft

Unlimited units per building

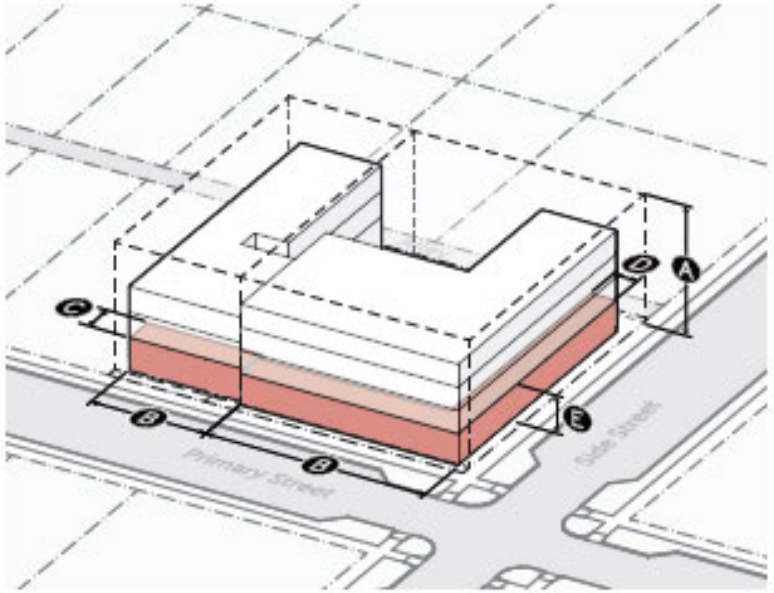
80% Building lot coverage, plus
15% Amenity space =
95% total lot usage

By-Right Commercial Uses

MX-4, 5 – same, with greater height

RM-C

B. Building Standards





1. Massing	*Sec. 2.6.9*
A Building height (max)	Contextual or 4 stories/55'
B Width (max)	
Building width	175'
Attached units in a row	9
2. Active Depth	*Sec. 2.6.10*
C Primary street (min)	9'
D Side street (min)	9'
3. Ground Story	*Sec. 2.6.11*
E Ground story height (min)	10'
Finished floor elevation (min/max)	-2'/4'

	Primary St.	Side St.
4. Windows	*Sec. 2.6.12*	
F Ground story (min)	15%	10%
G Upper story (min)	10%	10%
H Blank wall width (max)	20'	25'
5. Doors	*Sec. 2.6.13*	
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	50'	75'

Notable Allowable Residential Uses

General Day Care allowed by right everywhere

Allowed by Right in RM-C & MX 3-5
General group living:

Group living uses that provide for a variety of group living arrangements.

Typical examples include boarding house, dormitory, **fraternity or sorority house**, monastery or convent, and single-room occupancy (SRO) housing, and sober living.

Senior Care:

Senior living with in-patient nursing care, where residents can receive on-going care and supervision.

Designed for older adults who may need health care supervision, but not hospitalization.

Typical examples include convalescent, **nursing, or rest home, and assisted living.**

3.2.2. Allow Use Table

Use Category / Specific Use	RESIDENTIAL								MIXED USE						COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			Use Standard
	RC	RD-A	RD-B	RD-C	RA	RM-A	RM-B	RM-C	MX-3	MX-4	MX-5	MX-7	MX-13	MX-U	CG	IX	IL	IH	INS	CEM	OS	
RESIDENTIAL USES																						
Household Living (3.3.2.A)																						
Single-unit detached	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P*	-	-	3.4.1.A.1
Single-unit attached	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1 3.4.1.B.1
Two-unit detached	-	P*	P*	P*	P*	P	P	P	P	P	P	-	-	-	-	-	-	-	P*	-	-	3.4.1.A.1 3.4.1.B.1
Two-unit attached	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1
Multi-unit (3 to 6 units)	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1
Multi-unit (7 to 12 units)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1
Multi-unit (13 or more units)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1
Manufactured home park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-work	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.4.1.B.3
Group Living (3.3.2.B)																						
General group living	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	-	C	-	-	
Co-housing	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Senior care	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Special Needs Housing (3.3.2.C)																						
Emergency housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.C
Permanent supportive housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.C
Transitional housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.C
PUBLIC & INSTITUTIONAL USES																						
Civic (3.3.3.A)																						
General civic	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Religious assembly	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Day Care (3.3.3.B)																						
General day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	

KEY: **P** Use Allowed By-Right | **C** Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

Notable Allowable Commercial Uses

All RM and MX Zones allow Commercial Uses by right (with Use Standard)

General food & beverage (ex. restaurants, cat café's, commercial kitchens, ice cream shops)

General medical (ex. urgent care, kidney dialysis, massages)

General office – (ex. banking, counseling, laboratory space)

General retail – (ex. convenience goods, antiques, pets, plants, phones)

General personal service – (ex. martial arts instruction, hair & nail salon)

No parking requirement – unless you want a surface parking lot, then you must ask city for permission

ARTICLE 3. USE PROVISIONS

USE PERMISSIONS

	RESIDENTIAL								MIXED USE						COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			
Use Category Specific Use	RC	RD-A	RD-B	RD-C	RA	RM-A	RM-B	RM-C	MX-3	MX-4	MX-5	MX-7	MX-13	MX-U	CG	IX	IL	IH	INS	CEM	OS	Use Standard
Food and Beverage (3.3.4.D)																						
General food beverage																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Lodging (3.3.4.E)																						
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Medical (3.3.4.F)																						
General medical																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	P	-	-	
Medical laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	
Office (3.3.4.G)																						
General office																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	-	-	
Parking (3.3.4.H)																						
Surface parking lot	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	-	-	-	-	
Structured parking	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	
Personal Service (3.3.4.I)																						
General personal service																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Animal care, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	-	3.4.3.E.1

KEY: **P** Use Allowed By-Right | **C** Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

What Use Restrictions mean

In RM-A, B & C

Commercial uses allowed by-right if:

RM - A, B – 1,500 sf max

RM – C – 3,000 sf max

At least half of the business square footage in on the first floor

Building has a least on dwelling unit

No restrictions in MX Zone

3.4.3. Commercial Uses

A. General

1. Commercial Activity in Residential Districts

a. Size and Intensity

I. Cannot exceed the maximum floor area specified for the zoning district in the use table and at least 50% of the floor area must be located on the ground floor.

II. Outdoor seating is allowed in front or side street yards, but the outdoor seating area counts towards the maximum floor area size restriction of the zoning district -see also *3.5.2.H, Outdoor Dining.*

III. Outdoor sales or display are not allowed except for temporary displays not exceeding 25 square feet in area - see also *3.5.2.I, Outdoor Display*

IV. Outdoor storage is not allowed, all business activity must occur indoors.

V. The commercial use must be located in a building with at least one dwelling unit.

Additional Restrictions Print for Use in RM-A, B & C

b. Hours of Operation

I. Customer or clients associated may visit between 8 AM and 8 PM.

II. Extended hours may be approved through a Conditional Use Permit.

c. Operational Standards

I. Ventilation systems must direct exhaust away from adjacent dwellings.

II. Truck deliveries or pick-ups of supplies or products associated allowed only between 7 AM and 9 PM. Deliveries and pickups are limited to parcel and small freight carriers.

III. No amplified sound outdoors are allowed.

IV. No drive-through service allowed.

Amenity Space

B. Outdoor Amenity Space

An outdoor area on a lot designated to be used for active or passive recreation.

1. Intent

a. To help provide adequate recreation and open space areas for developments, and to ensure such spaces are accessible, usable, and safe; and

b. To encourage high-quality, pedestrian-oriented, and publicly accessible gathering spaces along the street.

2. Applicability

a. The outdoor amenity space requirements apply to all lots.

b. Where the calculation of outdoor amenity space requires less than 400 square feet, no amenity space is required.

c. Where sublots are allowed, outdoor amenity space is calculated for each lot, not individual sublots.

3. Standards

a. General

I. The cumulative area of outdoor amenity space provided on a lot cannot be less than required by the zoning district.

II. Required amenity space must be classified as either Common Outdoor Amenity Space or Pedestrian Outdoor Amenity Space, and must meet the standards according to the classification.



Potentially problematic MX-3 in neighborhood



Potential concerns and feedback

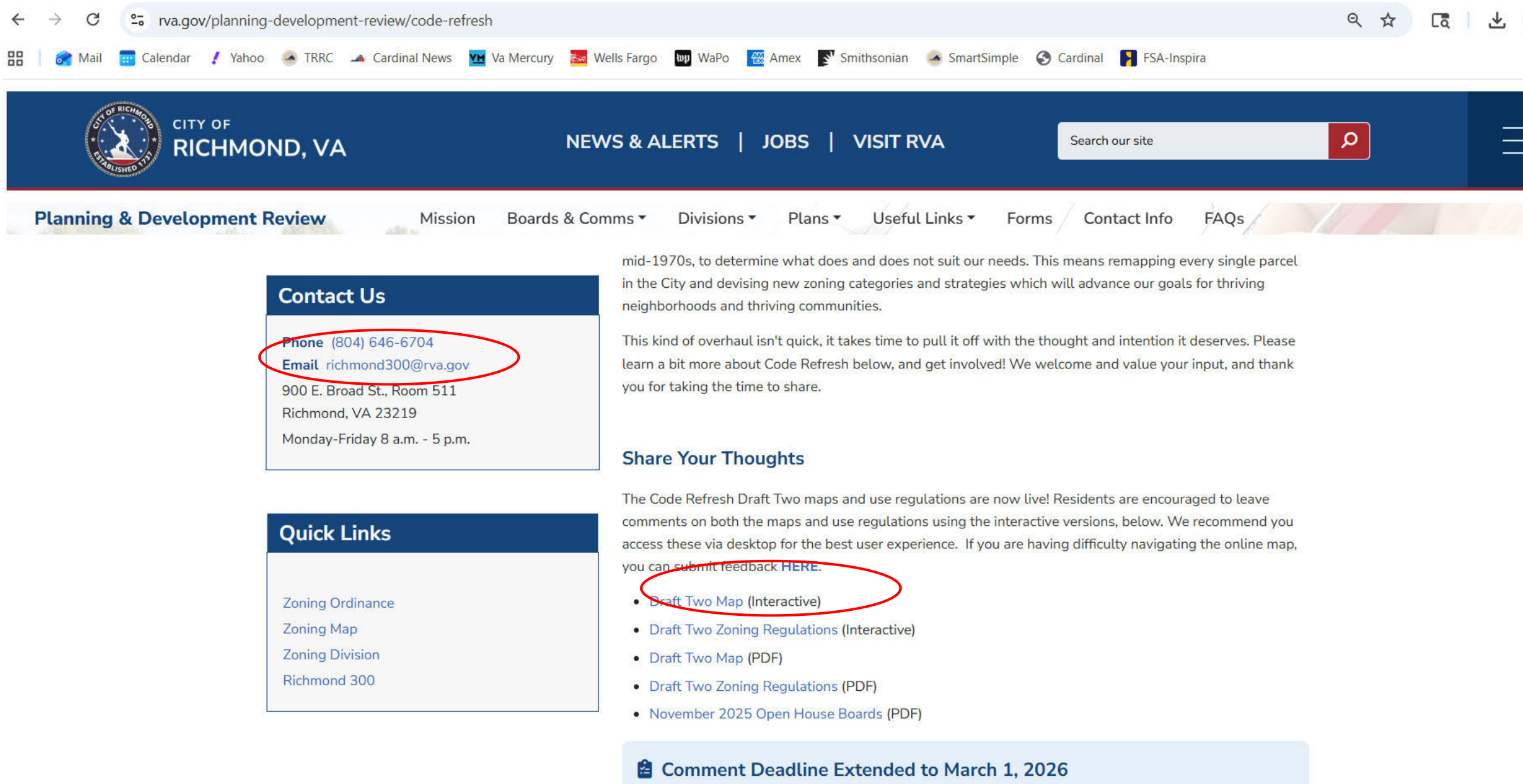
- **Lot coverage** allowances could lead to new development significantly out of scale to existing development. Consider adding lot density contextual requirement, something like by-right lot coverage cannot exceed by 50% the lot coverage of neighboring properties, similar to height restrictions that forbid more than a one-story difference on adjoining properties.

- **By-right commercial**, particularly high-traffic uses like retail/restaurant, should only be allowed on corner lots, which could also include parcels at the corners of streets and other public right-of-ways (i.e. alleys). This fits the general development pattern of the Fan and Museum District. Converting a rowhouse in the middle of a row of house into a convenience store, for example, could be extremely disruptive, is out of step with the neighborhood's development, and should require additional review.

Potential concerns and feedback

- **Churches** and other houses of worship should not have **MX-3** zoning. These uses are spread throughout the city, both in places where such an intense use is appropriate, but many others where it is not. These properties should have zoning that matches the underlying zoning of neighboring properties, or perhaps be automatically "bumped up" one level at most.
- Allowing **Amenity Space** to include rooftop decks and internal courtyards will given a building the appearance of 85% lot coverage in RM-A and 95% lot coverage in RM-B, C – or essentially the entire lot. This will allow for unacceptably dense development that is generally out of step with the development of the neighborhood. Consider requiring amenity space to be ground floor and visible from the street.

Make your voice heard! – Google Code Refresh RVA



From: Petros Marafatsos
To: Pitts, Marianne G. - PDR
Cc: [redacted] [redacted] Christos Marafatsos; Alex Markogiannakis
Subject: North Lombardy Corridor: Code Refresh Deadline, Richmond Community Survey, Council Overview, & More
Date: Monday, March 16, 2026 10:12:08 AM

You don't often get email from [redacted] Learn why this is important

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

Dear Ms. Pitts,

We wanted to share our team's feedback on the North Lomboardy corridor which we hope you will find helpful and take into consideration:

1. The draft zoning code should continue prioritizing higher density near transit corridors and major streets. Allowing additional height and residential density in these locations supports transit ridership and reduces reliance on cars. Mid-rise mixed-use buildings are an appropriate form of development in these areas because they concentrate housing near jobs, services, and transportation.
2. Mx-7 is an appropriate designation for the N. Lombardy corridor. Height incentives tied to mixed-use or housing production can help the city achieve its housing goals while ensuring development occurs in appropriate locations rather than spreading outward.
3. On corridors like N. Lombardy Street, allowing six-story mixed-use buildings would align with Richmond 300's goal of creating walkable, mixed-use neighborhoods where residents can live near daily services.
4. Along corridors such as N. Lombardy Street, mixed-use buildings with ground-floor commercial and residential units above can serve as an effective transition between commercial activity and surrounding neighborhoods. Buildings in this corridor designated as MX-7 under the code refresh can provide neighborhood-serving retail while buffering residential streets from more intense commercial uses.

Please do not hesitate to reach out if you have any questions or need further clarification.

Thank you.

Best regards,

Petros G. Marafatsos
President

M I L O S
Construction I Development I Consulting
Mobile: +1.301.538.6624

[redacted]

From: Oliver, Alyson E. - PDR
To: Pitts, Marianne G. - PDR
Subject: FW: Code Refresh
Date: Friday, February 20, 2026 12:57:26 PM

From: caroline <carolion1@yahoo.com>
Sent: Friday, February 20, 2026 9:07 AM
To: Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>; Oliver, Alyson E. - PDR <Alyson.Oliver@rva.gov>
Subject: Code Refresh

You don't often get email from carolion1@yahoo.com. Learn why this is important

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

Dear Council Representative Stephanie Lynch and Richmond planning staff,

I strongly support the Oregon Hill Neighborhood Association's resolution on the Draft 2 Code Refresh proposals.

As a 30-year homeowner in Oregon Hill- I've seen successful neighborhood improvements from Oregon Hill's R-7 zoning since 2002. The R-7 zoning protected Oregon Hill's affordable housing with a maximum building height of 35 feet and with a maximum lot coverage of 55% that matched the existing affordable housing stock in Oregon Hill.

Similarly, the B-3 zoning on the Cary Street blocks of Oregon Hill now has a 35 foot height limit. Families with children moved back to Oregon Hill under the appropriate R-7 zoning that matches the existing historic resources of the community.

But now I am appalled that the Draft 2 Code Refresh threatens Oregon Hill's thriving community by ignoring many of the recommendations of the Oregon Hill Neighborhood Association in response to Draft 1.

Without consulting our active civic association, the planning staff has introduced inappropriate RM-A zoning scattered throughout Oregon Hill in draft 2. The RM-A zoning with a 40 foot height limit also has 70% lot coverage and by right permitted six units. Draft 2 has also includes an outrageous MX-5 zoning category with an allowed 75 foot height and 80% maximum lot coverage.

This code draft is not a "Refresh."

It's a "Demolition Sentence" for historic, affordable and modest Oregon Hill homes.

The RM-A and MX-5 categories are inconsistent with Oregon Hill's heritage.

Please remove these "demolition codes" from our historic district.

There are no other MX-5 zoning codes within dozens of blocks of the 600-800 blocs of West Cary Street.

These proposed MX-5 and RMA-zoning proposals show a callous disregard for Oregon Hill's listing on the National Register of Historic Places. These two zoning categories would cause the destruction of existing affordable family homes to build mega-sized dormitories for university students.

All proposed RM-A zoning must be changed to RA, and all proposed MX-5 zoning must be changed to MX-3. The MX-5 zoning proposed for the St. Andrews athletic field at Linden and Idlewood must be changed to RA.

Any maximum lot coverage greater than 55% and subdivision of lots without street frontage must be rejected for in Oregon Hill.

Maintaining the 55% maximum lot coverage will protect the environmental quality of the back yards and tree coverage of the neighborhood.

Since Oregon Hill is already one of the densest neighborhoods in Richmond, it is unfair and inequitable that we are targeted with such massive upzoning.

Targeting the city’s most dense neighborhood for the greatest upzoning is comparable to the relining of less wealthy neighborhoods that occurred in the 1930s.

I urge the City Council and the Richmond Planning Department to closely adhere to the zoning recommendations of the Oregon Hill Neighborhood Association. We have actively worked to improve our neighborhood for many decades.

We know the zoning needs of our community better than an out-of-town consultant who at most takes a drive through the neighborhood.

Please remove the RM-A and MX-5 zoning designations from Oregon Hill, insist upon no greater than 55% maximum lot coverage, and adopt the zoning recommendations of the Oregon Hill Neighborhood Association.

Sincerely,

Caroline Cox

430 S. Laurel St

Richmond VA 23220

Oregon Hill Home Improvement Council

619 West Cary Street, Richmond VA 23220

…….

TO: **Richmond City Council, Richmond Planning Department and Zoning Advisory Council**
FROM: **Oregon Hill Home Improvement Council, 619 West Cary Street, Richmond 23220**
RE: **DRAFT 2 proposed rezoning for the Oregon Hill Historic District**
DATE: **February 25, 2026**

On behalf of the Oregon Hill Home Improvement Council (OHHIC), we are writing in very strong opposition to the DRAFT 2 "Code Refresh" rezoning proposals for the Oregon Hill Historic District. While we appreciate some improvements from the DRAFT 1, many of the DRAFT 2 "Code Refresh" rezoning proposals would be very harmful to the affordable and historic housing in the Oregon Hill Historic District and must be corrected.

OHHIC fully supports the recommendations of the neighborhood civic association, the Oregon Hill Neighborhood Association, changes to the Draft 2 "Code Refresh." (See Appendix.)

OHHIC's very successful 30+ year affordable housing program has combined the twin goals of providing affordable work-force housing while preserving the historic homes of Oregon Hill. We have successfully renovated 20 historic homes and built 16 compatible infill homes in Oregon Hill while selling them to first-time home-buyers. Some of these first-time home-buyers have remained in their homes for 30 years with payments as low as $300/month.

The draconian new zoning proposed for the Oregon Hill Historic District threatens to undo all of the progress that we have made in affordable housing and historic preservation. Since there are very few vacant lots in Oregon Hill, the new zoning would incentivize the demolition of the historic and affordable family homes in our close-knit neighborhood in order to build huge dorm-like structures for students at the adjacent Virginia Commonwealth University. The proposed zoning exhibits little awareness or respect for the boundaries of the Oregon Hill Historic District, which was listed on the National Register of Historic Places and Virginia Landmarks Register in 1991.

Oregon Hill is already one of the most densely-built neighborhoods in the city, and for over a century-and-a-half we been a resource for affordable housing for working families. Much of Oregon Hill was appropriately rezoned to R-7 zoning by vote of City Council in 2002. The 'Code Refresh' parameters are, therefore, arbitrary and unnecessary. The appalling proposed upzoning in Oregon Hill is inequitable, punitive and would result in the loss of affordable housing.

We urge our elected City Council members to name a new citizen Zoning Advisory Commission comprised of community leaders to advise City Council on rezoning our city. City Charter Section 4.02 gives City Council broad authority to establish commissions, and there is no more important reason to establish a body to advise city council than rezoning the entire city.

We call on the Richmond City Council to protect the afforadable housing and historic streetscapes of the Oregon Hill Historic District with the following specific changes to the proposed zoning:

- **Within the Oregon Hill Historic District, all properties currently zoned R-7 must be rezoned RA and all properties currently zoned B-3 must be rezoned MX-3.**

- **All of the properties with proposed new RM-A zoning must be changed to RA zoning.** The proposed RM-A zoning of 16 properties scattered through the Oregon Hill Historic District, with permitted 40' allowed height and 70% allowed lot coverage, is grossly out of scale and massing with the historic fabric of Oregon Hill. Many of these 16 properties are incorrectly described as "four-family" units by the city real estate department.

- **All properties with proposed new MX-5 zoning in the 600-800 blocks of West Cary Street within the Oregon Hill Historic District must be changed to MX-3 zoning.** There are no 75' tall buildings or five story buildings in the Oregon Hill Historic District. There is no other MX-5 zoning in the entire 34 blocks of the Cary Street Corridor between Oregon Hill and Kroger's grocery. While we appreciate the proposed MX-3 zoning for the Jacob House and several other historic buildings on Cary Street, MX-5 zoning is not appropriate for any Oregon Hill zoning.

- **Maximum lot coverage within the Oregon Hill Historic District must be limited to 55% with appropriate rear and other setbacks to maintain environmentally sustainable yards and a healthy tree canopy.** Maintaining 55% maximum lot coverage in Oregon Hill is particularly important with the proposals to allow several additional dwelling units (ADU's) per lot. The maximum lot coverage in the RA and MX-3 zoning districts must be reduced to 55%.

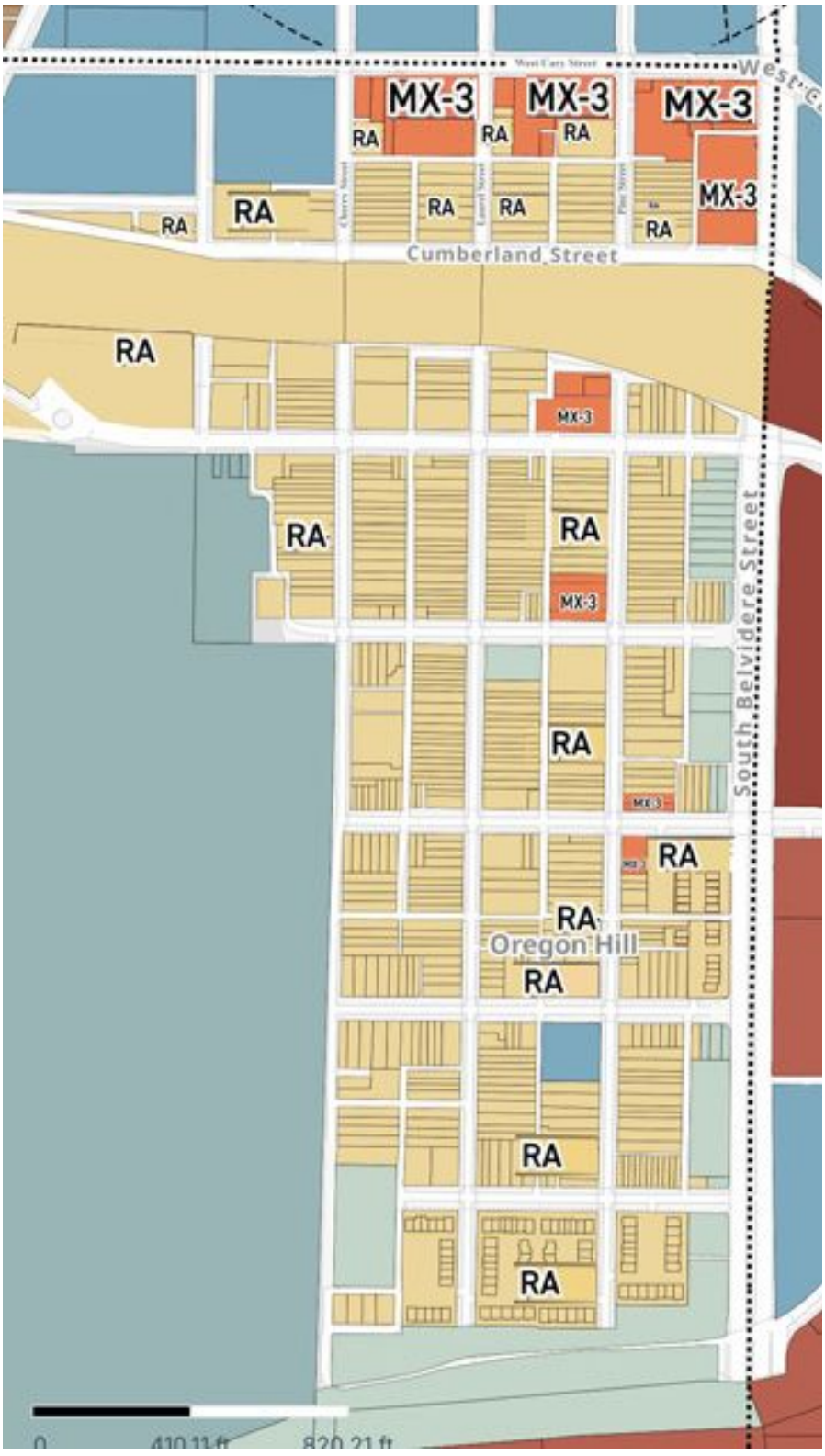
- **The St. Andrews property at 316 S. Linden Street currently zoned R-7 must be rezoned RA (NOT MX-5).** This property at 316 S. Linden Street provides a vital gateway entrance to the Oregon Hill Historic District and is currently the recreational playground for St. Andrews School. It would be entirely inappropriate to rezone this property MX-5 with a "by right" 75' maximum height limit. The RA district with a 35 foot height limit for two-story homes consistent with Oregon Hill's historic fabric is appropriate for this important gateway property.

- **The churches in the Oregon Hill Historic District, including St. Andrews Episcopal Church at 238 South Laurel Street and Pine Street Baptist Church at 400 South Pine Street must be zoned RA to correspond with the zoning on the adjacent blocks and not MX-3 as proposed in Draft 2.** Both churches are of great historical importance with Pine St. Baptist Church built in 1885 with the largest membership of that denomination in the South in the 19th century. St. Andrews Episcopal Church was financed in 1903 by Miss Grace Arents and now has a Richmond City Historic District designation.

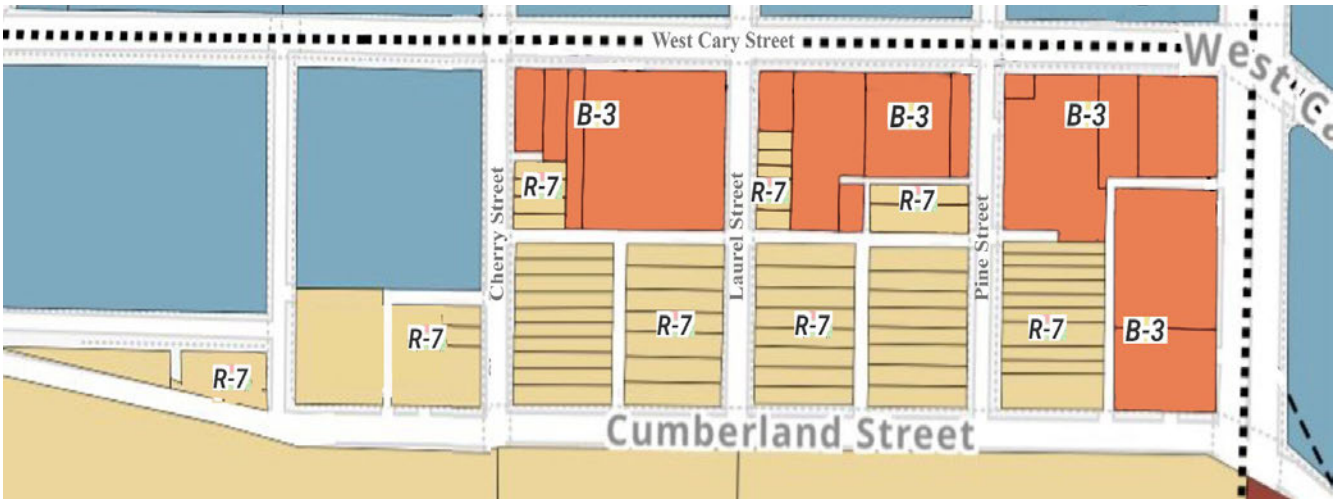
- **Oregon Hill lots must not be permitted to be subdivided for sale without street frontage.** Without curbs, sidewalks, drainage, or parking, the proposal to allow lot subdivision on the alley without primary street frontage would be a disaster for the Oregon Hill Historic District.

- **The established Special Use Permit rather than Conditional Use process must be used for approving business functions in the residential zoning.** The Special Use Permit process with public hearings has allowed neighborhood participation in the rezoning applications. SUPs have been an important opportunity for community input for improving all projects.

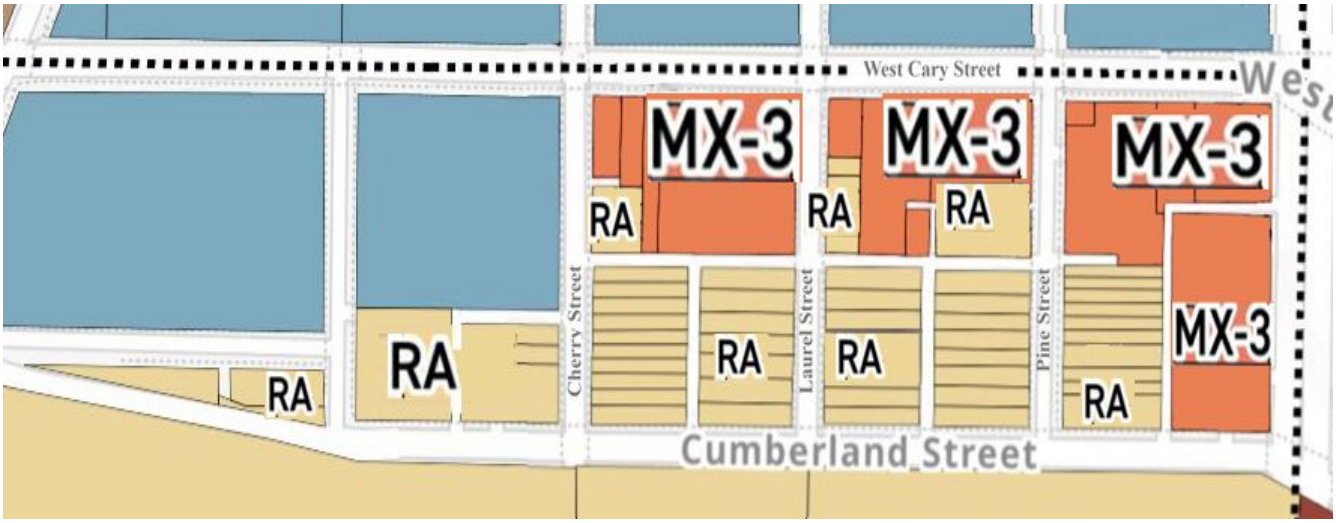
Below is the <u>corrected</u> proposed zoning map of the Oregon Hill Historic District supported by the Oregon Hill Home Improvement Council and the Oregon Hill Neighborhood Association. This proposed zoning map has been corrected to remove the inappropriate MX-5 and RM-A zoning. Every parcel in the Oregon Hill Historic District currently zoned R-7 must be zoned RA, and every parcel currently zoned B-3 must be zoned MX-3, as reflected in this corrected map:



This detail map (below) shows the <u>current appropriate zoning</u> of the northern portion of the Oregon Hill Historic District between Cary, Cumberland, Belvidere and Linden Streets. The current R-7 and B-3 zones on these blocks have the appropriate 35 foot maximum building height limit that we must maintain to complement the existing historical context:

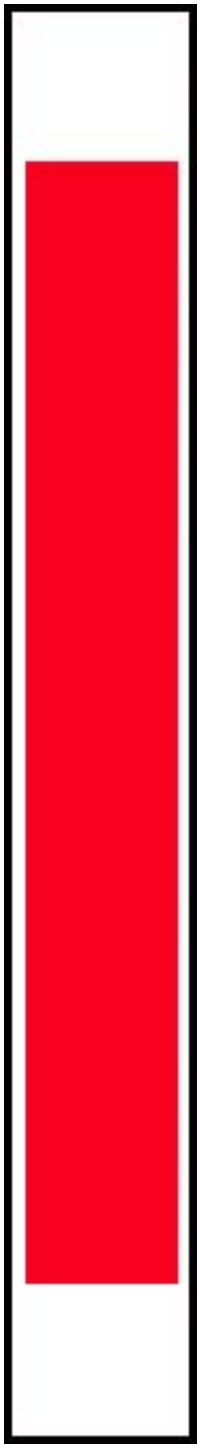


While we would prefer that the existing zoning be maintained, this detail map (below) shows new zoning <u>recommended by the Oregon Hill Home Improvement Council</u> for the northern portion of the Oregon Hill Historic District between Cary, Cumberland, Belvidere and Linden Streets -- MX-3 zoning with a three-story 35 foot height limit on West Cary Street and with RA zoning with a 35 foot height limit on the 100 blocks of South Pine, Laurel and Linden Streets:



The maximum lot coverage of the RA zoning must be reduced to 55%. There must be no RM-A zoning with 70% maximum lot coverage in the Oregon Hill Historic District. These two in-scale illustrations (below) show the typical narrow 145' by 20' lot found in Oregon Hill. The illustration on the left shows the typical 2900 square foot Oregon Hill lot with the 55% maximum lot coverage of R-7 zoning shown in red. The 55% lot coverage leaves room for 3' side setbacks, a 15' front yard and 16' back yard, barely room for a tree and a parking spot for one car. The illustration on the right shows the same typical Oregon Hill lot with the 70% maximum lot coverage of the inappropriate RM-A zoning shown in red. The 70% lot coverage would leave no front or back yard and only a 3' setback on both sides, which would be an environmental catastrophe for the community. The proposed 80% maximum lot coverage of MX-3 and MX-5 zoning is even more unreasonable and unacceptable.

55% max lot coverage under R-7 zoning



Typical 145'x20' lot in Oregon Hill with 55% vs 70% lot coverage shown in red.

70% max lot coverage under RM-A zoning



The inappropriate MX-5 and RM-A zoning proposed in Draft 2 for the Oregon Hill Historic District are in direct conflict with the Richmond 300 Master Plan, in direct conflict with Va. Code §15-2-2282, and in direct conflict with the stated goals of the Draft 2 "code refresh":

Proposed MX-5 and RM-A zoning in the Oregon Hill Historic District violate the Richmond 300 Master Plan Goal 3 to "Support growth that preserves the historical urban fabric…"; **and violate Richmond 300 Master Plan Objective 3.1**: "Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity"; **and violate Richmond 300 Master Plan Objective 3.2**: "Reduce the demolition of historic buildings (a.) Create flexibility in the Zoning Ordinance to encourage the adaptive reuse of historical buildings and deter demolition, such as allowing for compatible densities and uses in historical areas…"

Proposed MX-5 and RM-A zoning in the Oregon Hill Historic District violate Virginia Code §15-2-2282 which mandates that zoning "Regulations to be uniform. All zoning regulations shall be uniform for each class or kind of buildings and uses throughout each district…" The inappropriate MX-5 zoning proposed for the 600-800 blocks of West Cary Street in the Oregon Hill Historic District is the only MX-5 zoning proposed for the entire 34 block Cary Street Corridor. Unacceptable "spot zoning" with the RM-A designation has been proposed for 16 buildings scattered in the Oregon Hill Historic District. These incorrectly "spot zoned" RM-A designated buildings are of the same kind and class of historic 19th century, two-story buildings in Oregon Hill that are appropriately proposed for the RA zoning.

§ 15.2-2282. Regulations to be uniform.

All zoning regulations shall be uniform for each class or kind of buildings and uses throughout each district

Proposed MX-5 and RM-A zoning in the Oregon Hill Historic District violate the goals stated for the DRAFT 2 zoning. According to the stated goals, "Heights and setbacks should complement what's already on the block. Bigger apartment buildings are allowed only in areas that already have bigger buildings." There are no buildings of 75' in height in the Oregon Hill Historic District as allowed in unacceptable MX-5 zoning, and there are no 40' tall apartment buildings in the areas of the Oregon Hill Historic District where inappropriate RM-A zoning has been randomly applied. The proposed massive 70% lot coverage allowed in RM-A zoning and the proposed 80% lot coverage allowed in MX-5 zoning do not complement what is already on the Oregon Hill blocks.



The proposed rezoning would continue the trend of disrespect and displacement that Oregon Hill has historically experienced with the downtown expressway highway cutting through the neighborhood and with VCU and Ethyl Corporation demolishing entire blocks. Inappropriate MX-5 and RM-A zoning would incentivize the demolition of affordable historic Oregon Hill work-force family dwellings in order to build massive dorm buildings for students at the adjacent university. Such drastic changes in the current zoning would result in real estate speculation and the fracturing of the cohesive neighborhood. Before Oregon Hill was successfully rezoned with our appropriate R-7 zoning in 2002, we experienced such speculation and destruction resulting from inappropriate zoning.

The Zoning Advisory Council was not appointed by our elected representatives but rather by an unelected developer. Several OHHIC Board members, who have a great deal of actual experience with affordable housing, volunteered to serve on the Zoning Advisory Council, but were not allowed to serve on this group. There is little representation from the preservation community, environmental advocates or neighborhood leadership on the Zoning Advisory Council. We note that there is a blatant conflict of interests with Zoning Advisory Council members who have direct financial interest in upzoning Oregon Hill properties on Cary Street.

OHHIC adamently objects to the radical change for proposed zoning on the blocks adjacent to OHHIC's historic Jacob House property at 619 West Cary Street from the current B-3 zoning with a 35' height limit to MX-5 zoning with a 75' height limit. The two-story Jacob House is one of the most historically significant buildings of Richmond with a highway marker approved by the Va. Department of Historic Resources. The Jacob House, owned by OHHIC, was constructed in 1817 by the free-black apprentices of Quaker George Winston. It was the first house constructed in the Town of Sydney, which later became the Fan and Oregon Hill. It is extremely disrespectful to propose new zoning that would allow "by right" construction that would dwarf the historic site with 75' tall, 5-story buildings that would be over double the height of the two-story Jacob House.

As stated in the letter from Roger Kirchen, Deputy Director for Preservation Programs (now the Director and State Historic Preservation Officer) of the Virginia Department of Historic Resources, "Rezoning should respect the existing character, scale, and massing of the City's historic Districts, regardless of whether they are local, state, or federally designated." (Please see DHR letter attached in the Appendix to this comment.) The proposed MX-5 and RM-A zoning do NOT respect the existing character, scale and massing of the Oregon Hill Historic District, which has been listed on the State and National Registers of Historic Places since 1991. Appallingly, the Code Refresh Draft 2 targets the 600-800 Cary Street blocks of the Oregon Hill Historic District with higher scale zoning than the other 34 blocks of the Cary Street corridor that are not on the historic registers.

The proposed new zoning for Oregon Hill is based upon a "Pattern Book" prepared by the city's zoning consultant that was fraught with errors. Oregon Hill is an intact 19th century neighborhood primarily of attached homes. However, in the city's "Pattern Book" the neighborhood was inaccurately described as a 20th century neighborhood with all detached buildings. The Planning Department refused to correct the misinformation even after we provided the correct data. The consultant used this grossly inaccurate data to suggest that the buildings of Oregon Hill are nonconforming with rules of our existing R-7 zoning, which we fought hard to obtain in the year 2002. Furthermore, the consultant used outdated information to incorrectly classify some Oregon Hill homes as "four family homes." Our request to participate in developing the "Pattern Book" for Oregon Hill was denied for the stated reason that it would, "create billable hours" for the city. This same top-down rezoning approach is responsible for the insensitive proposed zoning that is incompatible with the Oregon Hill Historic District.

The 600, 700 and 800 blocks of West Cary Street in the Oregon Hill Historic District must be consistently zoned MX-3, and MX-3 should have a 35' height limit. Inappropriate MX-5 zoning, allowing 75-foot high buildings, has been proposed for many properties on the 600, 700 and 800 blocks of West Cary Street. There are no five story buildings on these blocks, and there is no other MX-5 zoning proposed for the entire Cary Street corridor. Mixing inappropriate MX-5 zoning with appropriate MX-3 zoning on these blocks would certainly result in great damage to the historic district.



600 Block of West Cary: from left, Siewers House (built 1890s), William Smith House (built 1842), Jacob House (built 1817). Inappropriate MX-5 zoning is proposed for the Smith House and for many other properties on Cary Street within the Oregon Hill Historic District.



619 W. Cary Street, Jacob House (built in 1817), owned by OHHIC showing the inappropriate scale of the 75' allowed building height of the proposed MX-5 zoning for the adjacent property.

All properties on the 600, 700 and 800 blocks of West Cary Street must be zoned MX-3 with a 35' height limit. Historic properties within the Oregon Hill Historic District on the 600, 700 and 800 blocks of West Cary Street would be jeopardized by the inappropriate MX-5 zoning with a 75' height limit proposed for adjacent properties. There are no 5-story buildings in Oregon Hill. Historic District.



All properties on the historic 700 block of West Cary must be zoned MX-3

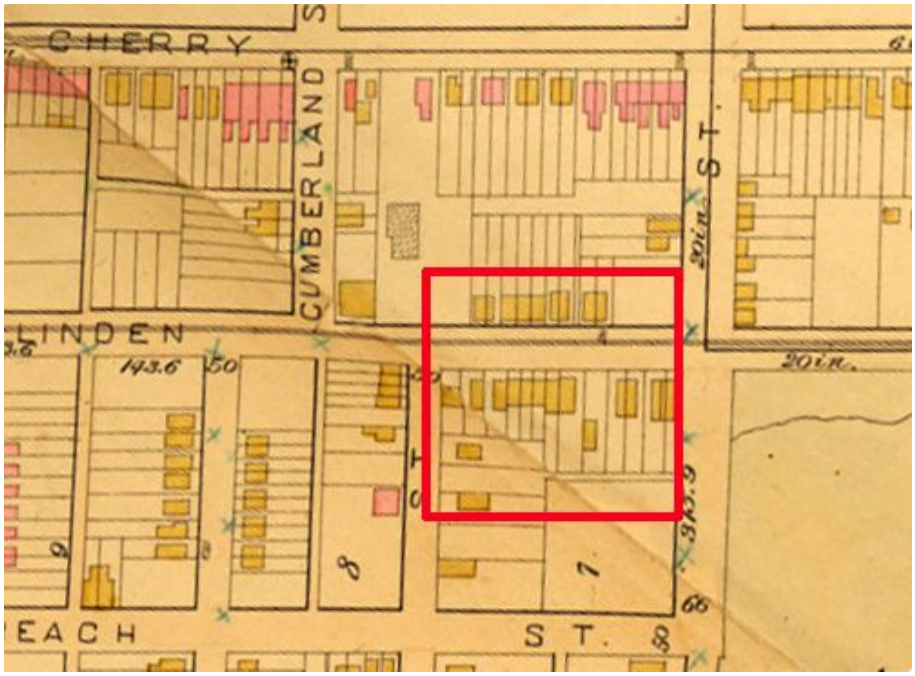


All properties on the historic 800 Block of West Cary Street must be zoned MX-3

The St Andrews School playground lot at 316 S. Linden Street must be zoned RA. Inappropriate MX-5 zoning allowing 75' high buildings is proposed for this playground, which is located at an important entrance to the Oregon Hill Historic District. MX-5 zoning at 316 S. Linden St. violates the directive, "Bigger apartment buildings are allowed only in areas that already have bigger buildings."



St Andrews School playground, 316 S. Linden Street



1889 Baist Atlas showing the two-story frame houses on South Linden Street long before the Downtown Expressway cut through the neighborhood. This playground must be zoned RA consistent with the historic Oregon Hill neighborhood. 5-story MX-5 zoning is not appropriate.

<u>Below are examples of 16 properties scattered throughout the Oregon Hill Historic District with inappropriately proposed RM-A upzoning. These properties must be zoned RA and not RM-A:</u>

The extraordinarily historically important double-house at 200-202 S. Linden St. (shown on left) must be zoned RA just like the other Grace Arents Housing units at 912-924 Cumberland Street. Inappropriate RM-A zoning has been proposed for this double-house at 200-202 S. Linden St., which represents two of the nine units of the Grace Arents Housing in the Oregon Hill Historic District. Zoning two of the nine units of the Grace Arents Housing with inappropriate RM-A zoning would violate Virginia Code §15-2-2282 which mandates that zoning "Regulations to be uniform. All zoning regulations shall be uniform for each class or kind of buildings and uses throughout each district…"

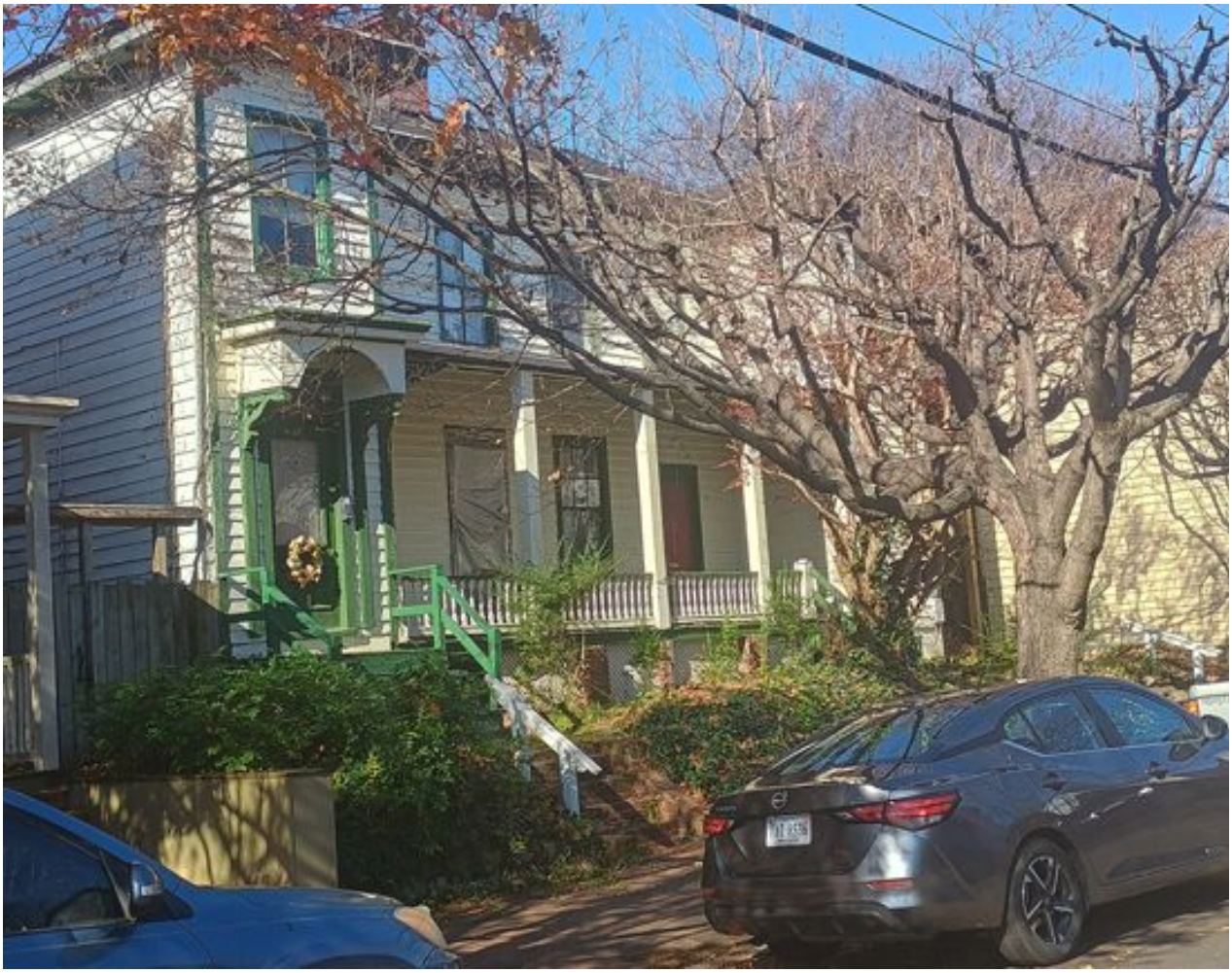
According to the Oregon Hill Historic District nomination report: "*The housing commissioned by Grace Arents in 1904 for rental to low-income residents at 200-202 S. Linden Street and at 912-924 Cumberland Street incorporates Colonial Revival elements such as Adamesque friezes, fan lights, and granite sills and lintels. However, these buildings are more notable for the high level of quality specified for the materials and finishes. The homes included grained woodwork and ceramic tile hearths and fireplace surrounds.* ***These structures represent the city's first subsidized housing units; they set a standard of quality which has not since been equaled."***



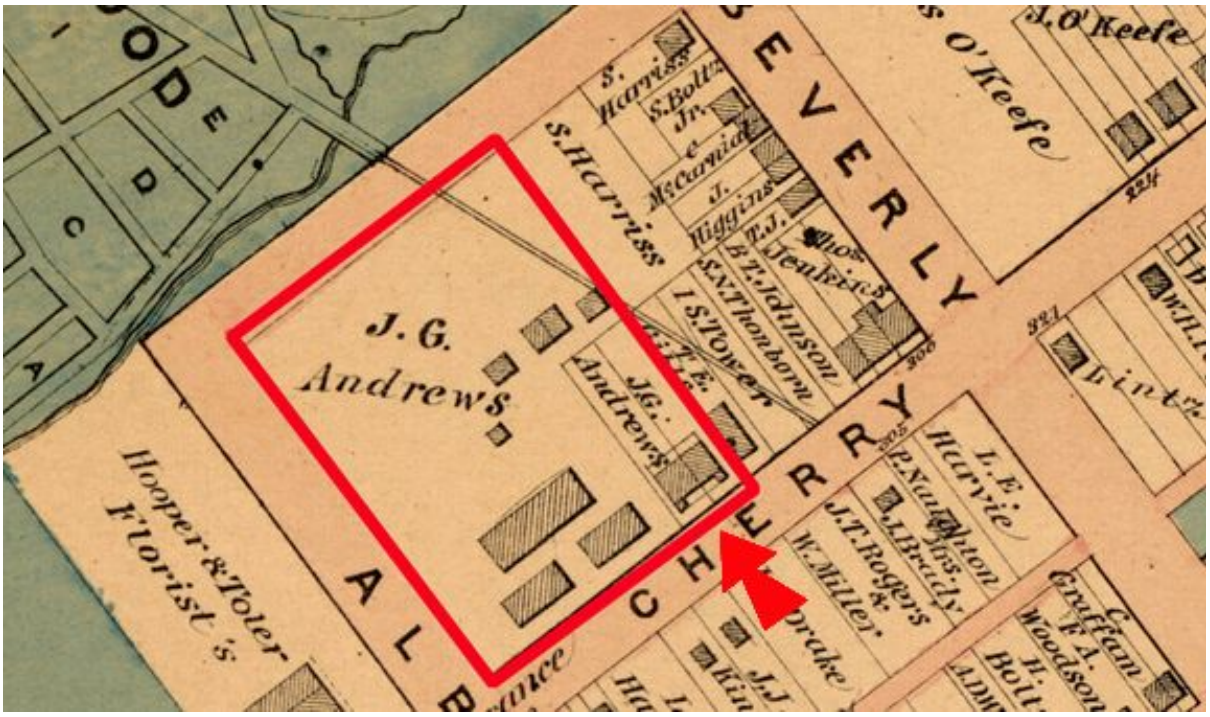
Grace Arents Housing at 200-202 Linden St. and 912-924 Cumberland St. must be zoned RA. This extremely historically important housing is the first and finest subsidized housing in Richmond.

The extremely historically important double-house at 314-316 S. Cherry in the Oregon Hill Historic District must be zoned RA. Inappropriate RM-A zoning has been proposed for 314-316 S. Cherry Street. This double-house was built in the 1850s by John G. Andrews who by the 1870s owned half of the block. After the Civil War, a school for Black children and an office of the Freedman's Bureau were established in other buildings on Andrews' property. The Italianate house is so important historically that a whole paragraph was devoted to it in the National Parks Service Oregon Hill Historic District nomination, which begins: "The J. G. Andrews House at 314-16 S. Cherry Street is another of the outstanding early Oregon Hill residences. A two-story frame structure laid out in an H plan, this residence constructed in the 1850s is the purest example of the Italianate style found in Oregon Hill …"

The Oregon Hill Home Improvement Council recognized the importance of this double house by building two double-houses of the same design in Oregon Hill at 512 & 512-1/2 South Pine Street and at 819-821 Spring Street, which have proposed RA zoning. Spot RM-A zoning of 314-316 South Cherry Street would violate Virginia Code §15-2-2282 which mandates that zoning "Regulations to be uniform. All zoning regulations shall be uniform for each class or kind of buildings and uses throughout each district…" The city incorrectly categorized this house as a four-family dwelling.



John G. Andrews double house at 314-316 South Cherry Street in the Oregon Hill Historic District must be zoned RA. Inappropriate RM-A zoning would incentivize its demolition. It has been occupied as a single-family dwelling for decades and not as a four-family dwelling.



The 1850s J.G. Andrews House at 314-316 South Cherry Street, highlighted on the 1876 Beers Atlas. The first school for Black children in Richmond was on Andrews' property after the Civil War. The Andrews House is vital historically and must be zoned RA, like the rest of the block.



819-821 Spring Street



512 and 512-1/2 South Pine Street

Using the John G. Andrews House at 314-316 S. Cherry St. as a model, the Oregon Hill Home Improvement Council built two new double-houses at 819-821 Spring St. and at 512 & 512-1/2 South Pine St. The Andrews House at 314-316 S. Cherry St. must be zoned RA like these homes modeled after it. 314-316 South Cherry has been occupied for decades as a single-family dwelling.

This double-house at 123-125 S. Pine Street, built around 1885, is an important part of the unified streetscape of two-story homes on this block of the Oregon Hill Historic District and must be zoned RA. Inappropriate RM-A zoning has been proposed for the two-story, brick double-house at 123-125 S. Pine Street (shown on right). The double-house is nearly identical to the adjacent brick double-house that is appropriately zoned RA. State code does not allow such inconsistent spot zoning.



This two-story house in the Oregon Hill Historic District at 516 S. Pine Street built in the 1890s (shown at center) must be zoned RA. Inappropriate RM-A zoning is proposed for 516 S. Pine Street that is amidst a row of eight affordable new houses built by Oregon Hill Home Improvement Council.



These fine brick homes at 104 and 106 S. Pine Street, built in the 1870s, and at 106-1/2 S. Pine Street, built at the turn of the century, form a unified streetscape on the 100 block of South Pine Street and must be zoned RA. Inappropriate RM-A zoning is proposed for the two-story homes at 104, 106 and 106-1/2 S. Pine Street within the Oregon Hill Historic District.



These two-story homes at 117, 119, 121, and 123 S. Cherry Street, dating from the 1880s, form a unified streetscape on the 100 block of South Cherry Street and must be zoned RA. Inappropriate RM zoning is proposed for 117, 119, 121 and 123 S. Cherry Street in the Oregon Hill Historic District.



This two-story, single-family home at 109 S. Laurel Street, built around 1900, must be zoned RA. Inappropriate RM-A zoning is proposed for 109 S. Laurel St. in the Oregon Hill Historic District.



This two-story house at 103 S. Laurel Street, which was recently restored with historic tax credits, must be zoned RA. Inappropriate RM-A zoning is proposed in Draft 2 for 103 S. Laurel Street in the Oregon Hill Historic District and built around 1900.



The two historic churches in the Oregon Hill Historic District, the St. Andrews Episcopal Church at 238 South Laurel Street and the Pine Street Baptist Church at 400 South Pine Street, must be zoned RA to correspond with the underlying neighborhood zoning. Inappropriate MX-3 zoning is proposed in Draft 2 for these historically important churches. St. Andrews Episcopal Church was built in 1901, financed by Miss Grace Arents, who also built the Grace Arents Housing on Cumberland Street. The church is designated as a City Old and Historic District. The Pine Street Baptist Church was built in 1885. At one time, its membership was reportedly the largest in the entire South.



St. Andrews Episcopal Church at 238 South Laurel Street must be zone RA



Pine Street Baptist Church at 400 South Pine Street must be zoned RA

In summary, the Oregon Hill Home Improvement Council strongly objects to the Draft 2 rezoning proposed for the Oregon Hill Historic District which would greatly damage the affordable housing and historic fabric of the neighborhood. OHHIC has decades of experience in building work-force housing and advocating for appropriate zoning that strengthens the affordable housing in the close-knit neighborhood. We know from long experience how inappropriate zoning (like the appalling MX-5 and RM-A zoning proposed in Draft 2) damages the community by encouraging speculation and incentivizing the demolition of our affordable homes.

The following changes must be made to the proposed rezoning:

- **All properties within the Oregon Hill Historic District that are currently zoned R-7 must be zoned RA**
- **All properties that are currently zoned B-3 on the 600, 700 and 800 blocks of West Cary Street must be zoned MX-3.**
- **The allowed height and massing of MX-5 and RM-A zoning are NOT appropriate for the Oregon Hill Historic District**
- **All of these 16 properties proposed for RM-A zoning must be correctly changed to RA zoning, including:**
  104, 106 and 106-1/2, 123, 125, 516 South Pine Street
  103 and 109 S. Laurel Street
  117, 119, 121 and 123, 314-316 S. Cherry Street
  200-202 S. Linden Street
- **The St. Andrews athletic field at 316 Linden Street must be zoned RA**
- **The St. Andrews Episcopal Church and Pine Street Baptist Church must be zoned RA**
- **The zoning of every property in Oregon Hill must have a maximum lot coverage of 55% and the maximum height limit of 35 feet comparable to the height and massing of the two-story buildings in the Oregon Hill Historic District.**
- **The Special Use Permit process must be required for business use in the residential zoning to allow for neighborhood input, rather than the proposed Conditional Use process**
- **The process of rezoning the entire city should not be rushed._A zoning commission should be established by the Richmond City Council with community representation from each district.**

Thank you for your attention to the request of the Oregon Hill Home Improvement Council for appropriate zoning for the Oregon Hill Historic District. Please respect the input from this neighborhood organization that has successfully worked for over 30 years to improve the affordable housing and historic resources of the Oregon Hill Historic District. We are undergoing a renaissance with young families with children moving to the neighborhood. Please do not undermine our successful efforts with ill-advised, inappropriate zoning.

Appendix Item 1:
Letter from Roger W. Kirchen, Virginia Department of Historic Resources

Stefanie K. Taillon
Secretary of Natural and Historic Resources

COMMONWEALTH of VIRGINIA

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

September 26, 2025

Mr. Kevin J. Vonck
Director of Planning & Development Review
City of Richmond
900 E. Broad St., Room 511
Richmond, VA 23219

Re: City of Richmond Zoning Code Refresh

Dear Mr. Vonck:

As the City of Richmond moves towards finalizing revisions to its Zoning Ordinance, the Department of Historic Resources (DHR), which serves as Virginia's State Historic Preservation Office, offers the following for your consideration.

Through its many programs, DHR leverages historic preservation objectives to support goals of affordable housing, sustainability, and smart growth. The *Richmond 300 Master Plan* clearly reflects the City's understanding of the value of its historic properties in defining the character and economic potential of its neighborhoods (Goal 3). To establish a framework by which the City may realize the real economic benefit of historic preservation, the Master Plan calls for the creation of a city-wide preservation plan.

As directed by the Master Plan and with financial assistance from DHR, the City has drafted a *Cultural Heritage Stewardship Plan*, which is currently under consideration by an *ad hoc* subcommittee of the Planning Commission. Amongst its many valuable suggestions, the Stewardship Plan recommends that the City "Develop zoning districts that support, protect, and enhance neighborhood character, especially in areas that are not protected by or not interested in establishing an Old and Historic District" (Section 5.2, Objective 4), a recommendation that was identified as a priority for over 64% of respondents in your 2023 public survey.

Rezoning should respect the existing character, scale, and massing of the City's historic districts, regardless of whether they are local, state, or federally designated. As a Certified Local

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Salem, VA 24153
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Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
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Government recognized by the National Park Service, the City has made a commitment to promote viable communities through national historic preservation standards. We encourage the City to adopt the Stewardship Plan and seriously consider its recommendations prior to finalizing revisions to its Zoning Ordinance.

As always, DHR stands ready to assist the City in meeting its historic preservation goals. If you have any questions or if we may be of assistance to the City as it works through these important initiatives, please do not hesitate to contact me at roger.kirchen@dhr.virginia.gov.

Sincerely,

Roger W. Kirchen
Deputy Director for Preservation Programs

c. Kimberly M. Chen, City of Richmond

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Appendix Item 2: Resolution of the Oregon Hill Neighborhood Association Requesting Amendments to the Proposed Citywide Zoning Ordinance Map Update (Draft 2). The Oregon Hill Home Improvement Council fully supports the position of the civic association:

Oregon Hill
Neighborhood Association

Resolution of the Oregon Hill Neighborhood Association (OHNA)
A Resolution Requesting Amendments to the Proposed Citywide Zoning Ordinance Map Update (Draft 2)
Updated December 6 and 13, 2025
Originally Approved July 22, 2025

WHEREAS, the Oregon Hill Neighborhood Association (OHNA) previously approved, on July 22, 2025, a set of recommended amendments to the proposed Citywide Zoning Ordinance Map Update; and
WHEREAS, the City of Richmond has since released Draft 2 of the Citywide Zoning Ordinance and Zoning Map, requiring OHNA to review, reaffirm, or modify its previously adopted recommendations; and
WHEREAS, OHNA seeks to preserve the historic character, neighborhood scale, cultural resources, and long-term livability of Oregon Hill through appropriate zoning classifications, lot-coverage standards, and contextual development guidelines; and
WHEREAS, OHNA has reviewed Draft 2 of the zoning map and ordinance and now provides the following comments, clarifications, affirmations, and new recommendations:

Previously Approved and Reaffirmed Map Recommendations
WHEREAS, OHNA reaffirms that the maximum lot-coverage ratio in the RA district should be set at 55%, consistent with historic R-7 standards, as Draft 2 proposes an increase to 60%, which would disproportionately affect Oregon Hill's long, narrow lots; and
WHEREAS, the Oregon Hill Historic District, including the Jacob House boundary, must be entirely excluded from the VCU Circle of Influence, and Draft 2 properly removes this designation; and OHNA affirms that Oregon Hill should remain excluded; and
WHEREAS, Draft 2 correctly rezones the Parsons House Condominiums to RA, consistent with OHNA's request, and OHNA supports this change; and
WHEREAS, the open field parcel west of St. Andrew's School was changed in Draft 2 to MX-5, a district allowing a 75-foot height maximum, and OHNA instead supports rezoning the parcel to RA to preserve compatible scale; and
WHEREAS, properties fronting Cary Street should be uniformly zoned MX-3, and Draft 2 inconsistently assigns a mix of MX-3 and MX-5; and OHNA supports changing all such parcels to MX-3; and
WHEREAS, the existing R-7 residential lots north of the alley between Cary Street and Green Alley should be rezoned RA, whereas Draft 2 proposes RM-A, which permits higher lot coverage (70%), 6 units by right, and a 40-foot height; therefore OHNA reaffirms RA for these parcels; and
WHEREAS, OHNA supports the continuation of citywide duplex allowances, and Draft 2 preserves this provision; and

WHEREAS, OHNA supports the immediate adoption and implementation of the Cultural Heritage Stewardship Plan, now pending action by City Council, and continues to advocate for its approval;

New Recommendations in Response to Draft 2

WHEREAS, Draft 2 zones Oregon Hill's churches MX-3, though most churches citywide are zoned RA or institutional; and OHNA supports zoning Oregon Hill churches RA to align with surrounding residential fabric; and

WHEREAS, Draft 2 proposes RM-A zoning for several historically significant residential properties in Oregon Hill; and OHNA finds that applying RA to the following sites best preserves neighborhood character and avoids unnecessary spot zoning:

- 200–202 S. Linden Street
- 314–316 S. Cherry Street
- 123–125 S. Pine Street
- 104, 106, and 106-1/2 S. Pine Street
- 516 S. Pine Street
- 117, 119, 121, and 123 S. Cherry Street
- 103 and 109 S. Laurel Street

All should be zoned RA; and

WHEREAS, in summary: OHNA supports moving everything that is now R-7 to be RA, and supports moving everything that is now B-3 to be MX-3; and

WHEREAS, OHNA supports retaining the Housing Preservation Bonus introduced in Draft 2 as a tool to incentivize the retention of existing affordable housing and discourage demolition (Unanimous approval); and

WHEREAS, OHNA does not support increasing lot coverage beyond 55% in RA via performance incentives such as tree retention or energy standards, on the basis that many Oregon Hill lots already lack space for trees and increased coverage would push development beyond reasonable limits; and

WHEREAS, OHNA does not support the recent suggestion by planning staff that would allow property owners to subdivide each city lot in order to allow the sale of two separate ADU lots in an alley-facing backyard no primary street frontage; and

WHEREAS, OHNA opposes Draft 2's proposed Conditional Approval process for introducing businesses into residential zones, finding it unenforceable and inconsistent with longstanding neighborhood participation norms; and affirms that such matters should instead proceed through the Special Use Permit (SUP) process with full neighborhood engagement;

THEREFORE, BE IT RESOLVED, that the Oregon Hill Neighborhood Association formally adopts the foregoing recommendations as its official position on the proposed Citywide Zoning Ordinance Map Update (Draft 2); and

BE IT FURTHER RESOLVED, that OHNA respectfully requests the Richmond City Council and the Richmond Planning Commission incorporate these zoning map and policy changes into the final adopted version of the Citywide Zoning Ordinance and Zoning Map; and

BE IT FURTHER RESOLVED, that OHNA authorizes submission of this resolution, along with supporting materials and maps, to City Council, the Planning Commission, and other relevant city officials as part of the ongoing public review process.

From: PDR Zoning Administration
To: Pitts, Marianne G. - PDR
Cc: Mercer, Brian P. - PDR
Subject: FW: Code refresh
Date: Tuesday, February 17, 2026 9:03:15 AM

William C. Davidson
Zoning Administrator

Email: Chuck.Davidson@RVA.gov

(804) 646-6353: Direct
(804) 646-6340: Office

900 East Broad Street
City Hall – Room 110
Richmond, Virginia 23219

To access the Zoning Webpage, click on: Zoning Administration
To access the Zoning Code, click on: Zoning Ordinance
For GIS map information, click on: City Zoning Map

The Online Permit Portal (OPP) is available and is to be used for submissions for many plan types and shall be used for all Residential (Building, Electrical, Gas Piping, Mechanical & Plumbing), Certificate of Zoning Compliance (CZC) and Site Plan applications. Create your OPP account here: www.rva.gov/planning-development-review/online-permit-portal

Zoning Confirmation Letter (ZCL) requests can be submitted electronically by completing the form and submitting it by E-mail to: PDRZoningAdministration@Richmondgov.com. Once received, a Zoning Staff member will review and process the request and you will be invoiced for payment utilizing the OPP system.

Restaurant and other similar Assembly Use Group facilities require an updated Certificate of Occupancy ("H-permit").

Any OPP software technical issue questions should be submitted to CSShelp@Richmondgov.com.

From: Alan Hopkinson <athopk@gmail.com>
Sent: Sunday, February 15, 2026 11:05 AM
To: PDR Zoning Administration <DCDZoningAdministration@rva.gov>
Subject: Code refresh

You don't often get email from athopk@gmail.com. Learn why this is important

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

Hello,

I am a homeowner in Randolph and support any proposal that leads to an increase in the amount of housing in Richmond - especially in Randolph and other relatively high density areas.

I support a wide range of housing types, including duplexes, quadplexes, condominiums, and apartment buildings. In general, I believe higher density and taller developments are appropriate and beneficial in these areas, and I encourage policies that move in that direction.

Thank you for your work and for considering my perspective.

Sincerely,

-Alan Hopkinson
(804)895-1968

From: Rodney Poole
To: Vonck, Kevin J. - PDR
Subject: Fwd: more neighborhood input
Date: Sunday, March 1, 2026 3:57:13 PM

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Rodney M Poole
Wilton Commercial IV, LLC
4901 Dickens Road, Suite 108
Richmond, VA 23230
(804) 237-1376 [Phone]
(804) 358-6669 [Fax]

Begin forwarded message:

From: roger york <[redacted]
Date: March 1, 2026 at 3:51:42 PM EST
To: Rodney Poole <[redacted] Charles Menges <[redacted]
Subject: more neighborhood input

WARNING: This email originated from outside of The Wilton CO. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Northside RVA ·
Rich Souser ·
Sontdopsre701a64gmt15027uum4am1amhaf7t44u0ic35265fg5ci075ghg
·

Today, Sunday, March 1 is the last day to make comments on draft 2 of the total rewrite of the city's zoning maps and rules. These changes will directly impact every homeowner in the city. If you haven't yet given your feedback, please consider doing so. If you commented on draft 1 and your question or concern is still unaddressed in draft 2, please submit it again.
One of the most radical changes in the proposed Code Refresh is to take thousands of residential parcels in the city and increase the potential density by 100%. These parcels are currently designated as R-5 (minimum 50-foot wide

lots). The proposed zone in the draft for these parcels is the new RD–C (25-foot wide lots) designation. This is in direct contradiction to the mandate of the Richmond 300 master plan which calls for the significant density increases to be in conjunction with transit and infrastructure. None of the proposed neighborhoods are directly on identified major transit corridors. In fact, many have narrow, winding streets and/or cul-de-sacs. Additionally, the master plan has a requirement to retain neighborhood character. Having lots and houses that are twice as small would certainly be a significant change to the characteristics of a residential block.

Why is the city making this change? That is a good question. In dozens of conversations over the last nine months, I have yet to get a clear or consistent answer. One aspect appears to be the size of the lots in the area. Many of these are in areas developed in the 1920s and 30s when developers were inconsistent with lots sizes. Grids were being planned by the developers rather than the more standardized existing road networks such as in Church Hill or the Fan. This resulted in a mixture of lot widths, some less than 50 feet wide.

In part, the planning staff says they want to minimize the number of parcels that were not in conformance with the overall zoning for that block. I call this the "lowest common denominator" approach. If a block has three 25- foot wide lots and 17 50-foot wide lots, they are recommending zoning be based on the three smallest. Basing a neighborhood zoning on a minority of lots results in a zoning designation that is completely out of alignment with the standard in the neighborhood. In the Bellevue neighborhood proposed for RD-C, the average lot widthis 46.3 feet wide. Similarly in Church Hill, the RD-C segment has an average means width of 42.1 feet . This data clearly shows that the RD – B is the more appropriate designation.

However, the city doesn't care about data and numbers. In fact, the city didn't use any empirical formula for determining which blocks should be RD–B (50-foot wide) versus RD–C. There was no guideline such as if the average lot width is less than "X" fewer wide, or if a certain percentage of lots are below 50 feet, it should be in the denser zoning category. This has resulted in two glaring contradictions. For instance, within a single neighborhood there can be two similar looking blocks, but one is recommended for RD-C and one for RD–B. Elsewhere, there are entire neighborhoods with a significant number of smaller lots where RD–B is recommended. Per the planners, these discrepancies were due to an anecdotal determination that "less stable, less resilient" neighborhoods should be excluded from the denser zoning because of the potential of unrestricted development.

Are there any consequences of being on a lot less than 50 feet wide in an R-5 or RD-B zone? According to the planners, the answer is no. Many of these properties have been smaller than the neighborhood standard minimum for over 50 years. Yet, the planners have been unable to provide any instances of a negative outcome. When there is new development on these smaller lots, the planners just use proportionally smaller dimensional limits to determine smaller side yard

setbacks, etc . Other than increasing density, there doesn't seem to be any logic in having an RD–C zoning.

In addition to smaller lot widths, the city has proposed a number of inadequate, more lenient restrictions on the RD-C parcels. These are the impacts that apply to all such lots regardless of width.

	RD-B	RD-C
Maximum lot coverage	40%.	50%
Primary Street setback	20 feet.	10 feet
Side street setback.	10 feet	None
Side building setback.	5 feet	3 feet
Rear building setback.	5 feet	3 feet
Alley setback.	5 feet	3 feet
New tree canopy minimum.	15%.	10%
Existing tree canopy minimum.	13%.	8%

RD-B doesn't allow front of house (Lawn) parking. RD-C allows it,

If you live in or near one of these areas proposed for RD–C, please let the planners know your feelings on the map or in the new zoning standards.

DRAFT TWO ZONING MAP (INTERACTIVE TO PROVIDE COMMENTS)

DRAFT TWO ZONING REGULATIONS (INTERACTIVE TO PROVIDE COMMENTS)

For those who have had problems making comments on the map or documents, the city now has a process for giving feedback by email - [redacted] or this link

https://richmond300.us16.list-manage.com/track/click...

From: Laura-Lee Graham
To: [redacted] Mantey, Leonard A. - PDR; Pitts, Marianne G. - PDR
Subject: Infrastructure, Tributaries, Parks, zoning, Chesapeake Bay
Date: Friday, March 6, 2026 12:28:27 PM

You don't often get email from [redacted] Learn why this is important

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Hello to all,

Reedy Creek in Richmond VA should be preserved and protected by the City of Richmond as required under Virginia's Chesapeake Bay Preservation Act. At present, that protection does not appear to be happening.

The City's proposed zoning changes and park plans could have serious implications for our waterways, including Reedy Creek. Any zoning or development decisions should carefully consider resident safety, the health of the James River, and the Chesapeake Bay watershed.

Currently, Reedy Creek is receiving stormwater runoff from nearby roads and neighborhoods, including Woodland Heights, Forest Hill, and portions of the Jahnke Road area. This runoff is directed into the creek through stormwater infrastructure, placing additional pressure on a fragile tributary.

There is also an aging wastewater line located above the creek, with piping directed toward the waterway.

Infrastructure like this deserves careful inspection and oversight, especially before increasing density or altering land use in the surrounding watershed.

Photos attached were taken on February 19, 2026, after only 0.19 inches of precipitation, yet the creek was already experiencing significant flow changes. This raises concerns about flash runoff and erosion.

Before any zoning changes move forward or Park Plans, Appropriate agencies should conduct a thorough environmental and infrastructure assessment and environmental implications of the Reedy Creek watershed and all tributaries located in RVA. Protecting our tributaries ultimately protects the James River and the Chesapeake Bay — and the residents who live near them.

Best Regards,
Laura-Lee Graham

219 Bland St
Richmond VA 23225
(804) 869-1510
[redacted]

Laura-Lee Graham

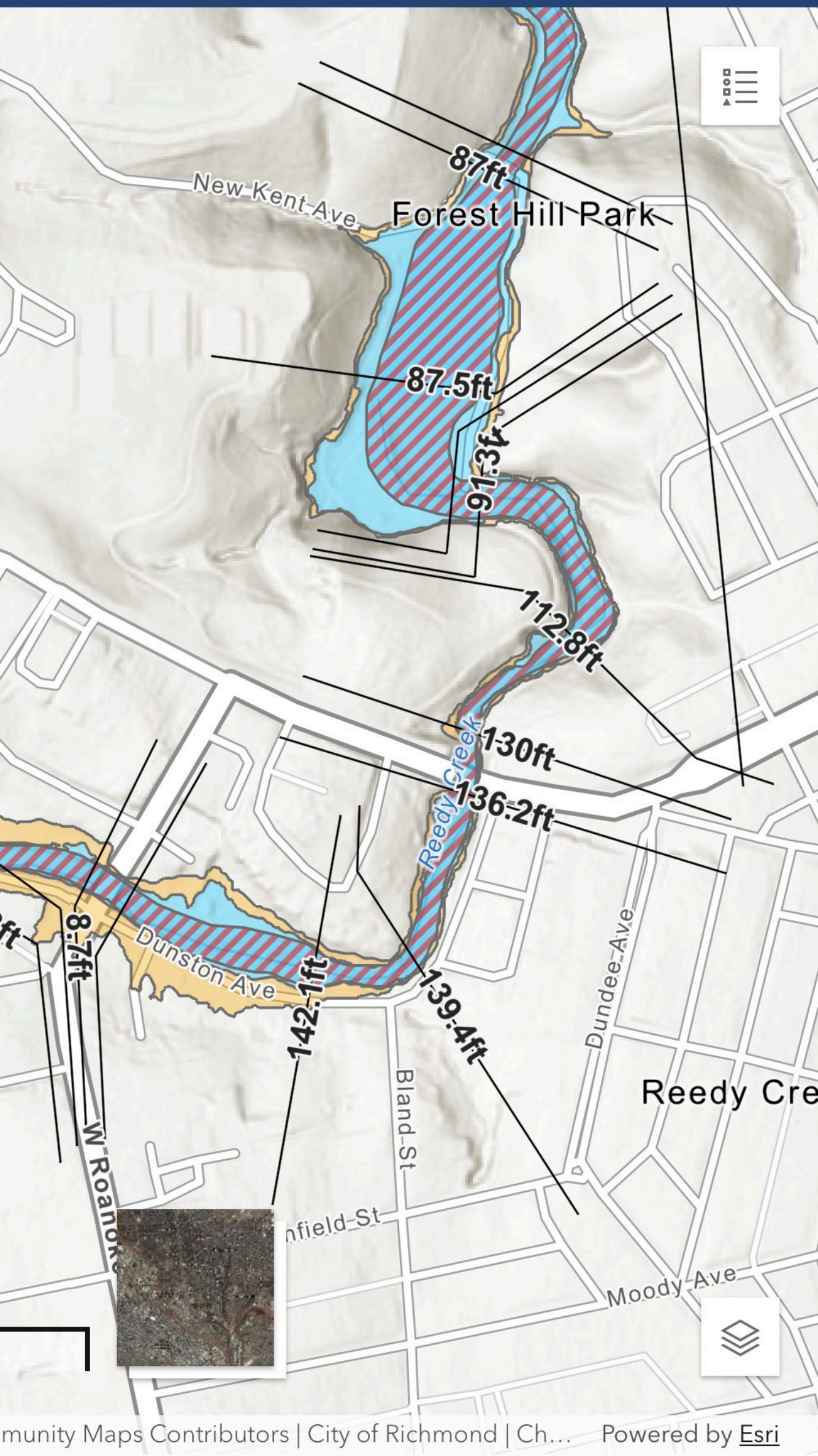

Please be mindful of your footprint, Canada





DUMPING PROHIBITED
DRAINS TO WATER

FEMA Floodplain Map - Richmond, ...



munity Maps Contributors | City of Richmond | Ch... Powered by Esri

From: Robins, Amy E. - City Council Office
To: Milo; Lynch, Stephanie A. - City Council Office
Cc: Richmond300
Subject: RE: Code Refresh Draft 2
Date: Monday, February 2, 2026 7:20:25 PM

Miles,

Thank you so much for reaching out to the 5th district office.

The Planning Department is doing a good job with getting Code Refresh out (especially with that post card mailer) as best as possible along with all the council offices pushing it out. I do believe this slower (yet meaningful) update will ease folks into understanding change does not happen overnight. We really appreciate you taking the time to comment on Draft Two. We look forward to you staying engage with Draft Three/Legislation.

Best,
Amy

Amy Robins (she/her)
5th District Liaison
Office of The Honorable Stephanie A. Lynch
Richmond City Council
900 East Broad Street, Suite 305
Richmond, Virginia 23219
Office: 804-646-5724
Email: amy.robins@rva.gov
www.RVA.gov
Monthly e-Newsletter Signup Link
Follow the 5th District Office on Facebook

From: Milo <milesekoziol@gmail.com>
Sent: Monday, February 2, 2026 5:20 PM
To: Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>
Cc: Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>; Richmond300 <Richmond300@rva.gov>
Subject: Code Refresh Draft 2

You don't often get email from milesekoziol@gmail.com. Learn why this is important

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Councilwoman Lynch,

My name is Miles, I'm a renter in the fifth district and one of many young people who work in the city and would like to keep living here. I also know how impactful urban planning and zoning is in creating a healthy and vibrant city, as many cities are

Last year I had heard about the code refresh and was very excited. The Richmond 300 plans for zoning changes were sound and when I saw the first draft it seemed like we were truly moving towards a healthy city where middle-income workers and pedestrians could actually live and thrive in. I recently found out that since the first draft was released it had significant pushback from the 1st and 4th districts and as a result the ZAC had drastically scaled back on the changes to zoning. When I saw this development I was shocked and honestly extremely disappointed.

The issue at hand is this. The city is relying on public input to make decisions about the zoning refresh. But as we are all aware, the people who have the most time to learn and discuss these sorts of politics, and especially those who have the time to attend public meetings and make it seem like they represent the majority of the public, are not the average Richmond citizen. Mayor Avula has said that MOST of the city's citizens are renters. We know that most of the dissent is coming from Districts 1 and 4, and overall from property owners, not renters. What I want to make clear is this:

<u>If the city and ZAC prioritize wealthy property owners, at the expense of lower and middle-income earners, and renters, they are failing in their mission to advocate and serve the people of Richmond.</u>

Moving forward I will do my job, which is to make my voice clear that I want an affordable, diverse, WALKABLE and public transit-oriented city, and the way to achieve that is by moving away from car-dependent infrastructure and archaic zoning laws that prioritize home values of the wealthy at the expense of everyone else. Please advocate not for the wants and needs of wealthy property owners only, but for all of Richmond's citizens, the majority of which are middle and lower class and are renters.

Thank you very much for your time.
Miles

Richmond RHA
Building Communities. Changing Lives.

P.O. Box 26887
Richmond VA 23261-6887
600 East Broad Street, 4th Floor
Richmond, VA 23219

(O) (804) 780-4200
TTY: Dial 7-1-1

info@rrha.com
www.rrha.com

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Kyle R. Elliott
Barrett Hardiman
W.R. "Bill" Johnson, Jr.
Gregory Lewis
Marika McCray
Charlene Pitchford

City of Richmond
Department of Planning & Development Review
900 E. Broad St., Room 511
Richmond, VA 23219

February 28, 2026

Dear Ms. Pitts:

The Richmond Redevelopment and Housing Authority (RRHA) appreciates the leadership of the Department of Planning & Development Review (PDR) in the City's efforts to refresh its zoning code to streamline development in support of the continued economic growth of our city. RRHA also values its partnership with PDR in this important endeavor. With respect to the Gilpin Court redevelopment, RRHA respectfully requests consideration of the following zoning modifications to better support the shared vision for this transformative project:

1) Block bound between East Federal Street, North 1st Street, East Charity Street, St. James Street

RRHA requests that the block bound between Est Federal Street, North 1st Street, East Charity Street, and St. James Street be zoned MX-5, rather than divided between the MX-5 and RM-B zoning districts as currently proposed. This block is the site of the initial build-first phase of the Gilpin Court redevelopment. The proposed split zoning is not conducive to the impactful project that RRHA and the private developer are advancing, which includes two 28-unit buildings along St. James Street and North 1st Street. These buildings are intended to anchor the redevelopment and provide early relocation opportunities for Gilpin Court residents.

2) Blocks bound between West Charity Street, St. Paul Street, West Hill Street, St. James Street

RRHA requests that the blocks bound between West Charity Street, St. Paul Street, West Hill Street and St. James Street be zoned MX-5 instead of the currently proposed RM-B. As proposed, RM-B would limit apartment buildings to a maximum of 12 units, which does not support the density or scale envisioned by RRHA, the City, and the private developer for the Gilpin Court redevelopment. An MX-5 designation would better align with the shared goal of creating a thriving, mixed-use community on the Gilpin Court site.

3) MX-5 Building Width Standards

RRHA also requests an increase to the maximum building width in the MX-5 zoning district to 300 feet. This adjustment would support the construction of buildings that activate street frontages, enhance urban design, and deliver an engaging pedestrian experience.

RRHA appreciates the City's consideration of these requests and looks forward to continued collaboration to ensure the success of the Gilpin Court redevelopment and the broader revitalization goals of the City of Richmond.

Sincerely,

Sherrill Hampton

Sherrill Hampton
Senior Vice President of Real Estate & Community Development

From: holt edmunds
To: Richmond300
Subject: Code Refresh Draft Map and Regulations Rezone 101 S. Addison
Date: Friday, February 27, 2026 5:07:34 PM

You don't often get email from [redacted] Learn why this is important

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

Zoning at City Hall was closed for computer updates today (Fri., 2/27/26).
101- 105 S. Addison is zoned R7 (I think) but has always been commercial. The three shops (101 Na Nin, 103 Addison Vintage, 105 Wild Heart clothing) operate under Special Use permits.
Adjoining to the north is Fire House 12, across the street on Addison is Lamplighter.
Please rezone this property for commercial use or Urban so it will be in compliance. The reality is it has been commercial for over 100 years.

Thank you for your consideration

Holt Edmunds, owner
804-564-6672

From: James Burney
To: Pitts, Marianne G. - PDR
Cc: Newbille, Cynthia I. - City Council; Richmond300
Subject: Support for Increased Density in Code Refresh Draft 2
Date: Friday, December 12, 2025 1:06:25 PM

You don't often get email from [redacted] Learn why this is important

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

Dear Ms. Pitts,

Thank you for all your hard work on Richmond's Code Refresh! I was not able to attend the meeting this week on Draft 2, so I'm writing to express my strong support for increased density across all districts. As a Shockoe Bottom resident who has previously lived in Denver, San Francisco, and Alexandria, I've experienced firsthand how dense, walkable, transit-oriented neighborhoods significantly improve quality of life.

A critical issue facing our city is housing affordability. Too many families are forced to move to the counties because they cannot afford a starter home within Richmond's city limits. Allowing duplexes and other "missing middle" housing types on existing lots would create more attainable homeownership opportunities while keeping families in the city. This keeps residents connected to urban amenities, supports our tax base, and reduces the pressure that pushes development ever outward.

Beyond livability and affordability, increased urban density is essential for climate action and preservation. Compact development reduces per-capita emissions, shortens commutes, and makes public transit viable. Importantly, it helps prevent urban sprawl that consumes our historic countryside and natural areas. By building up rather than out, Richmond can accommodate growth while protecting the surrounding landscape that defines our region.

I urge you to advance policies that encourage density, particularly allowing duplexes on single-family lots and promoting development near transit corridors and existing commercial districts. Richmond has an opportunity to grow sustainably while enhancing the character that makes it special and I believe we should be planning for the future as opposed to protecting the past.

Thank you for considering public input on this important update to our zoning code.

Sincerely,

James Burney

7th District Resident
Richmond, VA

From: LENORA MCQUEEN
To: Richmond300; Mayor Danny Avula; [redacted] Ellen Robertson; Jordan, Katherine - City Council; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; [redacted] 1bfa0d7b-4a47-473c-bbe2-9e37d0f4cec6; Lynch, Stephanie A. - City Council Office; Trammell, Reva M. - City Council; Jones, Nicole - City Council Office
Cc: Ryan Smith; Ellen Chapman; Dan Mouer; ourrosewood; Kimberly Gray; Steve Thompson; Cyane Crump; Will Glasco; Gray Latoya (DHR); Danielle Worthing Porter; Kyle, Kimberly J. - City Council Office; Charles Birnbaum; McKnight Joanna (DHR); Green Joanna (DHR); Smith Jolene (DHR); Astrid B. Liverman; Nelson Louis P (ln6n); Cat Warren; Brown Hannah Jane (hjb8ma); Robert Nieweg; Elizabeth Betsey Merritt; Christopher Cody; Chip Colwell; Suanna Selby Crowley
Subject: Re: OFFICIAL DESCENDANT SUBMISSION: Code Refresh Draft Map & Regulations – Shockoe Hill African Burying Ground (District 127-7231)
Date: Saturday, February 28, 2026 7:59:43 AM

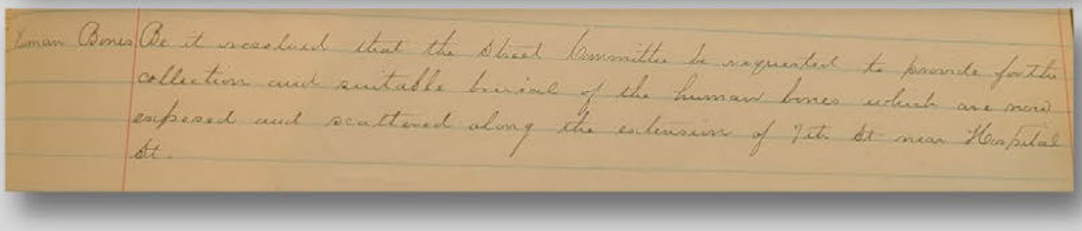
You don't often get email from [redacted] Learn why this is important

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

This burial ground has been harmed and desecrated at the hands of the city of Richmond numerous times to include at the intersection of N 7th St. and Hospital St., and with its very creation. I am asking please that the city do the right thing here. There is a prudent solution to this traffic issue which I have provided freely. It won't cost the city much at all to implement it. And it can be done right away, as it requires paint. It will resolve the problem, and it will not cause harm to the burial ground.

From City Council meeting held on 1 September 1890:

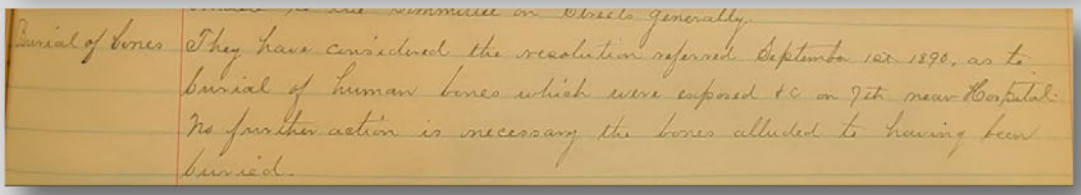
"Human Bones: Be it resolved that the Street Committee be required to provide for the collection and suitable burial of the human bones which are now exposed and scattered along the extension of 7th St. near Hospital St."



Citation: Richmond City Council, Common Council Journal, April 1887 - November 1890 (Richmond, VA: Library of Virginia, 1890), 743. Accession number: BC7S96774

From City Council meeting held on 6 October 1890:

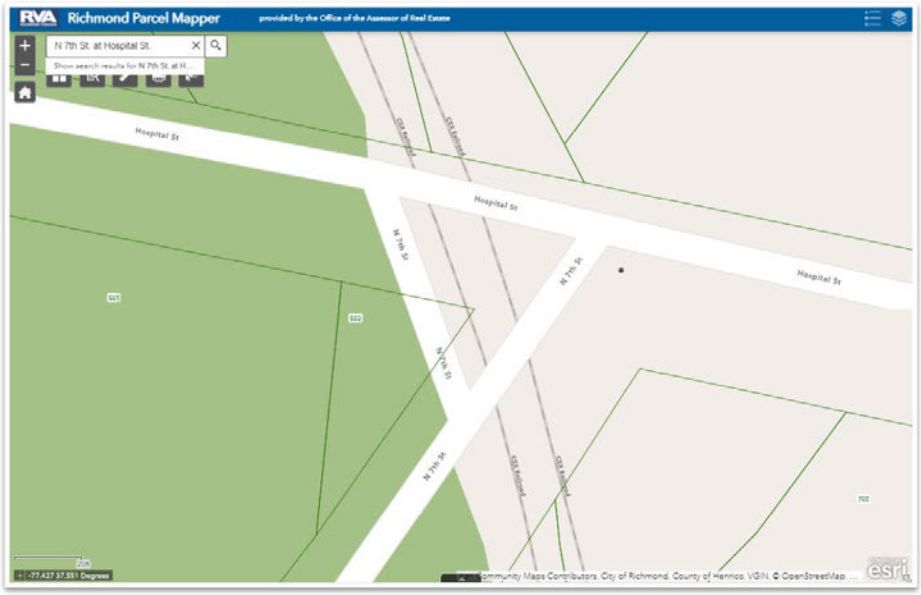
"Burial of bones: They have considered the resolution referred September 1st 1890, as to burial of human bones which were exposed & c on 7th near Hospital. No further action is necessary the bones alluded to having been buried."



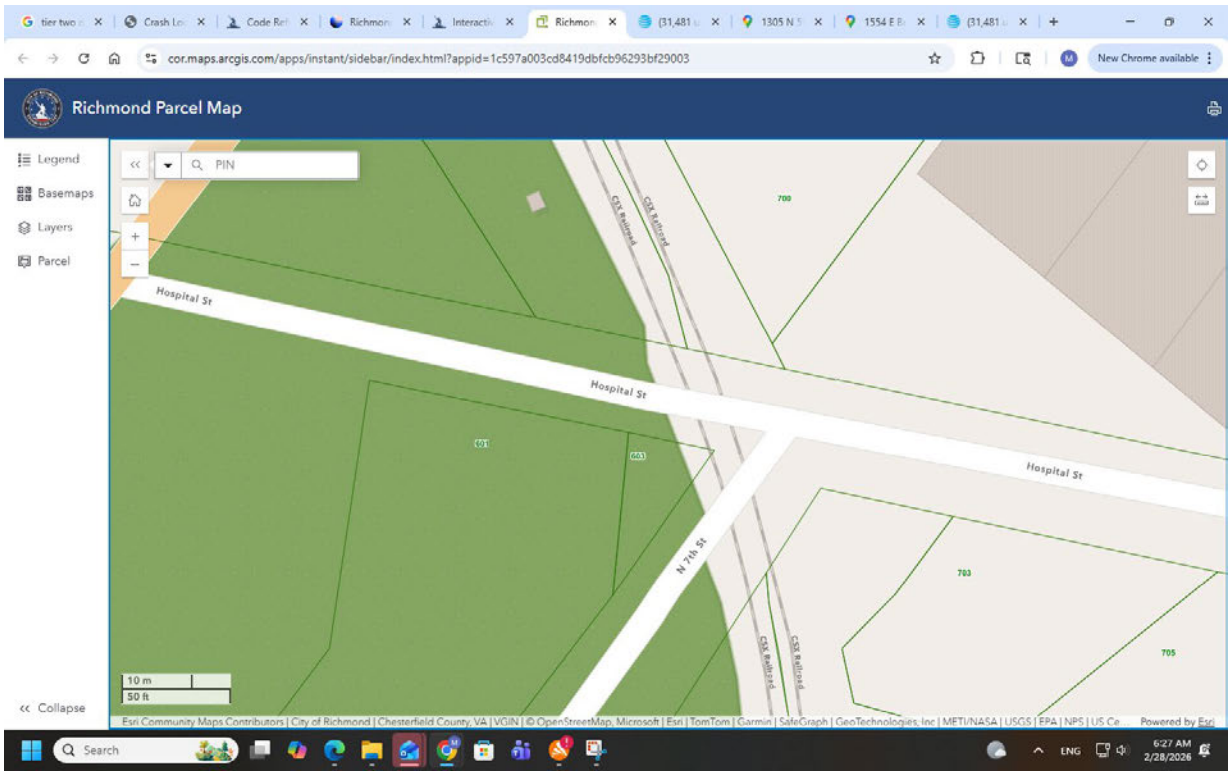
Citation: Richmond City Council, Common Council Journal, April 1887 - November 1890 (Richmond, VA: Library of Virginia, 1890), 753. Accession number: BC7S96774

On Saturday, February 28, 2026 at 06:29:26 AM CST, LENORA MCQUEEN <[redacted]> wrote:

This is a previous image I captured from the Richmond Parcel Mapper which shows the western leg of the triangular intersection at Hospital St. and N 7th St. I do not understand why it has been removed from the current map. The map should reflect that actual conditions



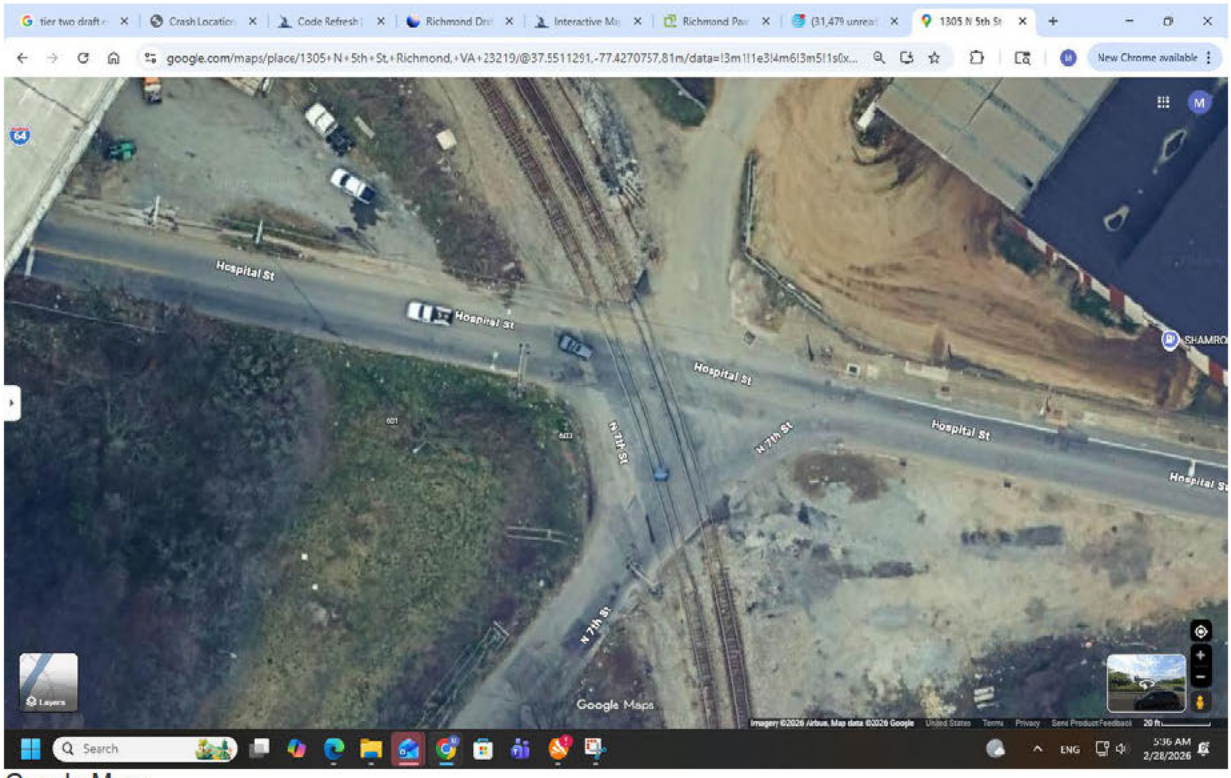
Below is the current map with the western leg of the intersection missing.



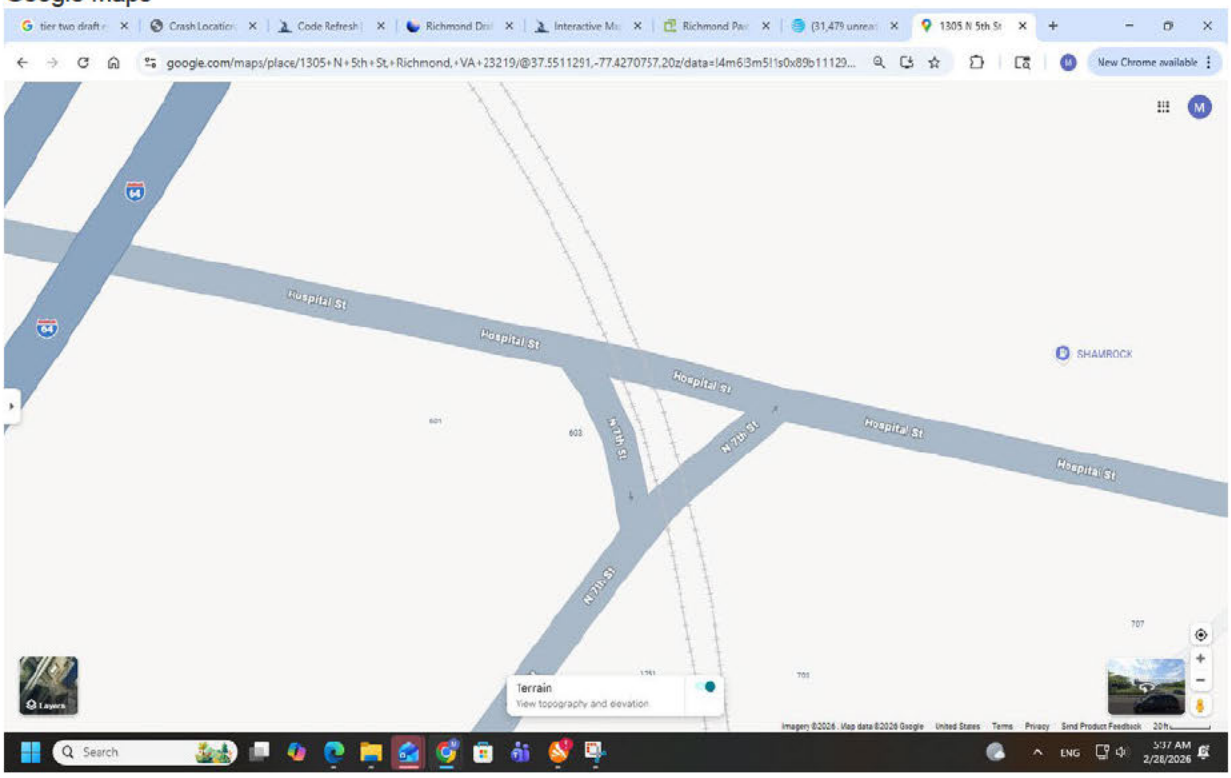
On Saturday, February 28, 2026 at 05:40:06 AM CST, LENORA MCQUEEN <[redacted]> wrote:

Hospital St. at N 7th St. intersection / railroad crossing is a triangular intersection with double railroad tracks running through the middle of the intersection. Its configuration has been recently changed on the Richmond Parcel Mapper which is not accurate to what is on the ground. The western side of the triangle has been removed from the map. Yet this is where the majority of the accidents occur. That western side or lane has also been removed from the FRA map. That cannot be good.

This is the intersection of Hospital St. and N 7th St. on Google Maps



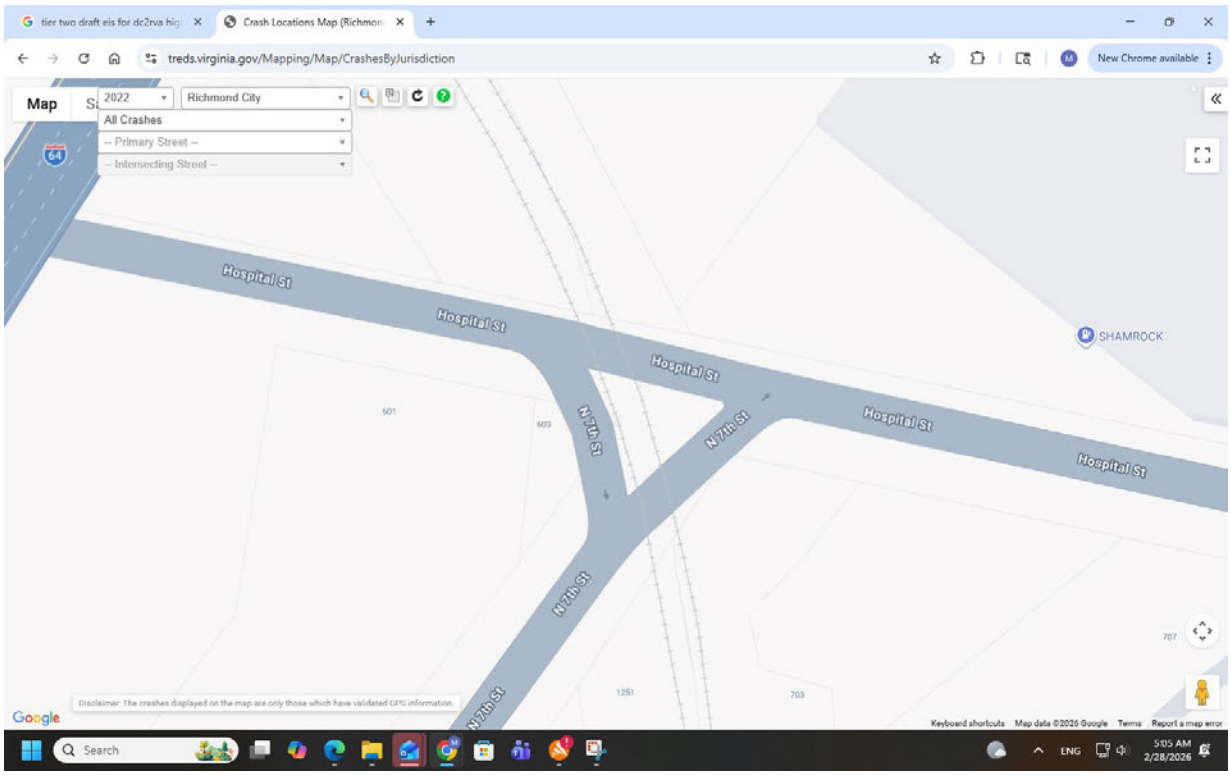
Google Maps



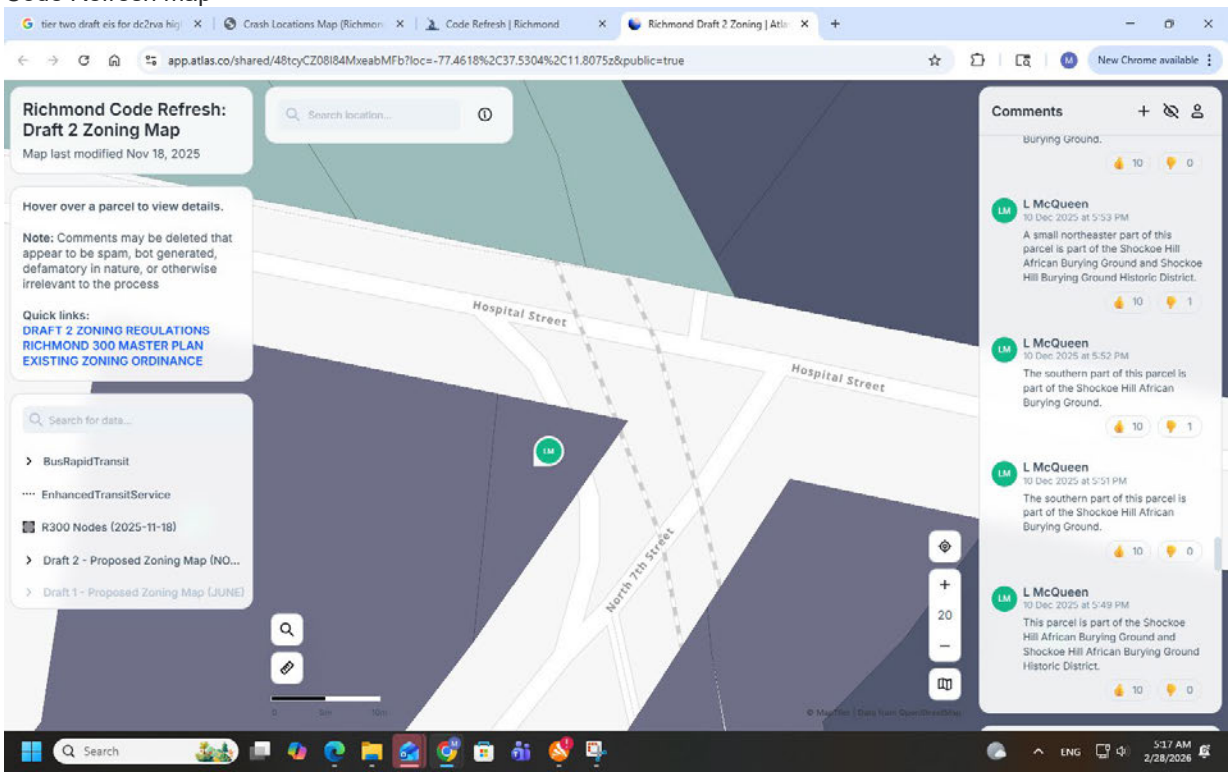
[Crash Locations Map]

Crash Locations Map

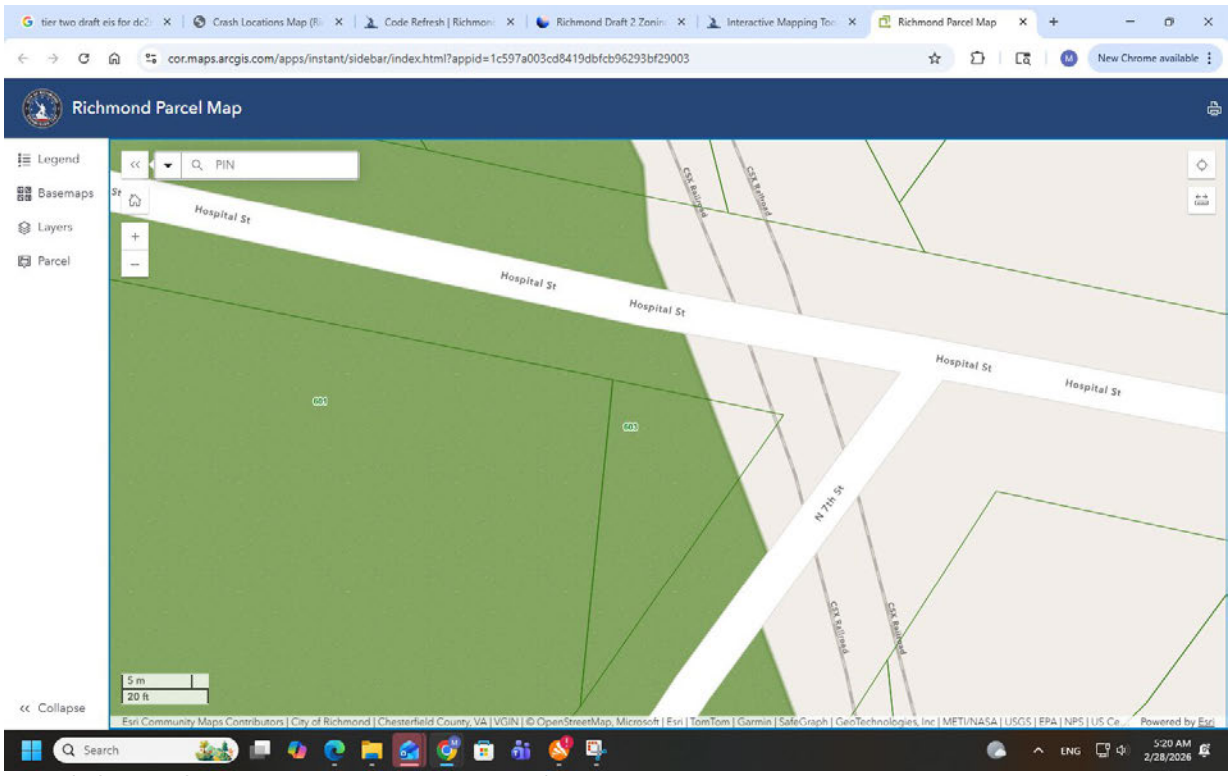
Hospital St. at N 7th St.



Code Refresh map

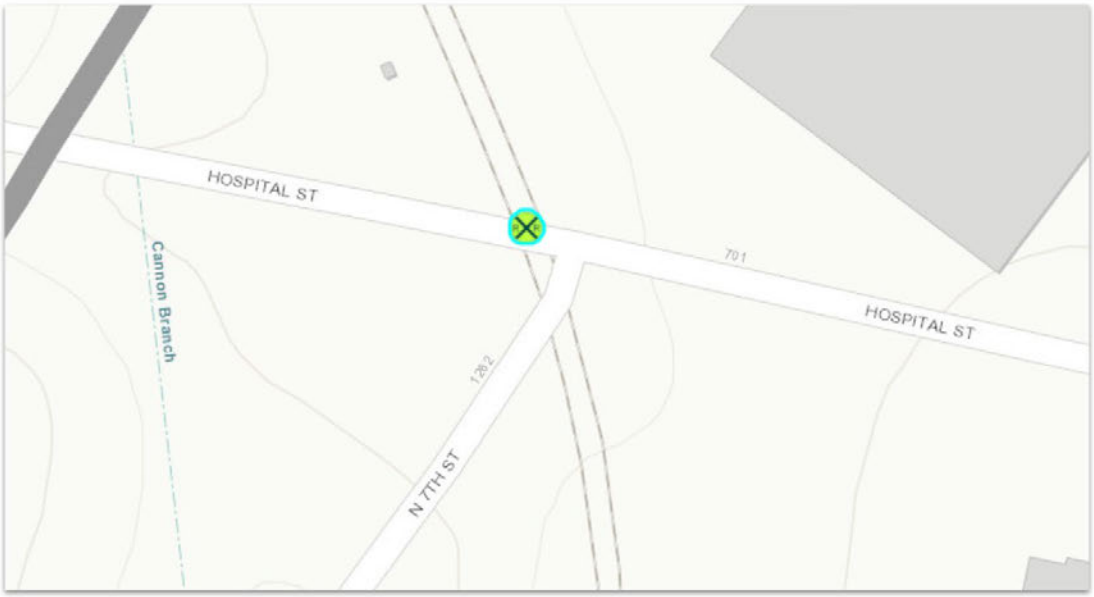


Richmond Parcel Mapper (left side of intersection has been removed here)



FRA (left side of triangle has been removed here)
https://www.fra.dot.gov/railcrossinglocator#

[redacted]

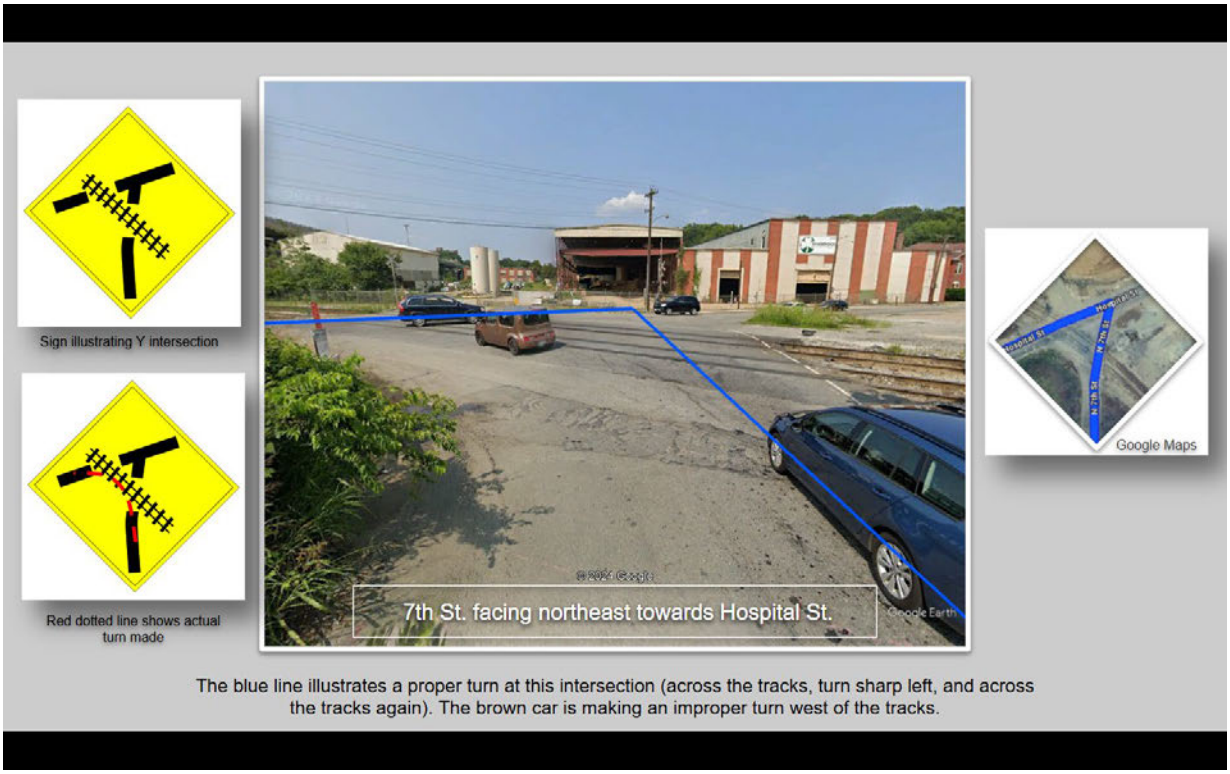


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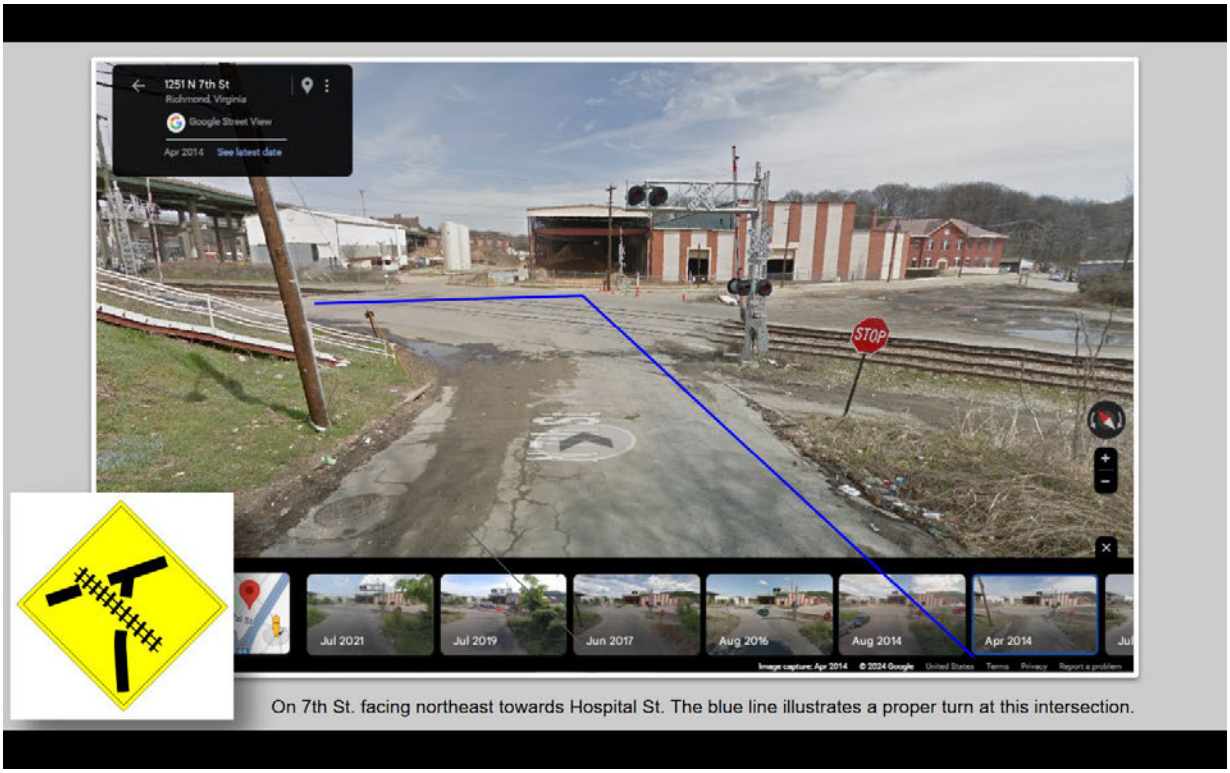
[redacted]

On Friday, February 27, 2026 at 10:59:41 PM CST, LENORA MCQUEEN <[redacted] wrote:

Google no longer instructs drivers to make this turn.



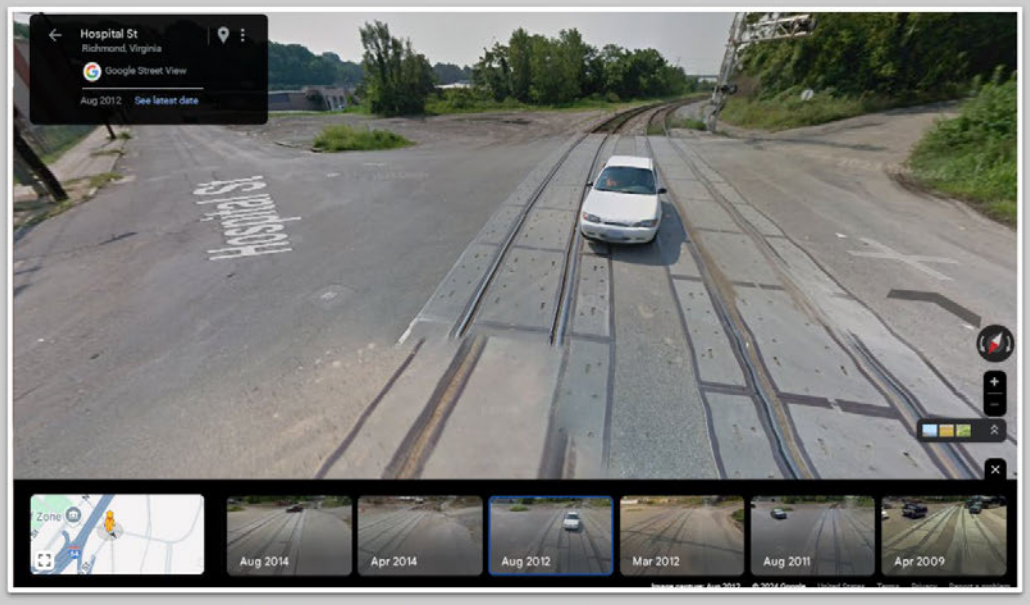
The blue line illustrates a proper turn at this intersection (across the tracks, turn sharp left, and across the tracks again). The brown car is making an improper turn west of the tracks.



On 7th St. facing northeast towards Hospital St. The blue line illustrates a proper turn at this intersection.

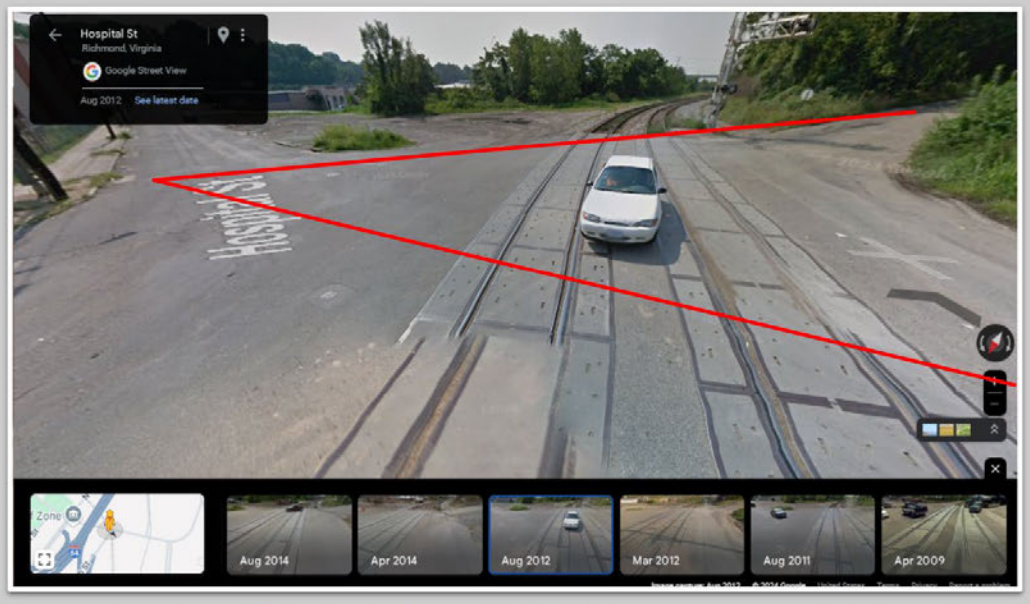
A proper left turn at this intersection requires double crossing the railroad tracks which is dangerous and ridiculous, and it usually causes drivers to drive on the railroad tracks, or on the western lane possibly into on coming traffic. Again, turning should be eliminated here.
On Friday, February 27, 2026 at 10:46:37 PM CST, LENORA MCQUEEN <[redacted] wrote:

Car turning from N 7th St., to Hospital St. by way of driving on the railroad tracks. This has been a common occurrence here as demonstrated by the images caught on Google Street View. .

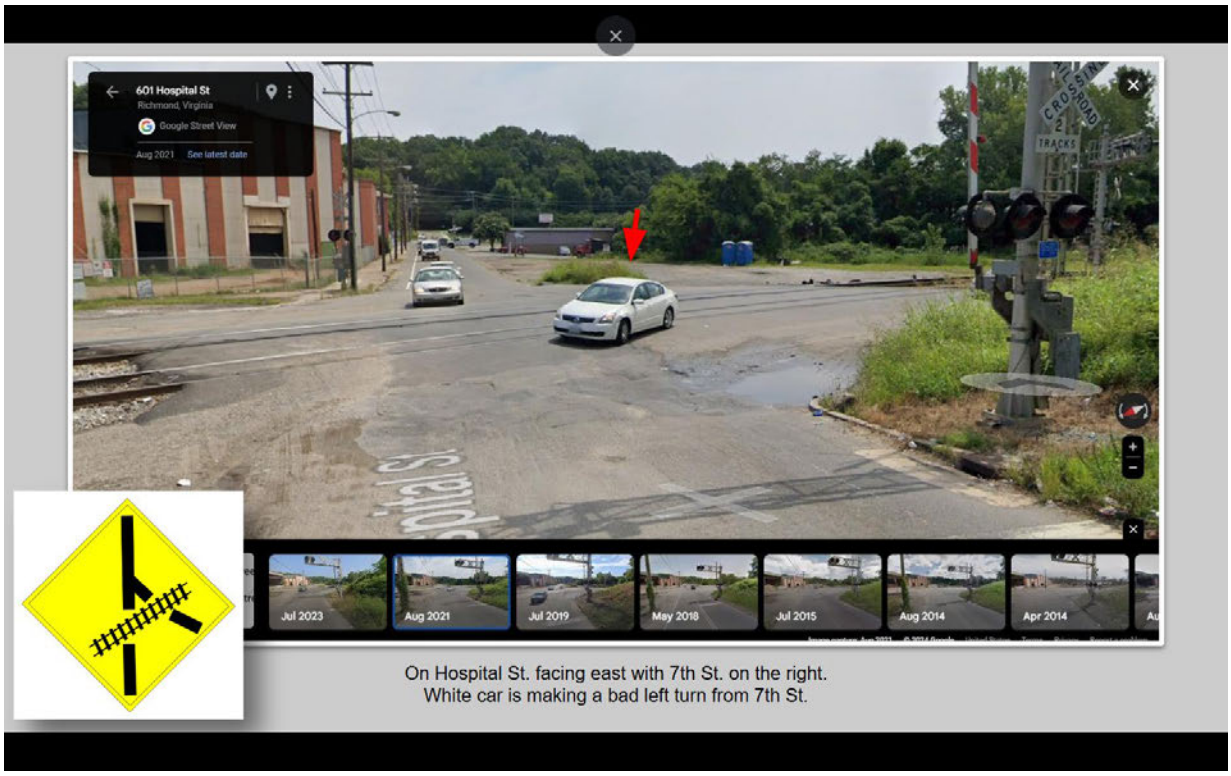


This white car is not only making a bad and illegal left turn from N 7th St. to Hospital St. They are driving on the railroad tracks in order to make the left hand turn.

The red line below shows how in order to make a proper turn at this intersection the car would have to double cross the tracks at a sharp angle, which is dangerous and ridiculous. Turning should be eliminated at this intersection/railroad crossing.



This white car is not only making a bad and illegal left turn from N 7th St. to Hospital St. They are driving on the railroad tracks in order to make the left hand turn.



This car should have followed the path of the red line to make the left hand turn from N 7th St., to Hospital St. which would have caused it to double cross the railroad tracks to turn. Again, turning should be eliminated at this intersection / railroad crossing.



This car below is turning right from Hospital St. to N. 7th St. in the western lane (which has since been removed from the Richmond Parcel Mapper). This would probably be a safe turn except that in the next frame a car uses the same lane to travel in the opposite direction, which would likely cause them to drive into oncoming traffic.



On Hospital St. facing west with 7th St. on the left, the white car ahead is making a right turn from Hospital St. to 7th St.



On Hospital St. facing west with N 7th St. on the left Car making illegal bad left turn from N 7th St. to Hospital St. That portion of the road on the western side of the tracks (triangular intersection with double railroad track running through it) is meant for cars traveling in the opposite direction.



The white truck is making an improper illegal turn on the western side of the railroad tracks from N 7th St. to Hospital St. That western lane is for traffic coming in the other direction.

On Friday, February 27, 2026 at 09:37:36 PM CST, LENORA MCQUEEN <[redacted]> wrote:

Dear Mayor Avula, CAO Donald, Councilwoman Robertson, Richmond City Council, and the Code Refresh Team:

As a **documented descendant** of those interred at the **Shockoe Hill African Burying Ground** and an official **Section 106 Consulting Party for the DC2RVA high-speed rail project**, I am submitting these formal comments regarding the second draft of the "Code Refresh" proposal.

The current zoning and regulations for the intersection of **N 7th and Hospital Streets** must be refined to protect a site of **National Significance**, which also happens to be an **actual cemetery, part of the Shockoe Hill African Burying Ground**. I **strongly urge** the following revisions be incorporated into the final Code Refresh to ensure the City's land-use policy aligns with federal preservation mandates:

Uniform Protection and Mapping for the 31-Acre Footprint: While the City has officially designated the reacquired 1.2-acre parcel at 1305 N 5th Street as a cemetery on record, the **full burial ground encompasses 31 acres** and remains one of Virginia's most endangered historic places. **I request that the City provide the entire 31-acre burying ground with the same official cemetery protections and zoning currently afforded to the 1.2-acre parcel. Furthermore, I request that the full 31-acre historic footprint of the burial ground be clearly and accurately included on all official City maps, including the Richmond City Mapper, which recently and erroneously removed the western leg of the N 7th and Hospital St. intersection despite it remaining a dangerous physical reality on the ground where the majority of accidents occur.**

Prioritize Non-Invasive Infrastructure and Abandon Harmful Signal Plans: The Code should explicitly **require** non-ground-disturbing infrastructure within the full 31-acre historic footprint. **I am making a direct plea for the City to abandon its current plans to install five (5) new railroad crossing signals with underground wiring at N 7th and Hospital Streets, which is also part of the Shockoe Hill Burying Ground Historic District, and on the National Register of Historic Places.** This invasive project would cause irreparable harm and desecrate the burial ground through **digging, trenching, and underground**

drilling, yet it fails to address the root of the traffic problem. This intersection's danger is well-documented; in 2015, local news and FRA safety data identified this as the **2nd most dangerous crossing in Richmond** and the 20th worst overall. Despite this decade-long warning, the intersection remains **visually undefined; street lines, stop lines, and other directional markings are absent.** It is the required **double crossing of the tracks** to make a turn that causes people to drive onto the rails (or into oncoming traffic)—a configuration that makes no sense on the ground and appears to be **unique to this intersection**. **No one should have to double cross a double railroad track in order to make a turn; it is both extremely dangerous and ridiculous. Turning should be eliminated at this intersection, and street lines, stop lines, yield signs, and directional arrows should be painted directly on the streets themselves. If the City intends to construct new infrastructure, a roundabout could be installed further down Hospital St. (such as at Oliver Hill Way), away from the burial ground, to safely facilitate traffic flow without desecration.**

Incorporate my "Paint-and-No-Turn" Plan: The **Virginia Passenger Rail Authority (VPRA)** has confirmed in writing by email (via two separate officials) that my non-invasive **"Paint-and-No-Turn"** safety plan is **"prudent."** I request that the Code Refresh adopt this surface-only traffic management as the preferred safety standard for this intersection to satisfy **Section 4(f)** avoidance requirements.

Adopt Non-Harmful Maintenance Protocols: I propose the City adopt "Surface-Only" maintenance protocols for safety infrastructure. These must be developed in formal consultation with my **NHL nomination team** (copied here), which includes the archaeologists and historians who prepared the site's National Register of Historic Places nomination. Any proposed measures must be scientifically vetted to ensure they do not **alter the chemical composition of the earth** or apply **excessive weight** that could harm and desecrate the remains or compromise future **non-invasive archaeological testing**.

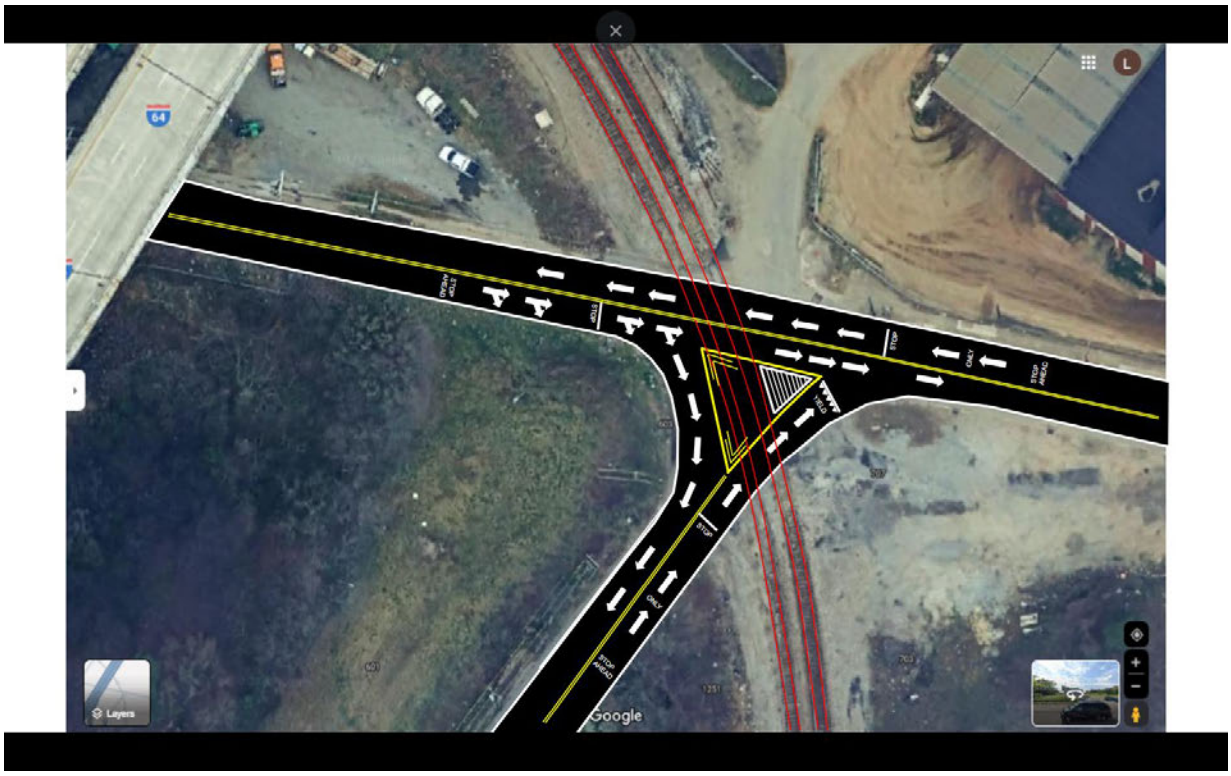
Preserve National Historic Landmark (NHL) Eligibility: In a letter dated **May 8, 2023**, the **National Park Service (NPS)** confirmed to me that this site is a candidate for **NHL status**. Avoidance of invasive trenching is necessary to ensure the site remains eligible for this prestigious national designation.

The City of Richmond reacquired 1.2 acres to redress historical desecration. We now have a wonderful opportunity to solve documented safety hazards at the railroad crossing while fully honoring and protecting the entire 31-acre sacred ground. **I look forward to working with Mayor Avula, CAO Donald, and the administration to ensure our city departments choose these prudent, non-invasive paths forward.**

Sincerely,

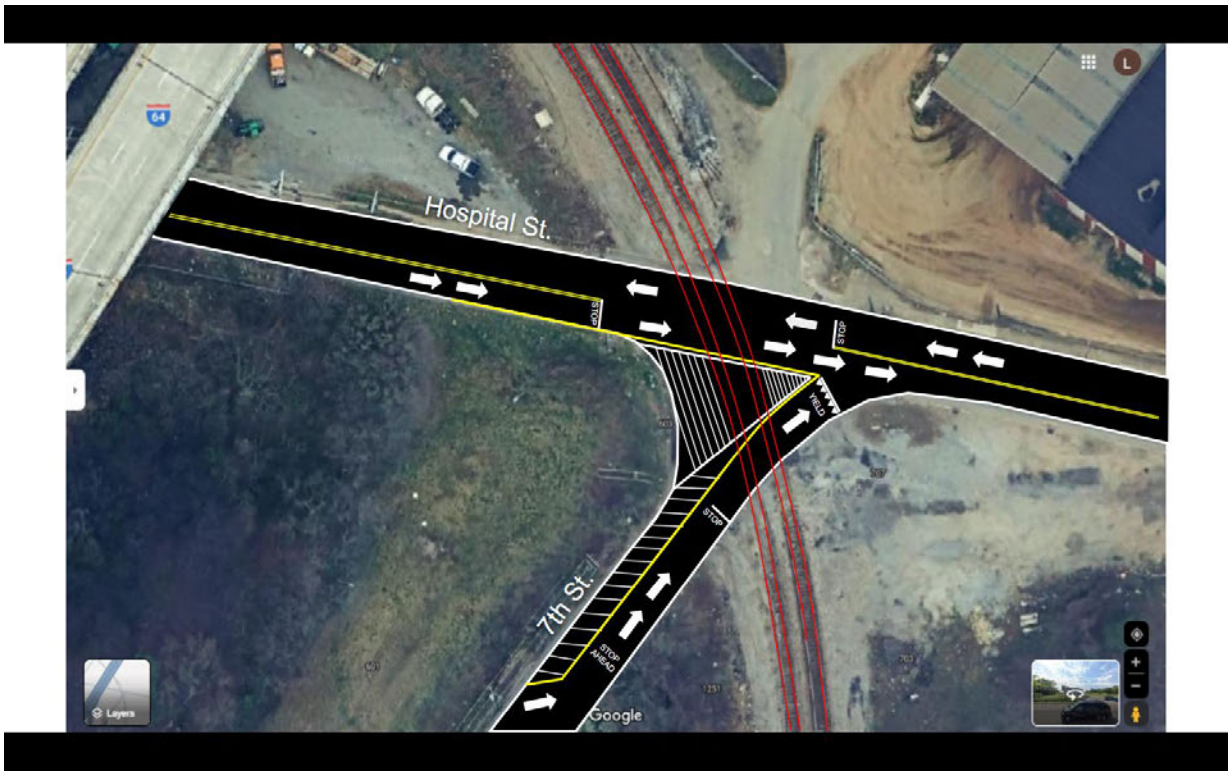
Lenora McQueen
Descendant of the Shockoe Hill African Burying Ground & Authorized NHL Nomination Co-author/Preparer

My plan for Hospital St. and N 7th St. intersection (the red lines show the railroad tracks). This plan allows for right hand turning from Hospital St. to N 7th St.



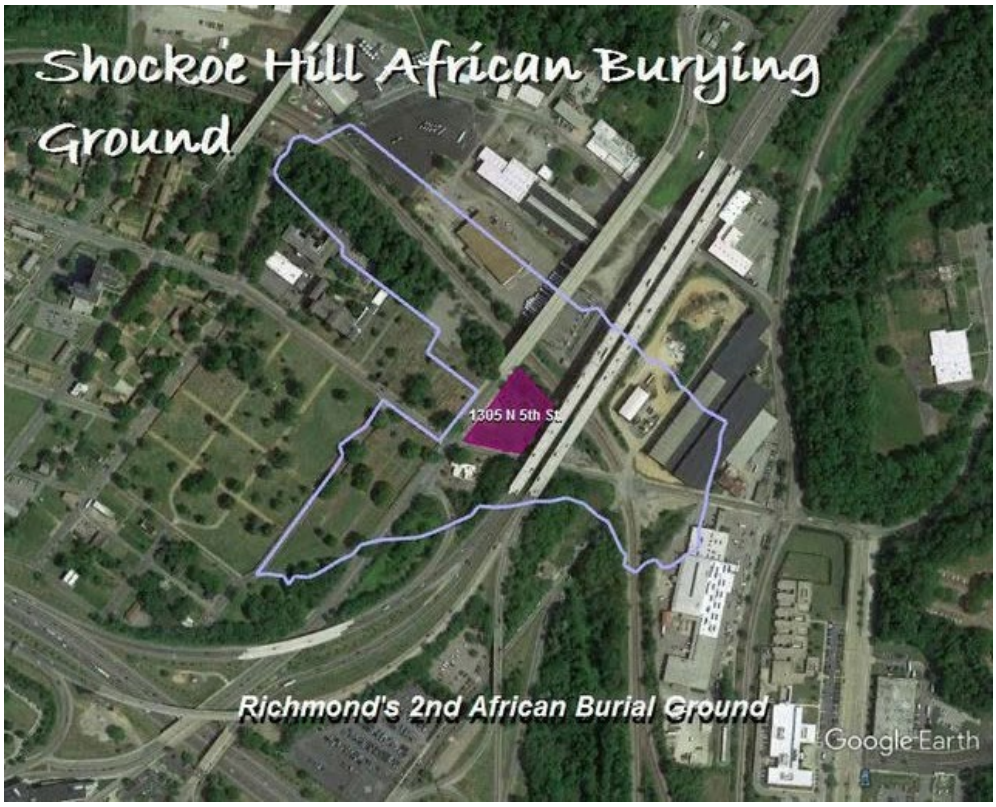


Plan B
This plan eliminates all turning.





Of course the placement of the lines, stop lines, and arrows can be adjusted however they need to be. I am merely providing an example of a sensible and non harmful solution to the traffic problem at this intersection, that will not harm and further desecrate this burial ground. This intersection and streets were constructed directly on and in the burial ground, as were almost 1/2 mile of the double railroad tracks, and I-64, N 5th St, the viaduct, N 4th St., and more... Attached also is a letter from the FRA in the event you have not seen it, that states that as planned the DC2RVA highspeed rail project will harm the Shockoe Hill African Burying Ground. I ask now as I always have, that the rail be constructed around the burial ground, and not through it.


Shockoe Hill African Burying Ground
1305 N 5th St
Richmond's 2nd African Burial Ground
Google Earth

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, NW
Washington, DC 20240

H34 (7228) May 8, 2023

Ms. Lenora McQueen
via email <[redacted]

Dear Ms. McQueen:

Thank you for your email, dated October 4, 2022, requesting that the Shockoe Hill Burying Ground in Richmond, Virginia, be evaluated for designation as a National Historic Landmark (NHL). A preliminary review of the site's historic context and comparability to similar sites suggest that Shockoe Hill Burying Ground appears to be a good candidate under National Historic Landmark Criterion 1 as an exceptional example of a nineteenth-century public burying ground for enslaved and free people of color in the United States and illustrative of a broad pattern of neglect and incursion on African American burying grounds. Under Criterion 6, the site has the potential to yield nationally significant information regarding interactions based on race, influence, disability, religion, culture, economic disparity, and wartime as well as how these manifested in memorialization in death. Richmond's second African burying ground is further possibly among the largest and longest serving such resting place in the country. Considered in context with the adjacent Shockoe Hill and Hebrew cemeteries, the site represents a racialized and highly stratified landscape of marked distinctions, a microcosm of a prominent Southern city. Evolving as discrete but interrelated landscapes, together these highlight nineteenth-century hierarchies as applied to memory, mourning, the treatment of bodies in medical practice and in death, the role of municipal functions and the advent of war, racial segregation, and twentieth-century politics of land use and urban renewal.

The Shockoe Hill Burying Ground Historic District was listed in the National Register of Historic Places on June 16, 2022, at the national and statewide levels of significance. Listed under Criteria A, C, and D, the nomination cites significance in the areas of Social History, African American Ethnic Heritage, Military, Health/Medicine, Architecture, Art, Religion, and Historic Non-Aboriginal Archaeology for the period 1799 to 1968. The forty-three-acre district includes most of the more than twenty-three-acre tract acquired in 1799 by the newly incorporated City of Richmond to function as a municipal almshouse, public hospital, and cemetery complex. In addition to the Almshouse, Shockoe Hill Cemetery, and Hebrew Cemetery, all previously listed in the National Register, recently identified contributing resources include the City Hospital and Colored Almshouse Site, Shockoe Hill African Burying Ground, 1805 Poor House site, and City Powder Magazine Site.

National Significance

Initial dedication of a public burying grounds comprising one acre for enslaved persons and one for free Blacks occurred in 1815, resulting, in part, from Christopher McPherson's advocacy on behalf of the free Black community beginning in 1811.[1] As described in the National Register documentation,

> The Shockoe Hill African Burying Ground is a critical contributing resource under Criterion A due to its unique role in representing African American history throughout the period 1799-1968. It may be the largest known nineteenth-century public burying ground for enslaved and free people of color in the United States, in terms of overall size and numbers of interments (…) The Shockoe Hill African Burying Ground is also eligible under Criterion D as a data source for local funerary customs of the Black enslaved community, for bioarcheological information important to elucidating the health and life patterns of the enslaved, and/or geoarchaeological data that can illuminate the attempted destruction of the African Burying Ground during Richmond's long Jim Crow/Lost Cause era.[2]

From the original two one-acre tracts, the Shockoe Hill African Burying Ground itself grew after 1850 when city council arranged to enclose an additional nine acres around the city hospital across from the Hebrew Cemetery. Ultimately, the site developed into a large cemetery (approximately 31 acres in total) reflecting segregated burial practices, the resting place of an estimated more than 21,000 enslaved and free African Americans interred between 1816 and 1879.[3] Burials included many arranged into series of terraces cut into the north and east faces of Shockoe Hill, eventually reaching east to Shockoe Creek, north to Bacon's Quarter Branch, west to 2nd Street, and south to the city property boundary.

The cemetery's substantial development took place against the backdrop of Richmond as second only to New Orleans in internal US trade of enslaved persons in the antebellum period; locally, the commercial blocks of nearby Shockoe Bottom were the physical center of regional downriver trade in humans by 1840.[4] Historian Maurie D. McInnis describes how an estimated two million enslaved African Americans were sold within the US between 1820 and 1860, approximately two-thirds of a million of which were forcibly relocated from the Upper South to the cotton belt of the Lower South.[5] Further, by 1820, enslaved persons constituted nearly 40 percent of Richmond's population, in addition to twelve hundred free Blacks.[6] Richmond's lucrative tobacco, milling, foundry, and shipping industries relied predominantly on enslaved labor during this same period.[7]

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[1] Ryan K. Smith, *Death & Rebirth in a Southern City: Richmond's Historic Cemeteries* (Baltimore: Johns Hopkins University Press, 2020), 74.
[2] L. Daniel Mouer, Lenora McQueen, Ryan K. Smith, and Steve Thompson, Shockoe Hill Burying Ground Historic District National Register Nomination (Washington, DC: National Park Service, 2022), Section 7, 21-22.
[3] Smith, *Death & Rebirth in a Southern City,* 108-109.
[4] Benjamin Campbell, *Richmond's Unhealed History* (n.p.: Brandylane Publishers, Inc., 202), 108-9.
[5] Maurie D. McInnis, "Mapping the Slave Trade in Richmond and New Orleans," *Buildings & Landscapes: Journal of the Vernacular Architecture Forum* 20, no. 2 (Fall 2013): 102, 106.
[6] Smith, *Death & Rebirth in a Southern City,* 107.
[7] McInnis, 104-105.

Coupled with the adjacent Shockoe Hill and Hebrew cemeteries, housing all white burials, the Shockoe Hill Burying Ground Historic District tangibly represents the painful history of the racialized social structure of Early Republic Virginia continuing into the Jim Crow-era of segregation in the South. That the district's African Burying Ground has sustained profound change over time due to neglect and purposeful effacement--beginning with construction of the Fifth Street extension in 1883, a mere four years after closure of the cemetery--contributes to the interpretive value of the surviving resource. Further contrast with the larger district vividly evokes a layered and distinct land use history shaped by racialized decision-making and contested memory.[8] Racialized social division in the nineteenth-century South represented a major demographic, cultural, and economic event in national history, revelatory of the structure of the Early Republic and beyond. In the nineteenth and twentieth-century, many above-ground site features of the site were either removed or were ephemeral in nature.

Historiography

Early contemporary accounts of the African Burying Ground include Frederick Law Olmsted's ca. 1856 description of an African American burial in *The Cotton Kingdom: A Traveler's Observations on Cotton and Slavery in the American Slave States.* As your own research has shown, the Elizabeth Akers Allen poem, written under the pseudonym Florence Percy and published in *Harper's Weekly* on September 1, 1866, and Higginbotham family correspondence, relate to the 1857 interment of Kitty Cary.[9] Historic maps, rare contemporary reports, and preliminary archaeological investigation are other key resources.[10]

Eligibility

To be eligible for designation under NHL Criterion 1, a property must be "associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained." The application of NHL Exception 5 is justified for a cemetery deriving its significance from its association with historic events.[11]

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[8] Smith, *Death & Rebirth in a Southern City,* 113.

[9] Gregory S. Schneider, "Where's Kitty Cary? The answer unlocked Black history Richmond tried to hide," *Washington Post* (October 28, 2022).

[10] Vol. I (New York: Mason Brothers; London: Sampson Low, Son & Co., 1861), previously printed in Frederick Law Olmsted, *A Journey in the Seaboard Slave States: With Remarks on Their Economy* (London and New York: Dix and Edwards, 1856). See also Ryan K. Smith, "Slavery, Shockoe Hill, and MCV" (March 9, 2023), https://www.richmondcemeteries.org/2023/03/09/slavery-shockoe-hill-and-mcv/?fbclid=IwAR1Wl9Jb1uDDn1fuoq88d4OnNm6n1DOEGiB0F8Kz-6q-2Atii6kLHeriSDE (accessed March 15, 2023): "Some of the most exciting archival discoveries we have made, through the expert assistance of Library of Virginia archivist Minor Weisiger, are the set of quarterly interment reports for the Shockoe Hill African Burying Ground that survive from February 1862 through January 1865. These are the earliest surviving interment records for African Americans in the city of Richmond, and they document 3,380 total burials in that crowded graveyard across those 3 years."

[11] National Historic Landmark Exception 5 reads: "A cemetery would be eligible if it derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or from an exceptionally significant event."

Historian Ryan K. Smith's scholarship details Richmond's history of slavery and segregation through comparative analysis of the landscapes and customs of its historic cemeteries, from the early African Burying Ground in Shockoe Bottom (subsequently paved over) to the depredations of urban renewal and more recent preservation efforts.[12] Smith argues that the weight of Richmond's past is particularly representative of the racialized landscapes of the South.[13] Descendants, preservationists, and journalists further draw attention to Shockoe Hill Burying Ground due to National Historic Preservation Act consultation concerning the proposed DC2RVA rail project.[14]

In order to be considered eligible under Criterion 6, the property must **"**have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree." The National Register nomination references extensive artifact ground exposure and substantial subsurface architectural features while recognizing the limited archaeological testing to date.[15] The documentation argues significance under Criterion D while advocating caution against ground disturbance and the need for thoughtful community engagement; the potential for inadvertent discovery through infrastructure improvement is acknowledged.

Main lines of research are identified as: mortuary culture; gravestones and monuments; erasure of African burying grounds; grave-robbing practices; bioarcheology; the physical nature and impacts of the City Powder Magazine and its explosion; and information relative to the 1806 Poor House, 1842 and 1868 City Hospital/Colored Almshouse Site, and segregated accommodations in proximity to the same. Proposed research avenues include: bioarcheological data analysis of health, trauma, and life patterns (with the possibility to explore differences in affluent and indigent populations); geoarchaeological data related to incursions and alterations of the African Burying Ground; differentiation in funerary traditions of enslaved and free people of color; analysis of any religious practice incorporating syncretization of western Christian and West African theologies; placement and orientation of graves; use of vernacular objects and terracing in funerary practice; other distinct mortuary traditions (both pre- and post-Emancipation); and any clustering that may reveal social cohesion, familial connections, or military deceased.[16] Limited preservation of the material culture of enslaved individuals and free

[12] Ryan K. Smith, "Dead Reckoning: The Historical Recovery and Unsettled Place of Richmond's Shockoe Hill African Burying Ground," Virginia Commonwealth University lecture [online], https://www.youtube.com/watch?v=R9xQzcwKnpU (accessed December 22, 2022). See also, Ryan K. Smith, "Disappearing the Enslaved: The Destruction and Recovery of Richmond's Second African Burial Ground," *Buildings & Landscapes: Journal of the Vernacular Architecture Forum* 27, no. 1 (Spring 2020): 17-45.
[13] Smith, *Death & Rebirth in a Southern City,* 7-8.
[14] Michael Paul Williams, "Williams: At any speed, we don't need a train station in Shockoe Bottom," *Richmond Times-Dispatch* (February 21, 2023), https://richmond.com/opinion/columnists/williams-at-any-speed-we-dont-need-a-train-station-in-shockoe-bottom/article_21ec113c-b203-11ed-bc87-4fc9a8305744.html (accessed February 28, 2023); The Cultural Landscape Foundation, "Shockoe Hill African Burying Ground [Landslide 2021]," https://www.tclf.org/shockoe-hill-african-burying-ground (accessed February 28, 2022).
[15] Mouer, et al., Section 8, 10.
[16] Mouer, et al., Section 8, 43-47.

Black households in an urban context increases the value of burying places for study and understanding of these communities. A like argument contributed to designation of the African Burying Ground NHL in New York City, applied here distinctly to nineteenth-century resources.

Integrity

The property must retain a high degree of historic integrity of the essential physical features that enable it to convey its significance. Further, a property must be presented in comparison to other properties, which perhaps share similar characteristics, to best support its national significance. These are points expected to appear in an NHL nomination for the property.

The National Register documentation accounts for the historic integrity of newly listed resources, reading:

> The Shockoe Hill African Burying Ground has integrity of setting and feeling that are the result both of its historic function as a cemetery for Black Richmonders as well as the cemetery's subsequent erasure from public memory and redevelopment during the twentieth century. The African Burying Ground's integrity of design, materials, and workmanship was altered or destroyed by construction of incompatible transportation and commercial resources from the late-nineteenth to mid-twentieth century. Intact subsurface cultural deposits, however, can provide important information about the cemetery's use over almost a century from the Early Republic to Jim Crow eras. The integrity of the City Hospital and Colored Almshouse Site (DHR #44HE0709) appears to be good; although the site has had limited professional testing, current aerial imagery indicates evidence of substantial subsurface architectural features from the buildings that once stood here. The City Powder Magazine Site (44HE1228) has not been archaeologically tested, and its integrity as an arsenal or magazine reflects its intentional destruction in 1865 as well as subsequent efforts to cover and fill the site to its present condition. The effect of the magazine's explosion on the environs, buildings, and inhabitants of the District, make this site a contributing site.[17]

Early site depredations included routine theft of bodies for medical training cadavers, deliberate explosion of the powder magazine, and use of soil with human remains as fill. Portions of the Shockoe Hill African Burying Ground were sold as early as 1866 for construction of new powder magazines and in 1882 and 1886 for inclusion in the Hebrew Cemetery. Two Seaboard Air Line Railroad parallel sets of tracks with berms were constructed in 1900. Subterranean culverts were constructed in 1917 to accommodate Shockoe Creek and its Bacon's Quarter Branch, long-standing sources of erosion and shifting flood plain.

Modern noncontributing resources include the ca. 1997 Curtis Holt, Sr. Bridge, which replaced a 1932 vehicular bridge (Stonewall Jackson Memorial Bridge), which had itself replaced the 1891 5th Street (Northside) Viaduct. The bridge isolates the site, which, while previously at the city's edge, is now surrounded by urban development. A former animal shelter, abandoned gas station, and billboard tower are noncontributing, although the scars they evidence on the landscape evoke

[17] Mouer, et al., Section 7, 5.

the history of desecration. Finally, the Richmond-Petersburg Turnpike (Interstate-64 corridor), which opened in 1958, impacts the district to the east and south.

Boundary Considerations and Contributing Resources

Methodological consistency should be used in defining boundaries, and in deciding which contributing resources are to be included. Only areas or contributing resources which can convey the nationally significant aspects of the African Burying Ground should be included within the NHL.

Careful justification of the boundary proposed for NHL nomination must ultimately take into account the historic extent of the African Burying Ground (described as 44HE1203), but only include portions of the Shockoe Hill and Hebrew cemeteries as overlap through change in use or ownership. A tight delineation of boundary focused on the African Burying Ground would not diminish the comparative value of adjacent cemeteries, which contribute by proximity and juxtaposition to the African Burying Ground's integrity of location, association, and setting.

The nomination should be clear that the boundaries of the African Burying Ground encompass resources which contribute to the NHL only in so far as they convey the formative history of the burying grounds, or the manner in which African American burying grounds across the country have systematically experienced desecration, symbolic, structural, and material, across their histories, resulting in the destruction, marginalization, or even total disappearance of their material fabric in the present day. The Powder Magazine, 1806 Poor House site, and City Hospital/Colored Almshouse site are resources that fall into this category. Establishing their individual national significance would require further archeological analysis or their integrity and thorough national comparative analysis of their data potential.

Comparative Analysis

The 2022 National Register nomination references comparable sites including: Freedmen's Cemetery, Dallas, Texas; Lower Cemetery, Columbia, South Carolina; Zion Cemetery, Tampa, Florida; Newton Cemetery, Barbados; Rupert's Valley, Island of St. Helena; First African Baptist Church cemetery, Philadelphia; and the Virginia State Penitentiary, Richmond, Virginia.[18] Additional research regarding the lesser-known history of this property type in places such as Savannah, Charleston, Mobile, and New Orleans will also be important to pursue.

In Virginia, other properties to consider may include the Maple Hill Cemetery in Bluefield, Virginia, and the National Register-listed Hickory Hill Slave and African American Cemetery near Ashland.[19] Active 1820 – ca. 1938, the Hickory Hill cemetery features historic plantings

[18] Mouer, et al., Section 8, 44-46. See also Jean Howson and Gale Harris, under the direction of Marjorie Pearson and Daniel Pagano, with contributions by Sherrill D. Wilson, African Burial Ground National Historic Landmark Nomination Form (Washington, DC: US Department of the Interior, National Park Service, 1992).

[19] D. Reber Dunkel, Joanna Wilson Green, et al., Hickory Hill Slave and African American Cemetery, National Register of Historic Places Nomination (Washington, DC: US Department of the Interior, National Park Service, 2020). Hickory Hill was originally listed in the National Register on November 21, 1974, without mention of the cemetery within the boundary. See also Lena Sweeten McDonald, "Historic Recognition of African American Cemeteries in Virginia, December 14, 2022, https://livinglandscapeoberver.net/2022/12/14/.

culturally associated with African burials and serves as the resting place of individuals enslaved at the antebellum plantation, with use continued by the freedmen communities of Canaan, Middletown, and Newtown. Its history boasts rare documentation on enslaved individuals and their descendant families in the Upland South. The US Army operated the Contrabands and Freedmen Cemetery in Alexandria from 1864 to 1869. Although the resting place of 1,711 Black migrants and freedom seekers, the site was forgotten, yielding to commercial buildings adjacent to the interstate, until its rediscovery in 1980s.[20] The Burying Ground Society of the Free People of Color of the City of Richmond organized the Phoenix Burying Ground across the ravine from Shockoe Hill ca. 1815. With the purchase of adjacent parcels, the cemetery expanded to include six contiguous, separate cemeteries: Cedarwood (Phoenix), Union Mechanics, Methodist, Sycamore, Ebenezer, and Sons and Daughters of Ham.[21] Collectively known as the Barton Heights cemeteries, they represent the work of free African American fraternal and benevolent organizations.[22] Our office previously provided a positive preliminary evaluation for the Lumpkin's Jail site, proximate to Richmond's first African Burying Ground in Shockoe Bottom. The related nature of this earlier burying ground will be important to describe.

Finally, the six-acre African Burial Ground National Monument in New York City dates from ca. 1712 to ca. 1795 and housed an estimated fifteen to twenty thousand burials. Rediscovered under as much as 25' of fill during redevelopment that began in 1991, the partially excavated site is the earliest known African burial ground in the United States and among the largest known.[23] The site was designated a National Historic Landmark in 1993 and President George W. Bush proclaimed it a National Monument in 2006. Archaeologist Michael L. Blakey, scientific director of the African Burial Ground project in New York, pioneered engagement with descendant communities in the course of its study.

Conclusion

A successful nomination for the Shockoe Hill African Burying Ground would present a compelling case that the site outstandingly represents racialized structures in nineteenth-century burial practice and the character and subsequent treatment of African American burial grounds. In turn, the property provides an outstanding opportunity for the sociocultural analysis of these racialized structures through study of nineteenth-century burial practice and its cultural landscape. The district is further of national significance due to its unparalleled potential to yield

[20] Virginia Department of Historic Resources, "100-0121-1085 Contrabands and Freedmen Cemetery," https://www.dhr.virginia.gov/historic-registers/100-0121-1085/ (accessed February 27, 2023).
[21] Denise I. Lester, Barton Heights Cemeteries National Register of Historic Places Nomination (Washington, DC: National Park Service, US Department of the Interior, 2000), Section 7, 1. See also Smith, 98-99, 102, 104.
[22] Lester, Section 8, 9.
[23] National Park Service, "History & Culture," African Burial Ground National Monument New York (2021), https://www.nps.gov/afbg/learn/historyculture/index.htm. See also Christopher Moore, "New York's Seventeenth-Century African Burial Ground in History," (2019), https://www.nps.gov/afbg/learn/historyculture/african-burial-ground-in-history.htm. See also The New York African Burial Ground: Unearthing the African Presence in Colonial New York 5 vols. (Washington, DC: Howard University Press in association with the General Services Administration, 2009). https://www.nps.gov/afbg/learn/historyculture/african-burial-ground-in-history.htm.

information about the individual and community lives of African Americans in an urban context and in direct comparison to more affluent white populations. Shockoe Hill Burying Ground provides a unique opportunity to acknowledge and preserve the history and contributions of a large population whose role in the formation and development of American society was critical but is not well studied.

While much historical background can be found in the writing of scholars, the district must also be placed in a larger historic context to support the case for its national significance.[24] The nomination should articulate the case in the broadest possible context through the inclusion of demographics and contemporary accounts, and with attention to trends in land use and memorialization among national or regional African American burials in urban areas. Urban renewal and displacement should be considered part of the twentieth-century context.[25] A nomination will necessarily document the landscape's complicated evolution as a site of contested memory. Because of the technical nature of preparing a nomination for a property this type, which includes sensitive burials and archeological resources, we strongly recommend that the team completing the nomination include both a historian and a historic archeologist. Under Criterion 6, the nomination must address the site's capacity to yield data answering a variety of nationally significant research questions or affect theories, concepts, and ideas to a major degree. Overall, the arguments for significance under both Criteria 1 and 6 should highlight the site's significance to major national patterns of history.

Beyond the National Historic Landmarks process, the omnibus package passed by Congress on December 23, 2022, newly authorized another initiative of related interest, the African American Burial Grounds Preservation Program, to be initiated through the National Park Service in consultation with the National Trust for Historic Preservation and African American heritage community.

With recent National Register documentation as a strong starting point, the nomination preparer should consult the National Register Bulletin *How to Prepare National Historic Landmark Nominations*, available online at the National Historic Landmarks program website. Please note as a critical next step that NHL designation will be contingent on written owner consent, which should be secured prior to beginning a nomination, in particular given the varied ownership involved.

Thank you for the opportunity to preliminarily evaluate Shockoe Hill African Burying Ground for consideration as a National Historic Landmark. Should you have any questions or concerns, and for assistance through the remainder of the nomination process, please feel free to contact National Historic Landmarks program historian Astrid Liverman, Ph.D. at [redacted] Given the district's complexity, it would be helpful to convene a site

[24] Lynn Rainville, *Hidden History: African American Cemeteries in Central Virginia* (Charlottesville: University of Virginia Press, 2016); Gina Renée Misiroglu, Roberta Hughes Wright, and Wilbur B. Hughes, *Lay Down Body: Living History in African American Cemeteries* (Visible Ink Press, 1996); Veronica Davis, *Here I Lay My Burdens Down: A History of the Black Cemeteries of Richmond, Virginia* (Dietz Press, 2020); Shawn O. Utsey, Until the Well Runs Dry: Medicine and the Exploitation of Black Bodies [documentary] (Burn Baby Burn Productions, 2001).
[25] Campbell, 154-155.

visit early in the pursuit of a nomination and NHL staff would be pleased to participate. Thank you for your interest in preserving our nation's history.

Sincerely,

Lisa P. Davidson, Ph.D., Manager
National Historic Landmarks Program

cc: (via email):
Council President Michael J. Jones, Richmond City Council, Richmond City Hall, 900 East Broad Street, Suite 305, Richmond, Virginia 23219
Virginia Department of Historic Resources
Julie Langan, Director & State Historic Preservation Officer
Lena Sweeten McDonald, Historian, Register Program
Amanda Terrell, Director, Community Services Division
Marc Wagner, Architectural Historian, Eastern Region
Ellen Chapman, Ph.D.
Evan Chapman
National Park Service
Amanda Casper, Ph.D., IR-1 NAA, History and Preservation Assistance
Michael Roller, Ph.D., National Register of Historic Places/National Historic Landmarks

U.S. Department
of Transportation

1200 New Jersey Avenue, SE
Washington, DC 20590

**Federal Railroad
Administration**

January 20, 2023

Marc Holma
Office of Review and Compliance
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23220

Re: DC to Richmond Southeast High Speed Rail Project (DC2RVA)
Arlington, Virginia to Richmond, Virginia
DHR #2014-0666
Re-Initiation of Section 106 Consultation and Determination of Adverse Effect:
Shockoe Hill Burying Ground Historic District and Shockoe Hill African Burying Ground

Dear Mr. Holma:

The Federal Railroad Administration (FRA) is providing financial assistance to the Virginia Passenger Rail Authority (the Authority) and the Virginia Department of Rail and Public Transportation (DRPT) for the proposed DC2RVA High Speed Rail Project (Project). The Project is located primarily along the existing CSX rail corridor from Arlington, Virginia to the community of Centralia south of Richmond, Virginia. The Project is an undertaking subject to Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations 36 CFR Part 800 (Section 106).

The purpose of this letter is to re-initiate Section 106 consultation pursuant to Section III.A.1.a and III.A.1.b of the Second Amendment to the Project's Memorandum of Agreement (MOA) for two historic properties that were listed in the National Register of Historic Places (NRHP) after the original MOA was signed in 2019: the Shockoe Hill Burying Ground Historic District and the associated Shockoe Hill African Burying Ground. FRA is also transmitting this letter to notify you of our adverse effect determination for both historic properties.

Section 106 Consultation Background

FRA has led Section 106 consultation on the Project since 2014. This includes preparing a MOA in 2019 (2019 MOA) and two amendments. The 2019 MOA was executed on July 16, 2019 among the following Signatories: FRA, Virginia Department of Historic Resources (DHR), Advisory Council on Historic Preservation (ACHP), and DRPT. The First Amendment to the 2019 MOA was executed on April 2, 2021 to add the Federal Highway Administration (FHWA) as an Invited Signatory.

The MOA's Second Amendment was executed on November 9, 2022, to: 1) add a consultation process for assessing potential effects to the newly NRHP-listed Shockoe Hill Burying Ground Historic District (DHR Inventory No. 127-7231) and the associated Shockoe Hill African Burying Ground (44HE1203); 2) recognize that the Authority will be the assignee of MOA responsibilities from DRPT; 3) add Federal Transit Administration (FTA) as an Invited Signatory; 4) recognize that FHWA and FTA could be the Lead Federal Agency for specific

portions of this rail corridor in the event that either agency provides construction funds; and 5) add a requirement that the Lead Project Sponsor prepare an annual report detailing work undertaken pursuant to the terms of the Second Amendment.

Project Description

The Project would include specific rail infrastructure improvements and service upgrades intended to improve the travel time, service frequency, and on-time performance of passenger trains operating between Washington, D.C. and Richmond, Virginia (Figure 1). Proposed Project components in the Shockoe Hill area of Richmond, as contemplated in the 2019 Final Environmental Impact Statement and Record of Decision (FEIS/ROD), include, expanding the current two-track rail configuration to add a third track within the railroad right of way (ROW) to add capacity to the rail corridor and building an overpass to bring Hospital Street over the existing rail alignment. The existing crossing is currently at-grade and it does not meet operational safety standards. There is currently no final design or construction funding for these Project components.

The undertaking would involve subsurface disturbances within the railroad ROW as well as along Hospital Street; the depth of this disturbance has not yet been determined. Visual impacts will include the addition of a third railroad track and new Hospital Street overpass structure and associated landscape modifications.

Area of Potential Effects (APE)

The full-corridor DC2RVA Project APE was approved by the DHR in February 2015. The APE for the Shockoe Hill area is based on this approved full-corridor DC2RVA Project APE. The APE for subsurface resources includes the footprint of physical improvements, inclusive of both the rail modifications and associated new overpass. The APE for above-ground resources includes all areas where direct or indirect alteration to a resource's setting and feeling could occur. Based on previous studies along this corridor and in consultation with the DHR, the above-ground APE for the Shockoe Hill area includes all areas within 500 feet of the corridor. At the intersection of the railroad and Hospital Street, the APE is expanded to 1,000 feet from the rail centerline due to the introduction of a new overpass to the viewshed (Figure 2).

Identification of Historic Properties

Two historic properties located in the APE were listed in the NRHP after the 2019 MOA: Shockoe Hill Burying Ground Historic District (127-7231) and the associated Shockoe Hill African Burying Ground (44HE1203) (Figure 3).

The 40-acre Shockoe Hill Burying Ground Historic District is located north of downtown Richmond. It includes four cemeteries (the Almshouse, the Shockoe Hill Cemetery, the Hebrew Cemetery, and the Shockoe Hill African Burying Ground), associated archaeological sites, and landscape features that were established in the nineteenth century and represents the final resting place of many Richmond residents (Photo 1). Nineteenth- and twentieth-century development encroached on the Shockoe Hill African Burying Ground Historic District, having notable impacts to the archaeological sites in particular. The historic district was listed in the NRHP on July 16, 2022 under Criteria A, C, and D for its significance at the national, state, and local level.

The Shockoe Hill African Burying Ground was established in the early-nineteenth century. In 1816, the existing burial ground for both free and enslaved African Americans in Richmond's

Shockoe Bottom closed. A new cemetery was established on Shockoe Hill with separate sections for free Blacks and enslaved people. The cemetery was in use until the 1870s (Photo 2). No above-ground evidence of the cemetery exists today but the historic property is eligible for the NRHP as an individual archaeological site under Criteria A and D and contributes to the eligibility of the surrounding NRHP-listed Shockoe Hill Burying Ground Historic District.

Assessment of Effects

Based on the 2019 FEIS/ROD Project description, and after applying the criteria of adverse effect, FRA finds the Project would alter characteristics of the Shockoe Hill Burying Ground Historic District (127-7231) and the associated Shockoe Hill African Burying Ground (44HE1203) that qualify these historic properties for inclusion in the NRHP in a manner that would diminish their integrity. Therefore, in accordance with 36 CFR Part 800.5 and Stipulation III.A.1.b. of the Second Amendment, FRA determines the Project would have an Adverse Effect on the Shockoe Hill Burying Ground Historic District and the associated Shockoe Hill African Burying Ground.

The existing circa 1900 two-track rail alignment traverses through the eastern and northern segments of the Shockoe Hill Burying Ground Historic District and Shockoe Hill African Burying Ground (see Figure 3). The work currently proposed along the existing rail alignment would add a third track within the railroad ROW (Photo 3). In addition, Hospital Street—which runs east-west through the two properties along their southern perimeter—would be altered by building an overpass to bring the road over the proposed expansion of the rail alignment (Photo 4). Between 2017 and 2019, DRPT reworked roadway plans to minimize the LOD in this area. The northern limit of modifications to Hospital Street was reduced to parallel the existing street cut and the overall project footprint was narrowed (Figure 4). Despite these efforts, there would be impacts to Shockoe Hill Burying Ground Historic District and the associated Shockoe Hill African Burying Ground. The introduction of a new overpass within the eastern segment of the historic properties where Hospital Street would now cross over the rail tracks would introduce a new visual element that would diminish the integrity of setting, feeling, and association.

Proposed Project roadwork has the potential to impact both intact and displaced human remains. A full delineation of the cemetery has not occurred, but in 2022 the City of Richmond conducted limited investigations on land they own adjacent to the APE. These non-intrusive investigations included ground penetrating radar and the use of cadaver dogs. The City's investigations suggest that interments and displaced remains are likely still present within the cemetery boundaries, including the area along Hospital Street within the APE (Photo 5). As such, the activity has the potential to diminish the integrity of site location, materials, feeling, and association.

Lastly, the historic properties are eligible under Criterion A not only for their association with historic burial practices and the general development of Richmond, but also as a reflection of the treatment of African American resources during the Jim Crow-era. Numerous roadways, an artillery magazine, a gas station, and rail modifications were installed in this area between the 1870s and the 1960s, greatly impacting contributing resources to the historic district and interments within the Shockoe Hill African Burying Ground. The proposed Project activities in this area would alter several of these Jim Crow-era changes, resulting in a revised landscape with additional impacts to these historic properties and diminished overall design.

Consulting Party Outreach and Next Steps

Coordination with consulting parties has been ongoing since 2015, and all DC2RVA Project consulting parties are copied on this letter. Per Section III.A.1.a of the Second Amendment to the MOA, FRA will continue to coordinate with the Signatories and appropriate consulting parties that have an identified interest in the Shockoe Hill Burying Ground Historic District and the associated Shockoe Hill African Burying Ground to resolve adverse effects. If a consulting party wishes to be involved with the re-initiated Section 106 consultation on the Shockoe Hill historic properties, they should identify their interest in these properties and notify me within 30 calendar days from the date on this letter.

Pursuant to Stipulation III.C.2. of the Second Amendment, FRA will consult with the MOA Signatories and appropriate consulting parties to seek ways to avoid adverse effects to the Shockoe Hill Burying Ground Historic District and the Shockoe Hill African Burying Ground. As a first step, FRA will schedule a meeting with Signatories and appropriate consulting parties in early 2023 to discuss the adverse effect determination and the next steps in consultation. VPRA and DRPT will also present the methodology they will use to conduct additional analysis to help determine the impacts of alternative infrastructure improvements to what is currently proposed. Those analyses include additional rail operations modeling based on the original DC2RVA assumptions, as well as an updated analysis for the grade crossing at Hospital and 7th Streets. This analysis will help inform ways to avoid the adverse effect of the Project to the Shockoe Hill historic properties.

Request for Comment on Effect Determination

FRA requests any comments on our determination of adverse effect to the Shockoe Hill Burying Ground Historic District and Shockoe Hill African Burying Ground. Further, as indicated above, consulting parties are encouraged to identify their interest in the Shockoe Hill historic properties and notify me if they wish to be involved in the re-initiated Section 106 consultation on these properties. Please provide responses within 30 calendar days from the date on this letter to: [redacted] and [redacted] Thank you for your continued cooperation and coordination on this Project.

Sincerely,

Amanda Murphy
Acting Federal Preservation Officer
Federal Railroad Administration

cc: Emily Choi & Rachel Magnum, Advisory Council on Historic Preservation
David Clarke, Federal Highway Administration
Dan Koenig, Federal Transit Administration
Colin Burch & Gerica Goodman, Virginia Passenger Rail Authority
Randy Selleck, Virginia Department of Rail and Public Transportation
Alexandria Archaeology
American Battlefield Protection Program
American Battlefield Trust
Arlington County

Ashland Museum Caroline County
Central Virginia Battlefields Trust
Chickahominy Indian Tribe
City of Alexandria
City of Fredericksburg
City of Richmond
Council of Virginia Archaeologists
Eastern Chickahominy Indian Tribe
Friends of Shockoe Hill African Burying Ground
Hanover County
Historic Fredericksburg Foundation, Inc.
Historic Richmond Foundation
National Park Service (NPS)- Captain John Smith Chesapeake National Historic Trail
NPS- Fredericksburg
NPS- GW Memorial Parkway
NPS- National Capital Region
NPS- Northeast Regional Office
NPS- Potomac Heritage National Scenic Trail
NPS- Richmond
NPS- Washington-Rochambeau National Historic Trail
National Trust for Historic Preservation
Lenora McQueen
Monocan Indian Tribe
L. Daniel Mouer
Nansemond Indian Tribe
Pamunkey Indian Tribe
Preservation Virginia
Prince William County
Quantico Marine Corps Base
Rappahannock Indian Tribe
Richmond Voting District 6/Richmond Gateway *(invited to be consulting party, 1/2023)*
Sacred Ground Historical Reclamation Project
Ryan Smith
Stephen Thompson
Town of Ashland
The Cultural Landscape Foundation
Upper Mattaponi Indian Tribe

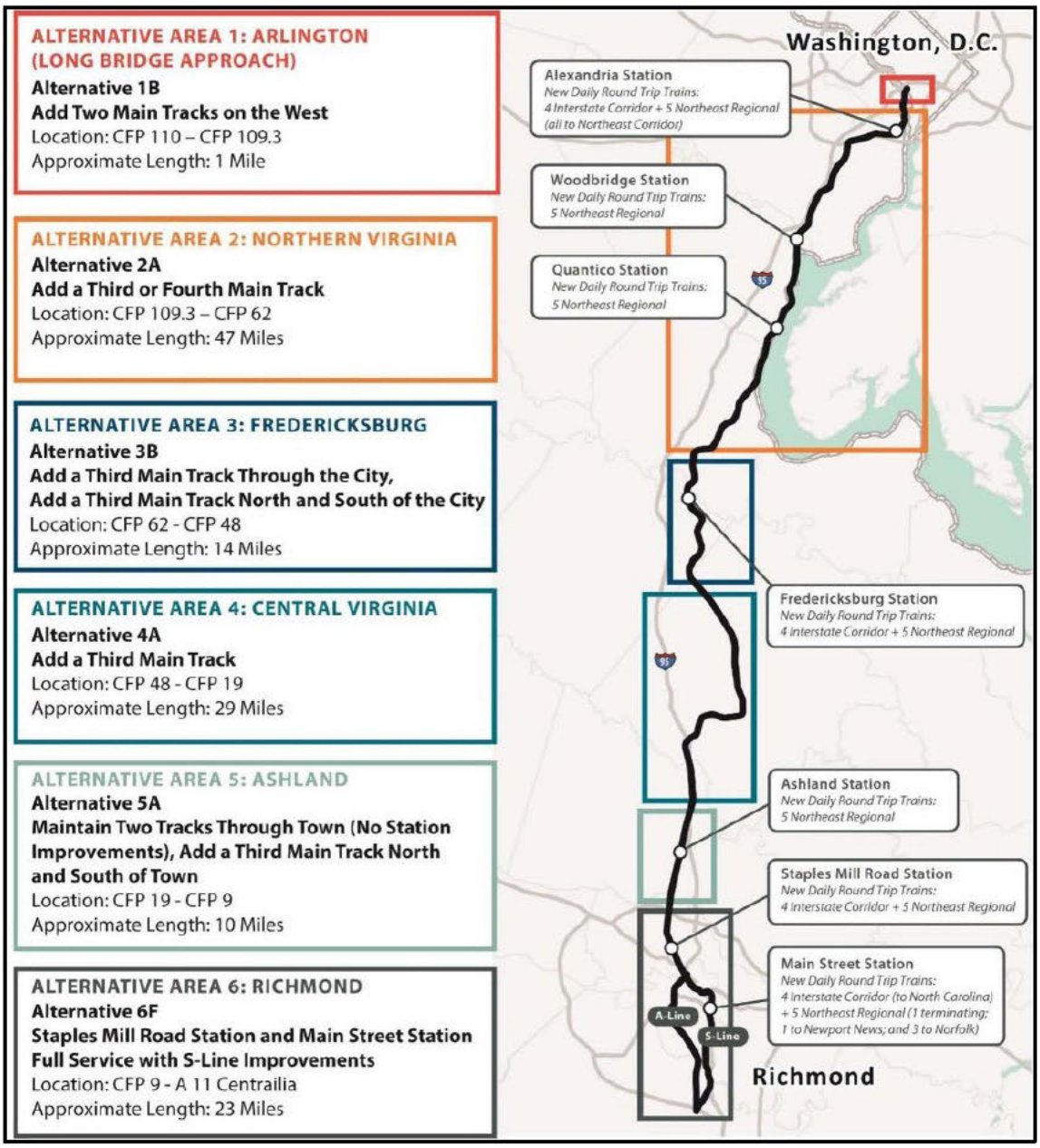


Figure 1: Overview of the DC2RCA Project.

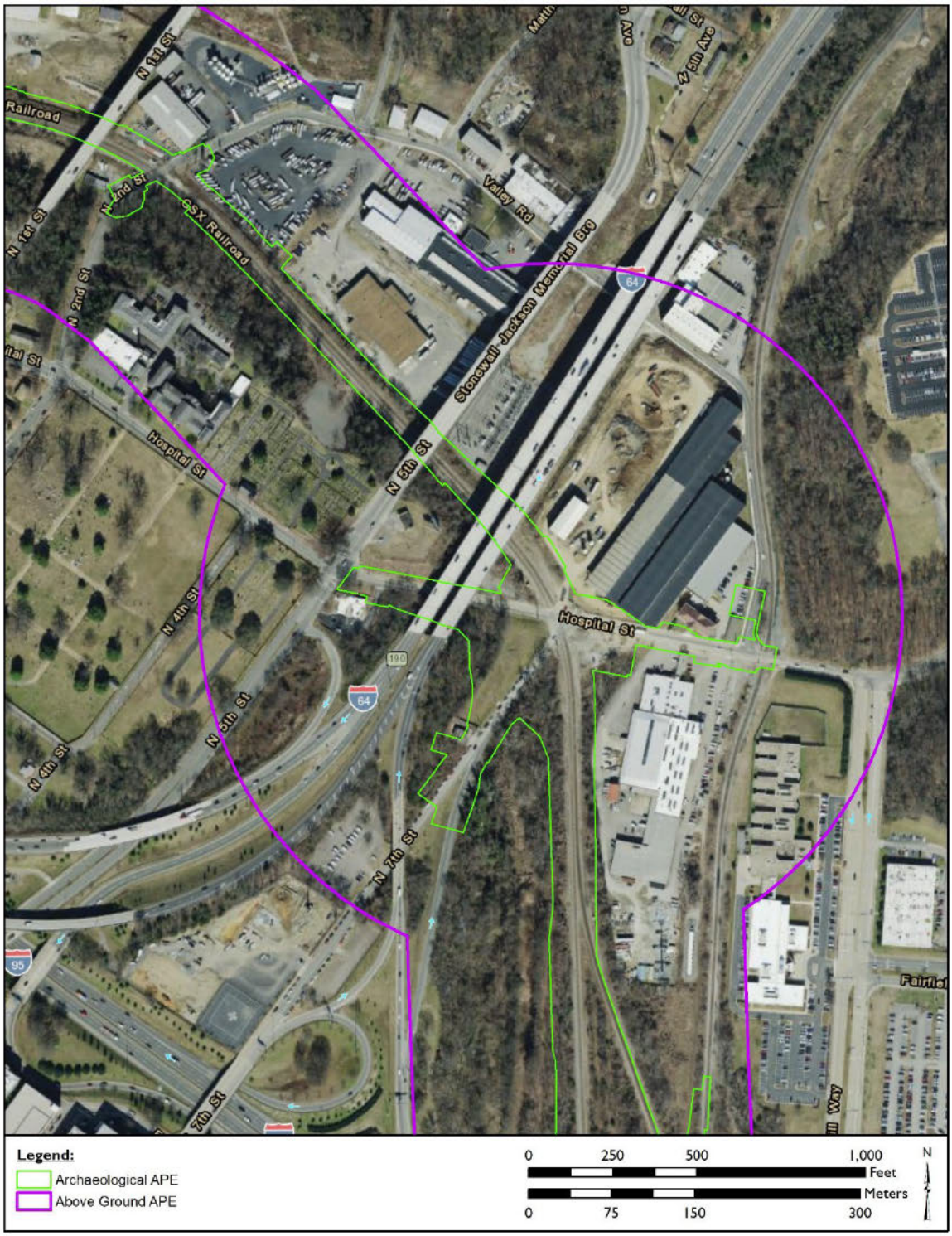


Figure 2: APE Map

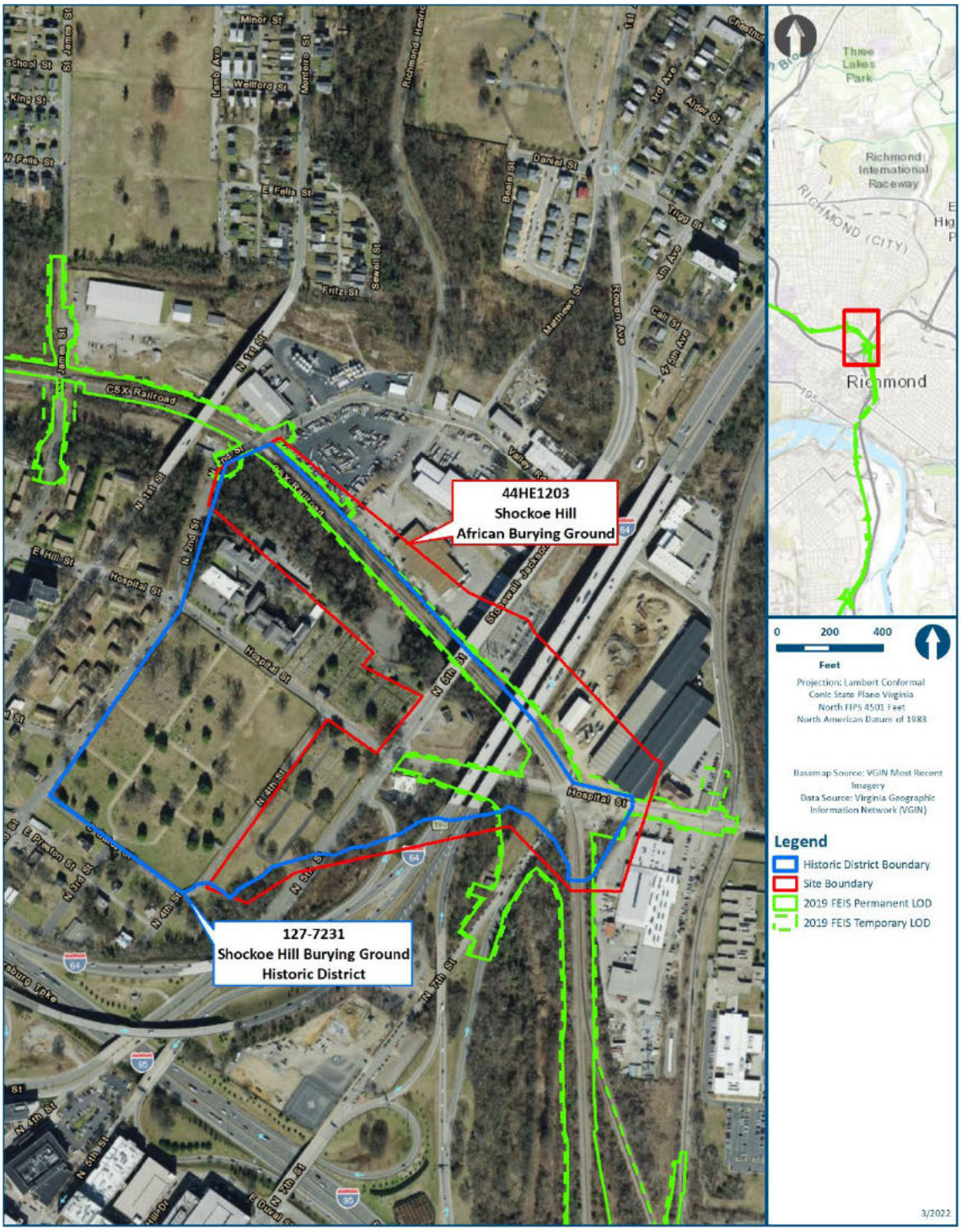


Figure 3: Location of the Shockoe Hill Burying Ground Historic District and the Shockoe Hill African Burying Ground with Current DC2RVA APE/LOD.

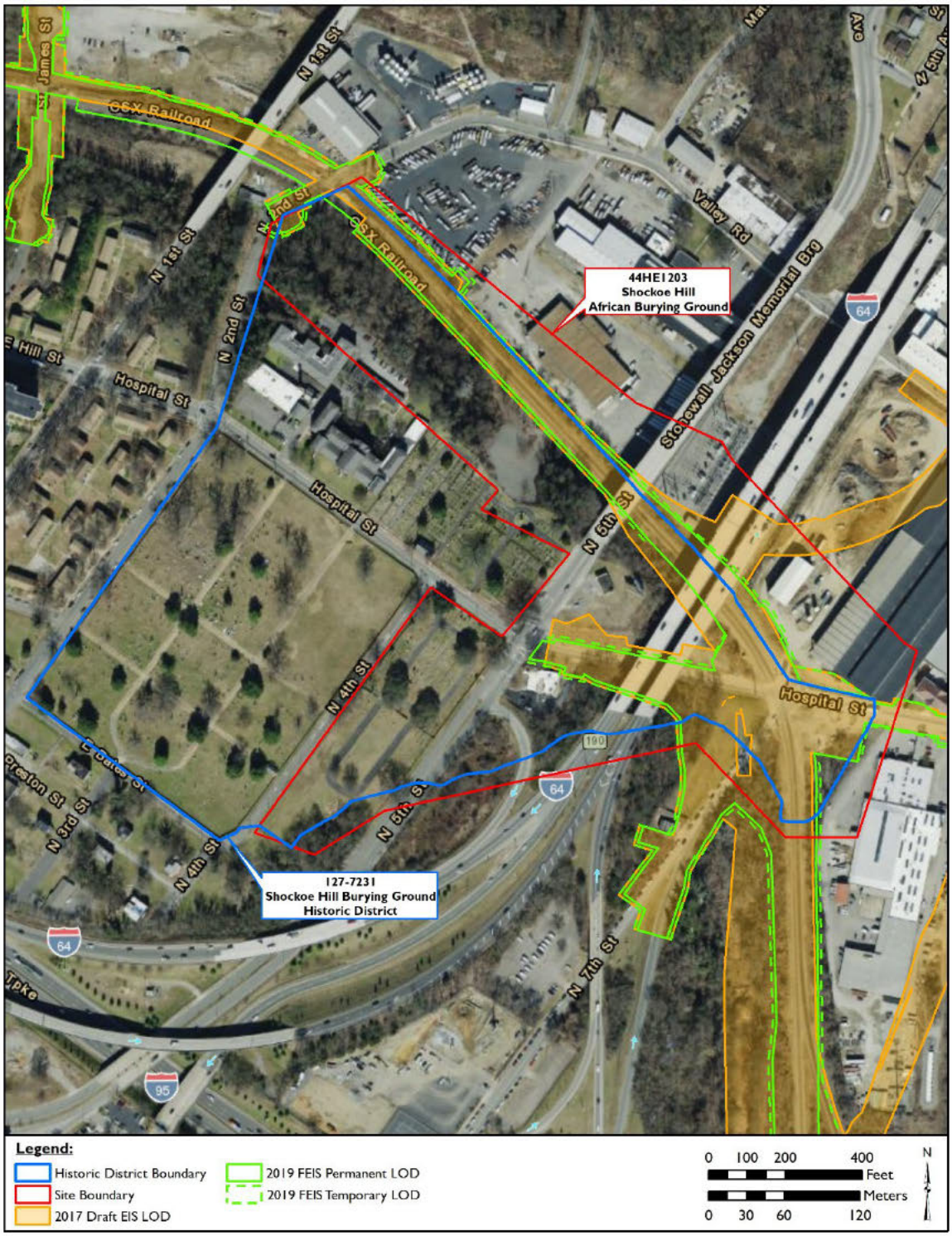


Figure 4: Shockoe Hill Historic Properties Showing 2017 LOD (orange) and Minimized 2019 LOD (green).



Photo 1: The Almshouse and Associated Cemetery in the Northwester Portion of the Shockoe Hill Burying Ground Historic District, Looking Northwest.



Photo 2: Overview of the Shockoe Hill African Burying Ground at the intersection of North 5th Street and Hospital Street (at right), Looking Northeast.



Photo 3: Overview of Rail Corridor in Northeast Corner of Historic Properties, Looking East from North 5th Street. Existing tracks will be realigned and a third track added.



Photo 4: Intersection of Rail Corridor and Hospital Street, Looking West. Hospital Street will be brought over the rail but under Interstate 64 (in background).



Photo 5: Looking East Along Hospital Street. The alignment cut through the Shockoe Hill African Burying Ground.

From: Richard M Hamrick III
To: Richmond300
Cc: Richard M Hamrick III
Subject: Code Refresh
Date: Saturday, February 28, 2026 7:15:06 PM

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Richard M Hamrick III

6 Albemarle Avenue

Richmond VA 23226

804 347 6518

[redacted]

Sirs:

Writing as a 34 year resident of Stonewall Court.

It strikes me that you are attempting far too grand a scope of work here, which leads to an overly blunt effort to keep it as simple as possible and allows little nuance.

Housing in the City is way more complicated than that, and the attempt for large swaths of the city to be rezoned in a very similar fashion lacks the subtleness and nuance required for effective urban planning.

A nice lady form the Planning Department. presented at St. Giles last week and made the comment when asked if the necessary infrastructure was ion place and she said it had been reviewed and found adequate prior to the rezoning efforts.

If I heard this correctly it means that preceded the great water difficulties the city is having, and the rise of the energy requirements that have exploded due to AI in the last few years- both interns of generation and the necessary grid.
The city has a long way to go to complete the combined sewer overflow project, and numerous draining issues abound in the First District. More rooftops are going to challenge all of these, and respectfully ask you reevaluate these inputs into the plans as the landscape has changed. Parking is going to be difficult. Council Breton has suggested we may need "stickered parking districts" like in the fan. I want no part of that.

Lastly is was said " growth and lot redevelopment will be 'very slow and gradual". I do not believe economic theory and recent development activity in the west end over the past 10 years supports that in any way. . It will happen way faster than is being represented. Perhaps that may be true elsewhere in the city, but not west of the Downtown Expressway.

The potential to triple the rooftop stock in the single family lot residential areas in a spectacularly bad one,

and development needs to happen in places without single family homes until we see what kind of uptake there is from ADU's, which have not been given any sort of reasonable trial as to their uptake. Ortrials need to be undertaken in certain areas to see wha happens. Doing all this in a big bang approach is governmental overreach.
Beyond this

- I am strongly against the permission for 8 unrelated persons to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit. Neighborhoods and homes were designed in anticipation of a balanced number of adults and children. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same.
- The communication and community engagement strategy for Code Refresh continues to be severely flawed and inadequate. It is disappointing that our city does this so poorly.
- Residential properties that are zoned for single detached (and attached) dwelling units should be limited to one dwelling unit plus an accessory dwelling unit.
- I support the reduction of lot coverage percentages between Draft 1 and Draft 2.
- I support the addition of contextual front setbacks and contextual heights.
- I am viscerally against sublots. Empirical evidence that sublots lead to missing middle/starter home housing is scanty at best. However, the resulting problems are manifest – lots are divided inconsistently, conflicts among the sublot owners erupt, air and light are diminished, infrastructure is overloaded, emergency access is difficult, short-term rentals predominate and the list goes on. It is one thing to allow a property owner to expand the use of their property by adding a second dwelling unit or ADU, but transferring those units into multiple ownership is a recipe for chaos.
- I strongly support that the commercial corridors of Grove, Libbie and Patterson within the Westhampton Node have been appropriately zoned MX-3 in Draft 2 as anticipated in Richmond 300.
- I do not support one-size-fits-all MX-3 zoning for Houses of Worship (HWs). MX-3 zoning for HWs is a significant increase in density without adjusting for the existing characteristics of the HW property and the neighborhood where it is located.
- I support the introduction of tree canopy protections, but they require additional detail and incentives or exceptions for protecting existing old-growth trees.

What the city is trying to achieve here suggests that its reach is beyond its grasp. While I appreciate the thought and hard work that has gone into this, so much more is needed, including serious listening to the residents and what people want for their lives and communities. This is serious overreach, and most of the residents west of the Downtown Expressway are clearly not in favor of this. I would urge much more community engagement and polling and a far deeper

understanding of what the citizenry wants.

Sincerely

Richard M Hamrick III

From: Will Allen
To: Pitts, Marianne G. - PDR; Mercer, Brian P. - PDR
Subject: RE: Stratford (Eastern Edge of Stratford Hills Shopping Center)
Date: Wednesday, February 11, 2026 10:36:39 AM
Attachments: image001.png
image003.png
image005.png
image006.png
image002.png

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Hi Marianne, Brian:

Good morning. Hope all is well. Resurfacing this thread with JPEGs embedded in the topic in the subject and want to respect your time. It appears Director Vonck indicated general support, and I wanted to confirm that you/Brian are in general agreement on the final draft map. **Happy to setup a time to review if that would be preferred.**

Thank you for your help.

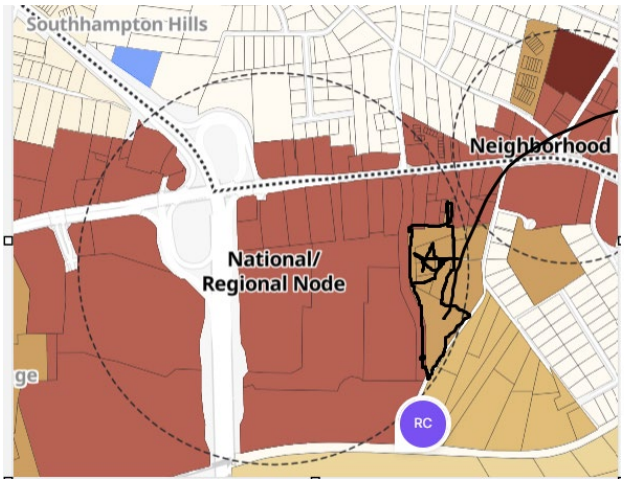
Cheers,

Will

_____

I am reaching out about the eastern edge of the Stratford Hills Shopping Center. As I focused more intently on Stratford Hills and our plans to include residential uses, I wanted to flag additional considerations as the code refresh moves toward a FINAL MAP.

The **Draft Two Map**, dated November (rev #2), of the future master plan modified the area (east of Cherokee) outlined in black from MX-5 to **RM-B**.
The light brown portion, which is currently included in the "CUP" and the November (rev #2), is shown as MX-4.
The area east of Cherokee within the Shops (i.e., CUP limits) should extend east of Cherokee Rd, and that land should be designated as future MX-4.



G. Residential Multi-Unit Medium (RM-B)

Allows up to 12 dwelling units in a building. Includes detached, attached, duplex, rowhouse, stacked townhouse, multiplex, and small apartment housing typologies. A limited amount of by-right ground floor commercial subject to special standards is also allowed.



NEXT- The ownerships plan is to propose entitlement for up to ~164 condo-style "2-over-2 " in about 13-14 buildings (re. Generally, these 2-over-2 buildings contain ~ **24-28** units per building).

That would not work in the recent draft designation of RM-B district, as that district limits density per building to **12 units.** Importantly, the RM-B (density) is not feasible and the reality is that the retail configuration is unlikely to change in a substantial (density) way, given the characteristics (Target and Publix etc are long term businesses as are many of the shadow retailers).

Here is a concept land plan similar to what Kevin and I discussed in the fall with DPW/ J. Davenport.



Thank you,

Will Allen
804.514.8753

From: Vonck, Kevin J. - PDR <[redacted]
Sent: Monday, January 19, 2026 7:08 PM
To: Will Allen <[redacted]
Cc: Pitts, Marianne G. - PDR <[redacted] Mercer, Brian P. - PDR <[redacted]
Subject: RE: Stratford

Thank you. Forwarding this to our team for consideration. I think we can support these changes for the next draft. \\ kjv

Kevin J. Vonck, Ph.D.
Director
(o) 804-646-3741 (c) 804-292-4854
(e) [redacted]
(w) rva.gov/planning-development-review
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: Will Allen <[redacted]
Sent: Friday, January 16, 2026 11:35 AM
To: Vonck, Kevin J. - PDR <[redacted]
Subject: Stratford

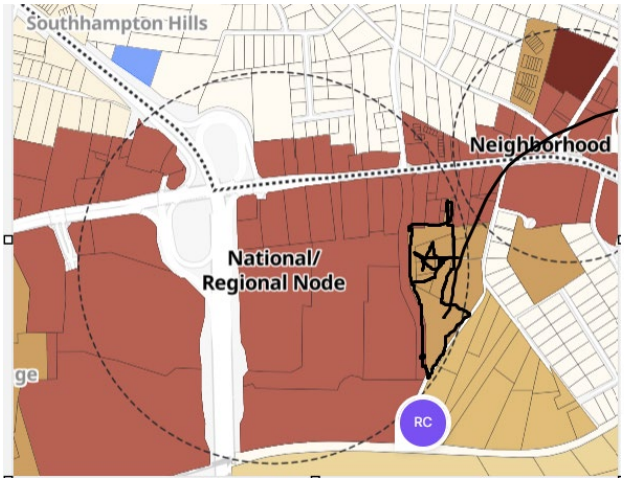
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Hi Kevin,

Good morning. Hope all is well. I am reaching out about the eastern edge of the Stratford Hills Shopping Center. As I focused more intently on Stratford Hills and our plans to include residential uses, I wanted to flag additional considerations as the code refresh moves toward a FINAL MAP.

The **Draft Two Map**, dated November (rev #2), of the future master plan modified the area (east of Cherokee) outlined in black from MX-5 to **RM-B**.

The light brown portion, which is currently included in the “CUP” and the November (rev #2), is shown as MX-4.
The area east of Cherokee within the Shops (i.e., CUP limits) should extend east of Cherokee Rd, and that land should <u>be designated as future MX-4</u>.



G. Residential Multi-Unit Medium (RM-B)
Allows up to 12 dwelling units in a building. Includes detached, attached, duplex, rowhouse, stacked townhouse, multiplex, and small apartment housing typologies. A limited amount of by-right ground floor commercial subject to special standards is also allowed.



NEXT- The ownerships plan is to propose entitlement for up to ~164 condo-style “2-over-2 ” in about 13-14 buildings (re. Generally, these 2-over-2 buildings contain ~ **24-28** units per building.
That would not work in the recent draft designation of RM-B district, as that district limits density per building to **12 units.** Importantly, the RM-B (density) is not feasible and the reality is that the retail configuration is unlikely to change in a substantial (density) way, given the characteristics (Target and Publix etc are long term businesses as are many of the shadow retailers).

Here is a concept land plan similar to what we discussed in the fall with J. Davenport.



Let’s discuss best next steps.

Will Allen
804.514.8753

From:	Brock Hall
To:	Philipsen, Sven J. - City Council; Pitts, Marianne G. - PDR; Robins, Amy E. - City Council Office
Subject:	Open space as transitions instead of height rules
Date:	Friday, February 27, 2026 2:24:46 PM
Attachments:	image.png image.png

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Afternoon,

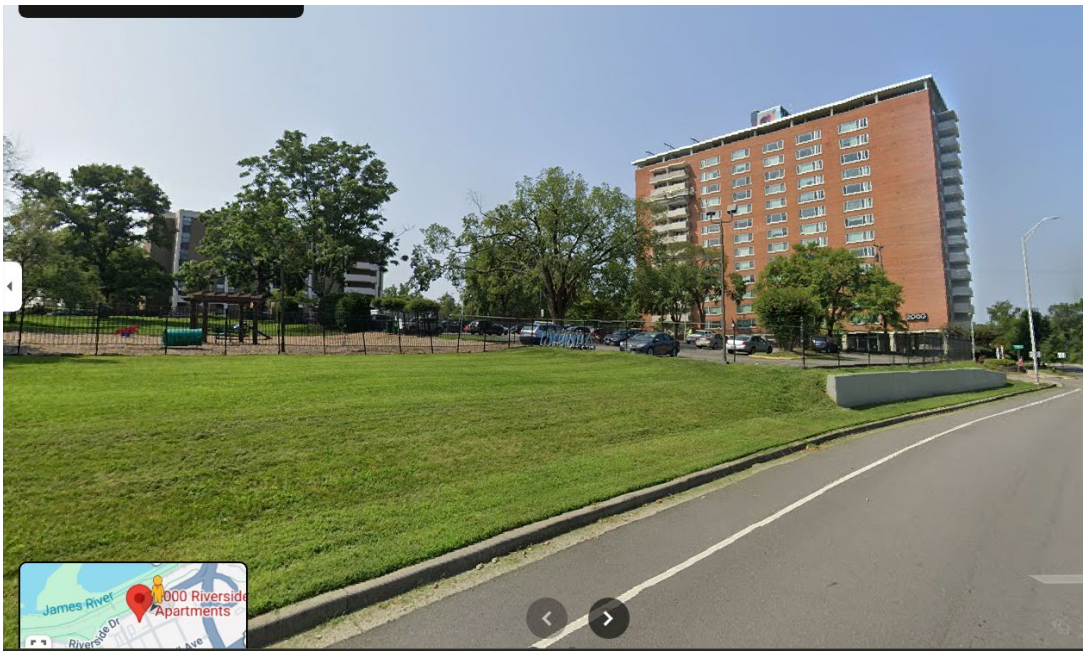
I've been thinking a lot about height transitions that are being proposed. Say, x building cannot be y taller than adjacent buildings. First, this creates various issues with path dependency (ie., growth would have to happen in a checkerboard pattern), but is also inefficient and awkward generally.

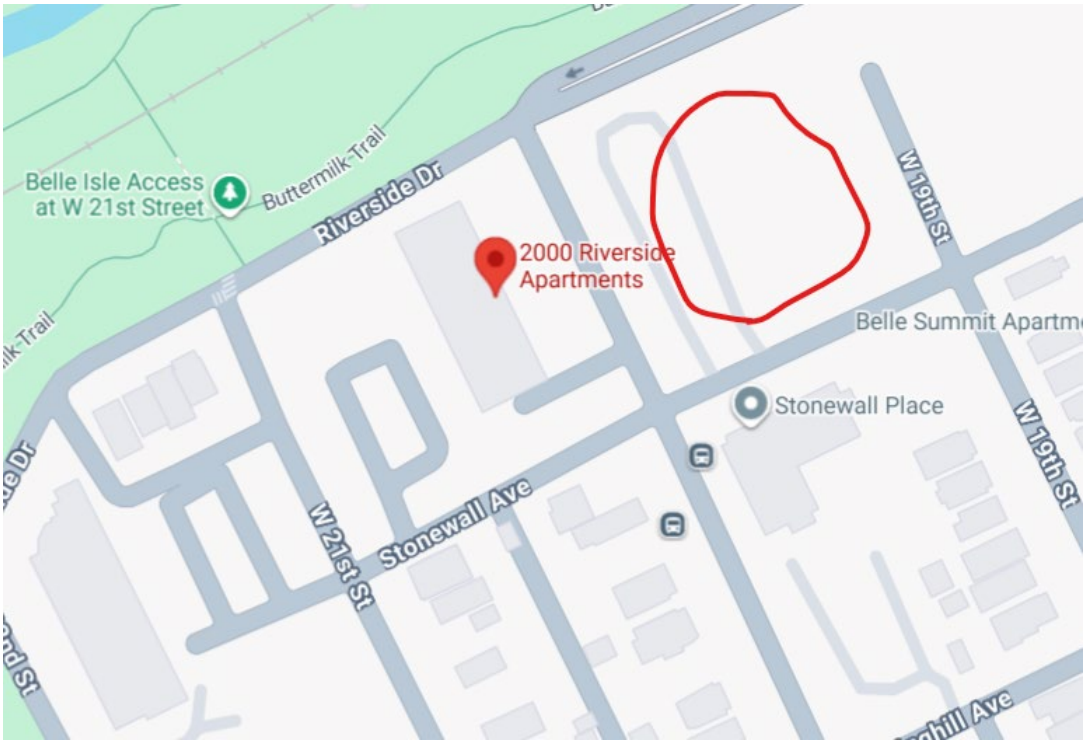
I do recognize the value in creating density transitions. This inspired my rule-of-thumb that "a single 6-story is better than two 3-story buildings". By extension, "a single 6-story and open space is better than two 3-story structures with no open space".

I've been thinking about Manchester where we used to have a lot of open space that has now been destroyed. It's mostly too late for Manchester, which I think is a case study in how not to do development, but it could have happened.

With nodal development it's a two birds one stone situation; we get more green space *and* address concerns about sudden transitions. More efficient than per parcel amenities and an alternative to consider.

I'm picturing something like the following, and I am **not** talking about setbacks but genuine public greenspace.





As always, I could be wrong, but it's something to consider.

Thanks,
Brock

From:	Bo Fairlamb
To:	Pitts, Marianne G. - PDR
Cc:	Carlin Tacey; Worden, Tara A. - OOS; Brown, Kathleen R. - OOS; Breton, Andrew S. - City Council; Bo Fairlamb
Subject:	Code Refresh Tree Canopy - Carytown Heights Analysis
Date:	Friday, February 27, 2026 10:41:13 PM
Attachments:	image.png image.png image.png image.png Carytown Heights Tree Canopy Analysis.pdf Falls Church Tree UF GP Guide 052019_201905210816326212.pdf

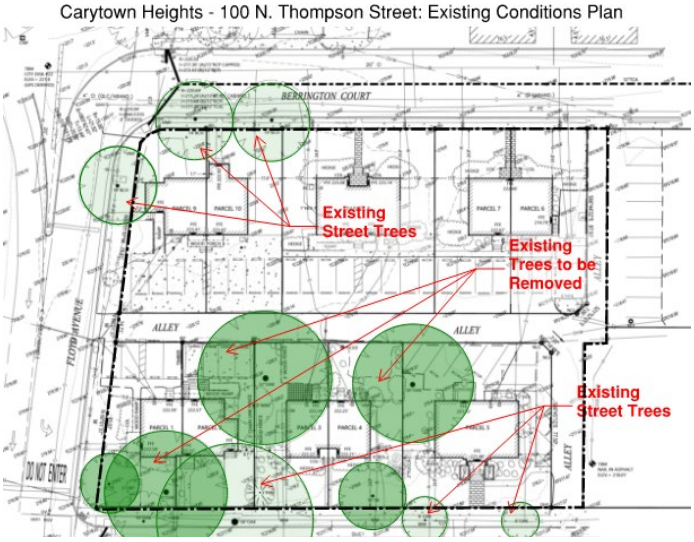
CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Marianne,
I have attached a pdf of the Tree Canopy Analysis I shared at the GCPMG meeting today.
Carytown Heights is a development that was approved as under an SUP this month.
It is located in the Berrington neighborhood, bounded by N. Thompson Street, Floyd Ave, and I-195. This area is identified as MX-5 on the Draft 2 Zoning Map.
There will be 17, 3-story townhouses on the parcel.



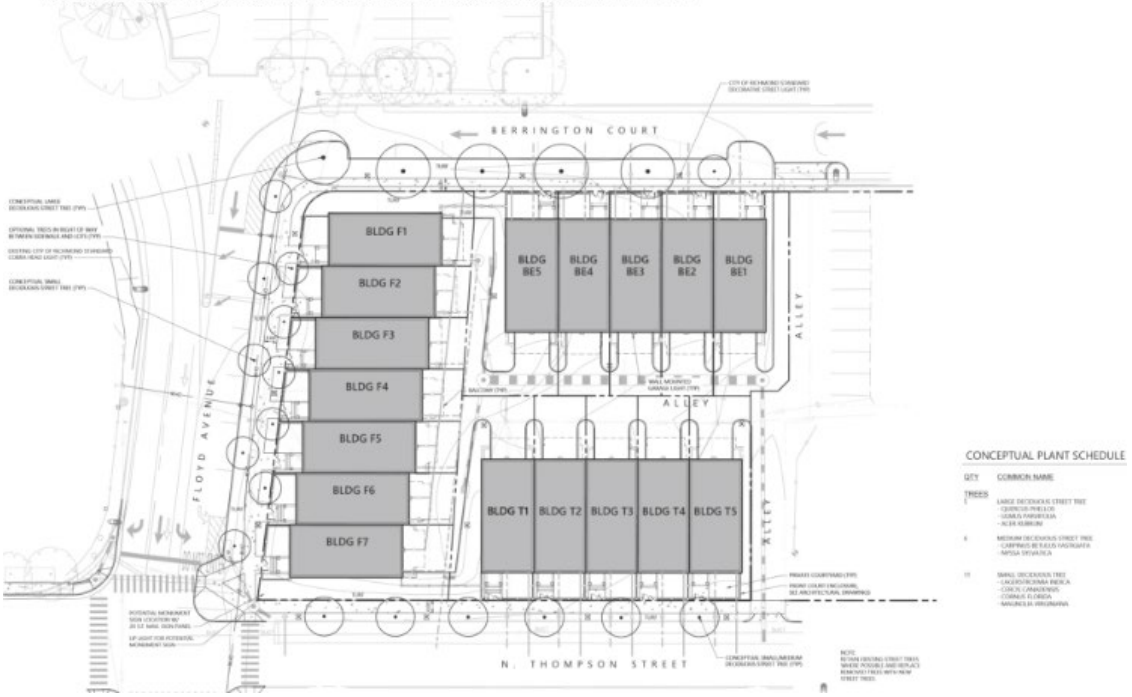
I have created a simple modeling spreadsheet to assess outcomes if Draft 2 Canopy regulations were applied to potential developments.
I used the regulations and the Falls Church Tree Preservation and Replacement Guide to setup the parameters of the model. (I understand that this document has been used by the Office of Sustainability as a resource for the development of the tree canopy standards).

Carytown Heights - 100 N. Thompson Street: Existing Conditions Plan



The Existing Conditions Site Plan from the SUP Application indicates existing street trees and canopy trees on the site. The Site and Landscape Plan included in the SUP

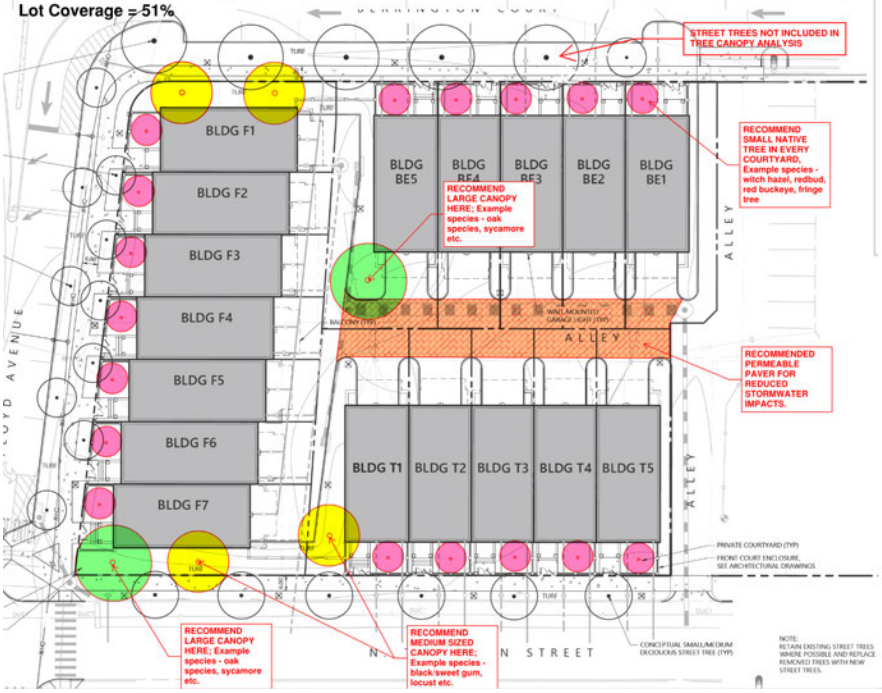
Carytown Heights: Site and Landscape Plan From Special Use Permit Application
No site trees indicated. All trees shown are street trees in ROW



The SUP Site Plan and Landscape Plan was used to identify if existing canopy trees would be retained or removed; and the extent of new canopy trees to be provided on the development parcel. The plan indicates all existing canopy trees are to be removed (not unexpected given the intensity of development and the required construction activities street). No new canopy trees are shown to be planted on the site. There are street trees that will be planted in the city ROW between the street and the sidewalk.

Carytown Heights: Tree Canopy Analysis
Landscape Plan with Mark Up for Additional Trees

1000 Thompson Street				
Area of Lot:	42,554	Tree Group Classification / Canopy Coverage		
Required Coverage at 10%	4,255	Group I	Group II	Group III
Existing Tree: Canopy Area x 1.25	0	100 sf	125 sf	175 sf
Area of New Trees Required	4,255	100	125	175
New Trees: Group I	17	1,700		
New Trees: Group II	4		500	
NewTrees: Group III	2			350
Area of New Canopy Trees	2,550			
Canopy Surplus or Deficit (Includes Existing Trees)	-1,705			
Notes:				
1. 175 sf equals 15 ft diameter canopy at 10 years				
2. 125 sf equals 12.5 ft diameter canopy at 10 years				
3. 100 sf equals 10 ft diameter canopy at 10 years				
Total Canopy (New + Existing)	2,550			
Lot Coverage = 51%				



The Museum District Association after studying the plan, developed a proposed planting plan that would provide canopy trees on site. These trees are indicated with pink, yellow, and green shading and are identified to be Group l, Group ll, and Group lll respectively per the Falls Church Guidelines.

Per the Draft 2 regulations, the required coverage provided by new trees is 10% of the parcel area, or in the case 4,455 sf of canopy area.

I inserted the quantity of each new canopy tree by designated Group to determine the area of new canopy that would be provided and subtracted that total from the required canopy area (4,455 sf minus 2,550 sf). This indicates that planting as suggested by the MDA would fall short of the required area by 1,705 sf. An additional 10 Group lll trees (175 sf each) would be required to reach the required canopy area. This might be possible assuming the peninsula's defining the garage entrances of the east and west townhouse rows could accommodate a large canopy tree. Note that no existing trees were retained, thus the 1.25 area bonus was not captured. Also, the Falls Church Guidelines provide bonuses for factors such as diversity of species and other items that have not been

incorporated into the model. These might reduce the deficit.
Another factor to consider is lot coverage, which is 51% for Carytown Heights. MX-3, MX-4, and MX-5 Districts allow up to 80% lot coverage. It would seem impossible to meet the 10% canopy requirement at the level of lot coverage.
A word of caution. The modeling represents my understanding of the proposed regulations and how they might be applied. I could be off base, or making incorrect assumptions, so please consider it an unproven thesis at this point. It is my hope that it will assist our efforts as we work to integrate this worthy tree canopy goal into the Code Refresh endeavor. Please feel free to reach out if you have questions.
I have copied Tara Worden and Katie Brown with this email. I have also included Carlin Tracey, a landscape architect and Museum District resident who provided the proposed planting plan for the site canopy trees. Carlin is also a member of the Urban Forestry Commission. Finally, I have copied Councilman Breton as I know his an advocate for the tree canopy and the significant contributions it makes to quality of place, well being, and beauty of Richmond.
Thank you,
Bo

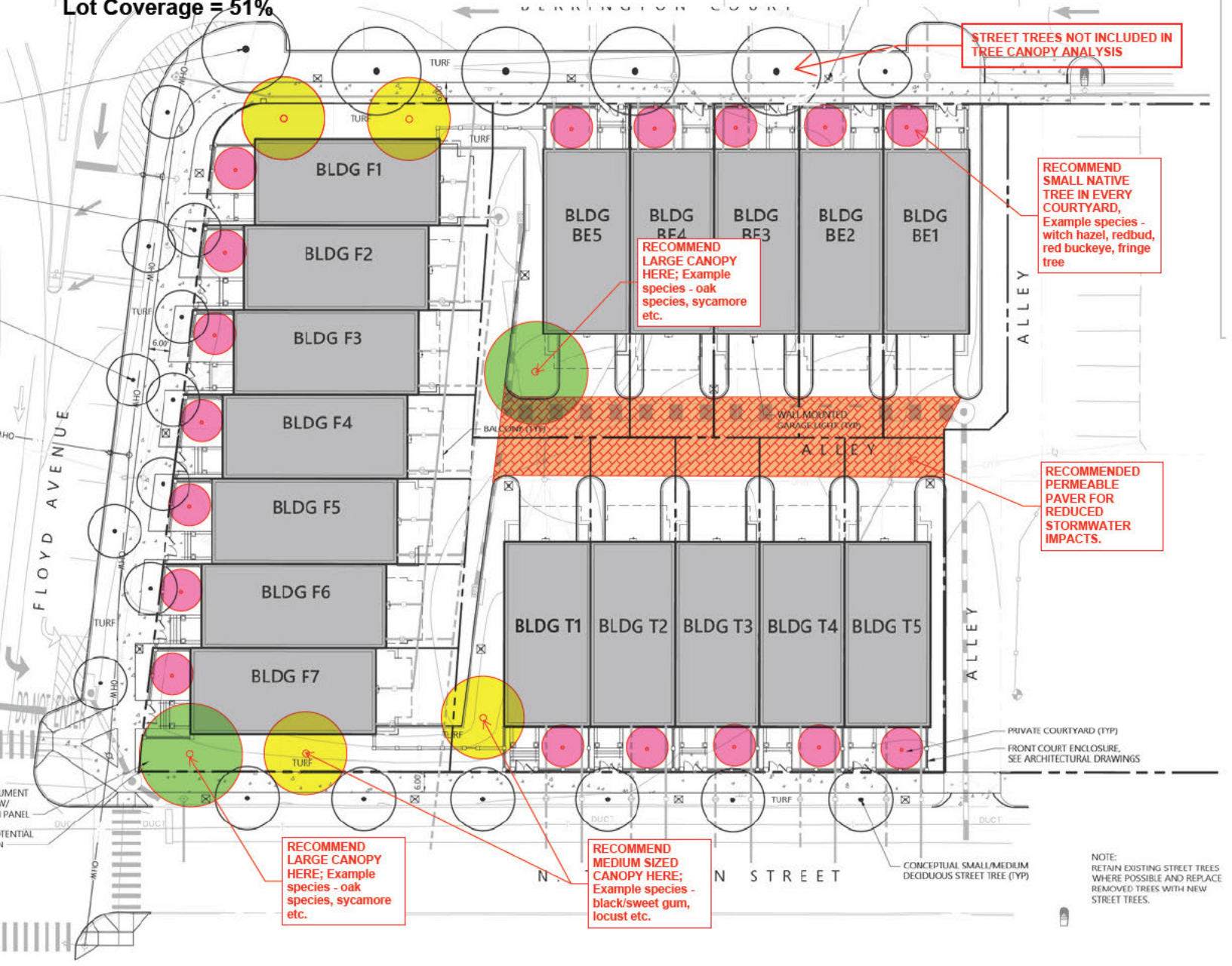
*Bo Fairlamb Architect, LEED*AP
804 819-9986
[redacted]

Carytown Heights: Tree Canopy Analysis

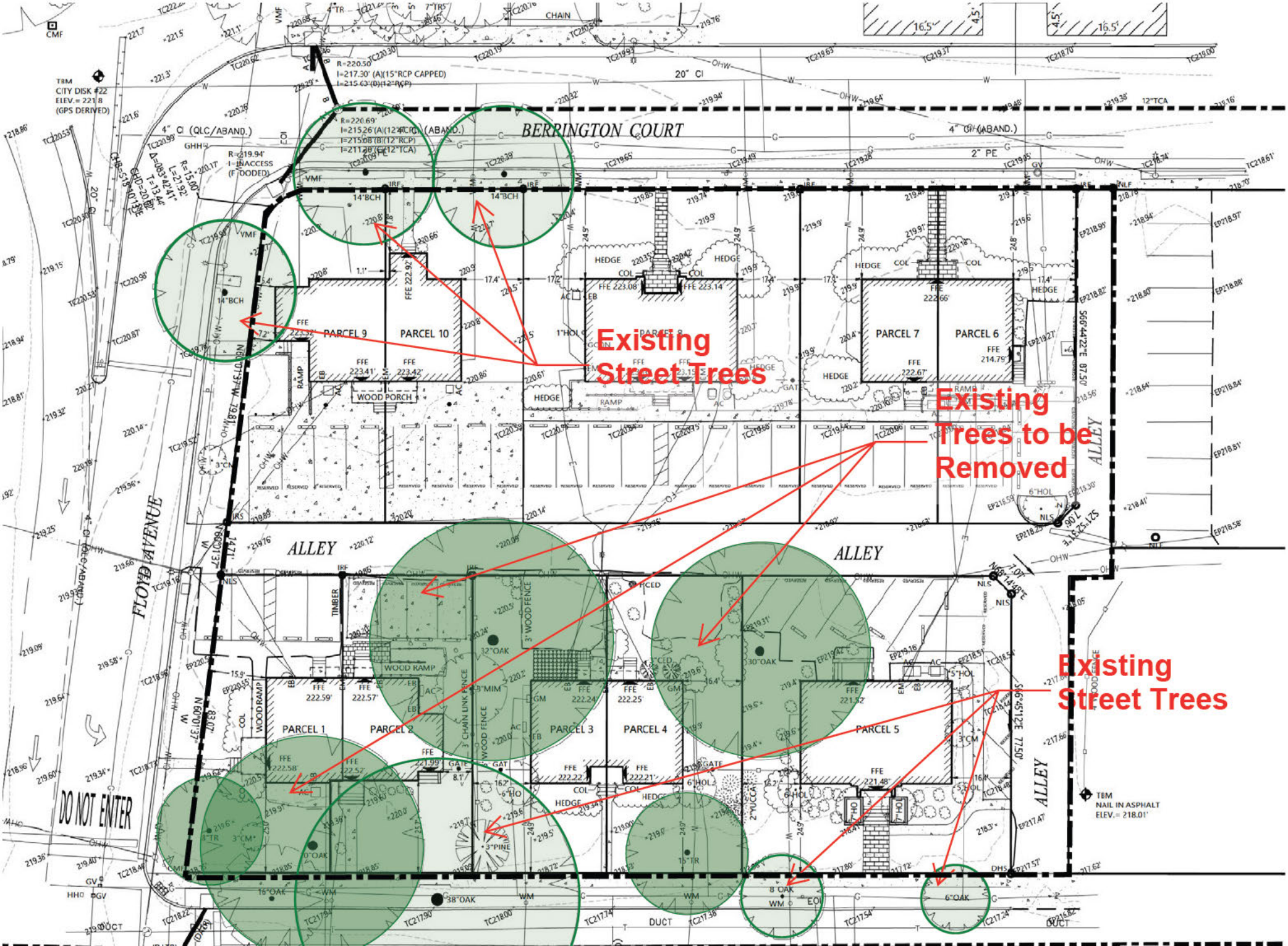
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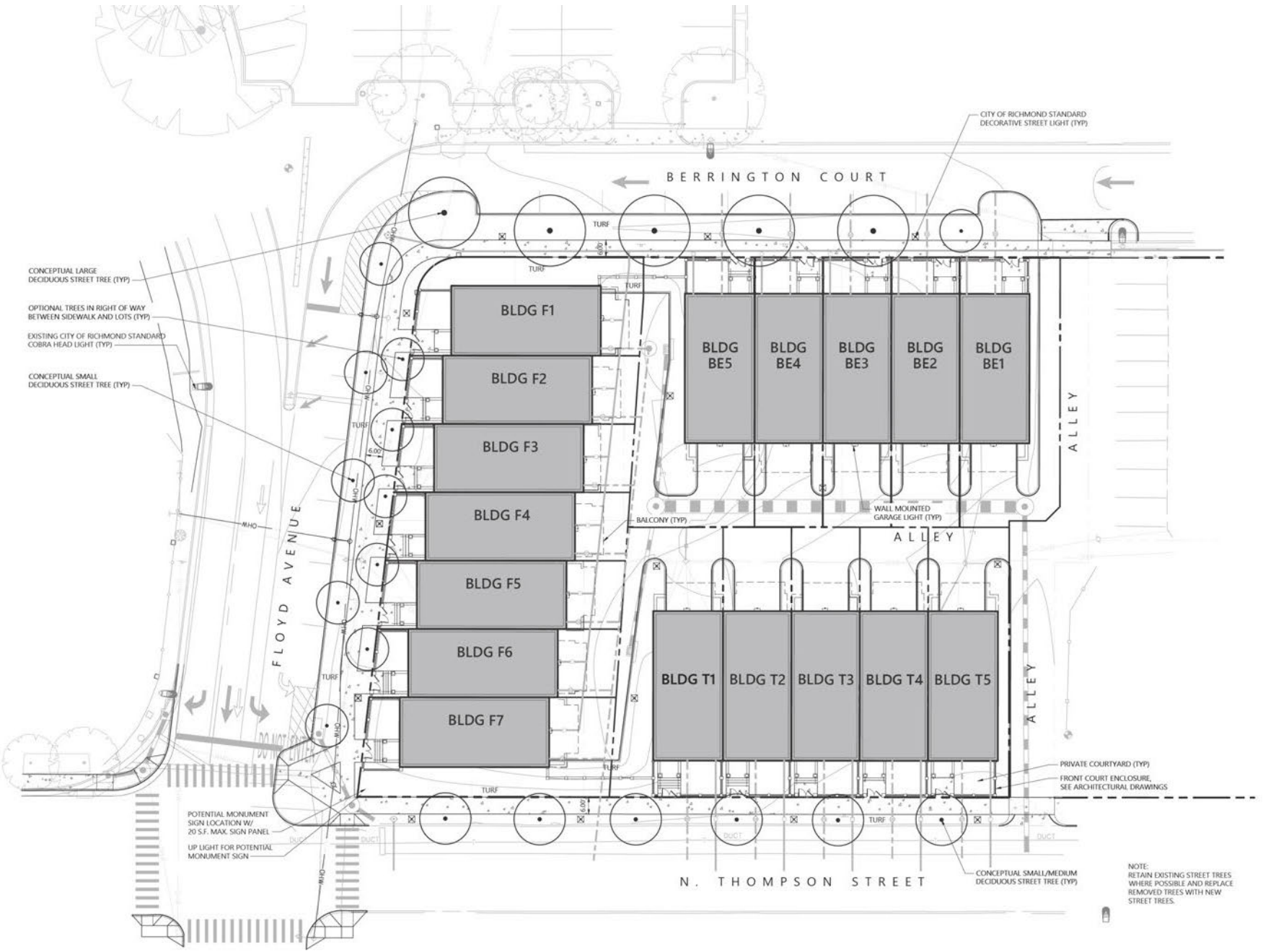


Carytown Heights - 100 N. Thompson Street: Existing Conditions Plan



Carytown Heights: Site and Landscape Plan From Special Use Permit Application

No site trees indicated. All trees shown are street trees in ROW



CONCEPTUAL PLANT SCHEDULE

QTY	COMMON NAME
TREES	
5	LARGE DECIDUOUS STREET TREE - QUERCUS PHELLOS - ULMUS PARVIFOLIA - ACER RUBRUM
6	MEDIUM DECIDUOUS STREET TREE - CARPINUS BETULUS FASTIGIATA - NYSSA SYLVATICA
11	SMALL DECIDUOUS TREE - LAGERSTROEMIA INDICA - CERCIS CANADENSIS - CORNUS FLORIDA - MAGNOLIA VIRGINIANA

CITY OF FALLS CHURCH

Tree Preservation and Replacement Guide for Development and /or Redevelopment on Single Family Residential Lots

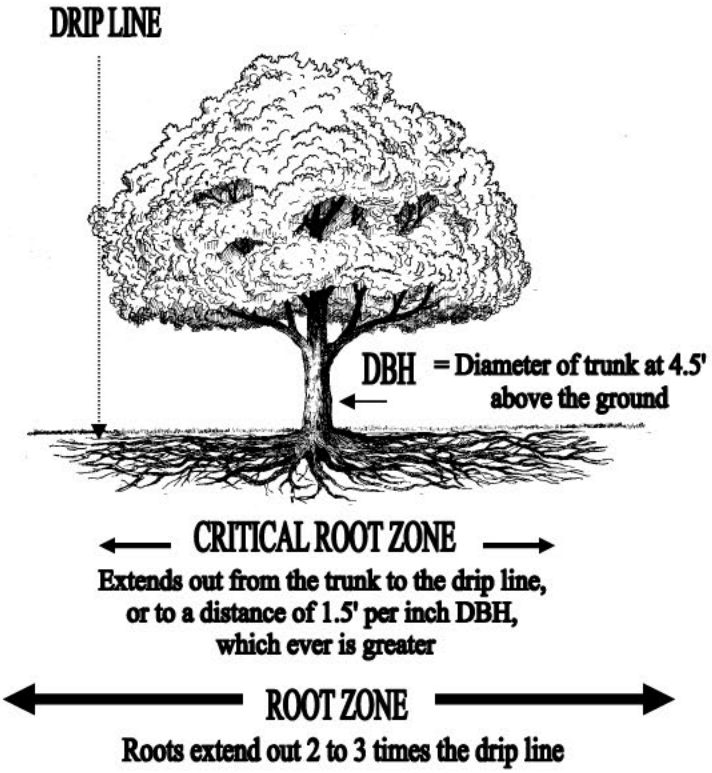


TABLE OF CONTENTS

GRADING PLAN REQUIREMENTS	**Page**
Grading Plan Checklist	3
Instructions for Tree Preservation and Replacement	4
CANOPY COVERAGE CALCULATIONS	
How to Calculate Tree Canopy Coverage	6
Recommended Trees and Canopy Coverage Groups	7
Vegetation Not Recommended to Plant or Preserve	10
DETAILS AND SPECIFICATIONS	
Tree Planting Detail	14
Shrub Planting Detail	15
Additional Details	16
Tree Preservation Procedures and Specifications	17
Planting Specifications	20
Acceptable Shrubs for Canopy Coverage Credit	22
Arborist Notification and Verification	23
BONDING INFORMATION	
Information and Inspections	25
Ordinance - Bonding of New Landscaping Plant Material	26
Ordinance - Bonding of Existing Trees	27

Urban Forestry Checklist for Grading Plans

Preliminary Vegetative Survey

Chart listing existing trees with comments	YES ☐	NO ☐	_____
All trees 2" DBH and greater listed	YES ☐	NO ☐	_____
All Shrubs 5' in height and greater listed	YES ☐	NO ☐	_____
All trees & shrubs identified correctly by an ISA Certified Arborist (include ISA #)	YES ☐	NO ☐	_____

Existing Tree Preservation Plan

Adequate Tree Protection Fence locations shown	YES ☐	NO ☐	_____
Root Pruning locations shown	YES ☐	NO ☐	_____
Other Tree Preservation Measures shown	YES ☐	NO ☐	_____
Critical root zone shown	YES ☐	NO ☐	_____
City of Falls Church "Tree Preservation Standards and Specifications"	YES ☐	NO ☐	_____
"Arborist Notification and Verification"	YES ☐	NO ☐	_____
Root Protection Pad detail (if needed)	YES ☐	NO ☐	_____

Canopy coverage calculations

Accurate canopy coverage calculations	YES ☐	NO ☐	_____
Undesirable species included in coverage	YES ☐	NO ☐	_____
Offsite trees used in coverage	YES ☐	NO ☐	_____
Declining tree(s) used in coverage	YES ☐	NO ☐	_____

Landscape Revegetation Plan

Chart listing trees to be planted	YES ☐	NO ☐	_____
City of Falls Church "Tree Planting Specification and Details"	YES ☐	NO ☐	_____
City of Falls Church tree planting detail	YES ☐	NO ☐	_____
Street Tree Plantings shown	YES ☐	NO ☐	_____
Utilities impacting tree preservation areas	YES ☐	NO ☐	_____

INSTRUCTIONS FOR PRESERVING AND REPLACING VEGETATION THROUGH OUT THE DEVELOPMENT PROCESS*

Grading plan applicants shall submit the following requirements pursuant to Section 35, and Section 48-1134 of City Code

SUBMISSION REQUIREMENTS
***FOR COMPLETE INFORMATION SEE ORDINANCES**

❖ All development, redevelopment or land disturbance subject to section 35-17 shall include a **Landscape Conservation Plan** as part of plan review and approval. No clearing or grading of any lot shall be permitted without an approved **Landscape Conservation Plan**. This plan shall be a scaled drawing including the following components:

1. A ***Preliminary Vegetative Survey*** of all existing vegetation on the site including trees measuring at least two (2) inches in diameter at breast height (DBH) and shrubs that are greater than five (5) feet in height.

✓ A chart shall be provided showing common and botanical name, size, condition, life expectancy, and required preservation measures of all woody vegetation.

✓ All trees shall be identified by an International Society of Arboriculture (ISA) certified arborist. Include the ISA Certified Arborist's certification number on the grading plan.

Tree #	Common Name / Botanical Name	DBH	Condition	Life Expec.	Preservation Measures
1*	Willow oak *Quercus phellos*	35"	Good	> 10	To be saved; install fencing, Root prune at LOC, mulch
2	Bradford pear *Pyrus calleryana*	10"	Fair	< 10	Remove – non desirable species, short lived. Not included in tree canopy coverage requirement.
3	Silver maple *Acer saccharinum*	42"	Poor	< 10	Remove – in building envelope
4	Red maple *Acer rubrum*	4"	Good	< 10	To be saved

Data Collected By: John Smith ISA Certified Arborist # PD-065
Tree numbers match a corresponding number on the plan, showing the tree locations on the property.

2. An ***Existing Vegetation Preservation Plan*** that shows land disturbing and any other activities during the construction process that could negatively impact vegetation.

✓ Locations of tree preservation fencing, root pruning and other required tree preservation measures shall be shown on the plan.

✓ Locations of the critical root zone (CRZ) of any vegetation shown on the plan or on adjacent properties, including City right-of-ways (street trees), where the CRZ extends onto the site.

✓ The City of Falls Church "Tree Preservation Standards and Specifications" shall be included on the plan.

3. A ***Landscape Revegetation Plan*** that shall illustrate the locations of any required vegetation. This applies on lots where the 20% minimum tree canopy cover can not be met through preserving existing tree canopy.

✓ A chart shall be provided showing common and botanical name, size, quantity, root condition and tree canopy coverage provide by each tree.

✓ The City of Falls Church "Tree Planting Specifications and Details" shall be included on the plan.

❖ **Tree Canopy Coverage Calculations Pre and Post Development** shall be shown on the plan in chart form. Canopy coverage is the area beneath the drip line of the **trees on the lot**. For onsite trees if the canopy extends into a neighboring property credit for that portion of the canopy may also be taken. Canopy coverage from the following types of vegetation **can not** be included in the calculations:

- Vegetation that is not preserved in accordance with the Landscape Conservation Plan.
- Vegetation that is not desirable and has a life expectancy less than ten (10) years.
- Vegetation that is included in the "Vegetation Not Recommended to Plant or Preserve" list.
- Vegetation that is not native to the Mid-Atlantic region.

❖ **Planting of Street Trees** is required in conjunction with all grading plans. Trees shall be located within the City right-of-way if right-of-way is greater than 8 feet **or** within 15 feet of the street if right-of-way is less than 8 feet. Trees should be planted every 25 feet along all right-of-way where resonable. Street tree(s) apply to canopy cover requirements. The species shall be determined in consultation with the City Arborist.

❖ **Bonding of Replacement Vegetation** is required prior to the grading plan sign off and approval. The bond is held for one (1) year from the date of the planting of the vegetation after a successful inspection by the City Arborist. The cost of any replacement vegetation that can not be planted on the lot, due to physical constraints, shall be placed in the **Tree Canopy Fund**. This fund shall be used to plant vegetation on both private and public property.

❖ **Verification of Tree Preservation Measures** is required prior to the issuance of any permits, including demolition and building permits, associated with the grading plan. This means that all tree work and associated tree preservation measures must be installed prior to the entrance of any equipment to the lot.

❖ **Violation of Approved Plans**

1. **Stop Work Orders.** In the event that any construction or work is performed in violation of the approved **Landscape Conservation Plan**, the City Arborist may issue a written notice to the responsible party to **stop work**. If the permit holder fails to comply with the conditions of the stop work order, they may be subject to revocation of permits and/or any cash bonds held by the City.
2. **Mitigation Plan.** In the event that the violation of the approved **Landscape Conservation Plan** was an encroachment or evidence of an encroachment into a tree preservation area, the applicant shall submit a Mitigation Plan subject to the approval of the City Arborist. This plan shall list remedial measures and the time within which such measures shall be completed by the applicant to ensure the continued preservation of the existing trees. This may include, but is not limited to, pruning, vertical mulching, and aerating. Bonding of the existing vegetation may be required by the City Arborist.

CITY OF FALLS CHURCH

HOW TO CALCULATE TREE CANOPY COVERAGE

- **All lots under going development or redevelopment must provide for twenty (20) percent tree canopy coverage after ten (10) years. Tree canopy coverage is the sum total of preserved vegetation and replacement vegetation.**

1. To calculate how much canopy coverage is required, multiple the lot size by 20%.

   i.e. A 10,000 sq. ft. lot would require 2,000 sq. ft. of canopy coverage

2. Next, calculate how much preserved canopy coverage is all ready present **on the lot** and multiply this by 1.25. This additional "credit" is to encourage the preservation of existing vegetation.

   i.e. 1000 sq. ft. of preserved vegetation would be credited an additional 250 sq. ft. for a total of **1250 sq. ft**. of preserved vegetation.

3. If this amount is greater than the required 20% canopy coverage number (i.e. greater than 2,000 sq. ft.).

   If less than …… STOP HERE!

4. Subtract the existing tree canopy coverage number (including "credit") from the total amount required.

   i.e. A 10,000 sq.ft. lot that has 1250 sq. ft. of existing canopy coverage would require an additional 750 sq.ft. of canopy coverage.

5. Determine how many trees will total 750 sq. ft. from the attached list "Recommended Trees & 10 – Year Canopy Coverage" (Attachment #2). Include any additional canopy coverage "credits" that may apply such as the following:

- ***Best Management Practice (BMP)*** - 25% for trees planted in rain gardens or bio retention areas.
- ***Energy Conservation***- 25% for deciduous trees planted to provide shade to the Southern side of the house. (Southeast, South & Southwest side of the house)
- ***Utility Line Compatible***- 125 sq. ft. per tree for small appropriate trees planted under utility lines when shade trees can not be planted else where on site.
- ***Native Plant Species*** – 25% for trees that are native and are less susceptible to pest and disease and provide habitat and food for wildlife.
- ***Species Diversity***- 10% for replanting plans that have no more than 25% of one type of tree.

i.e. 750 sq.ft. of canopy coverage can be met by planting the following trees:

1 - Red Bud	1 x 100 = 100	"Credits" 25% Native plant Species = 137.5
1 - River birch	1 x 175 = 175	10% Species Diversity = 55 sq. ft.
1 - Red oak	1 x 175 = 175	25% Energy Conservation (one Red Oak)
1- Fringe tree	1 x 100 = 100	= 43.75 sq. ft.
	550 sq. ft. +	236.25 sq. ft.

Tree Canopy Coverage Provided = 786.25 sq. ft.

CITY OF FALLS CHURCH

RECOMMENDED TREES & 10 – YEAR CANOPY COVERAGE GROUPS

Group I - Canopy Coverage 100 sq. ft

Deciduous / Small Tree: Minimum size at planting 1 ¾" caliper, balled & burlapped.

Common Name	Botanical Name	Moisture Needs / Exposure	* 10 Year Coverage sq. ft.
Red buckeye	*Aesculus pavia*	Moist to average Part sun to full sun	100
Downey serviceberry	*Amelanchier arborea*	Average Part sun to full sun	100
Canada serviceberry	*Amelanchier candensis*	Moist to average Full sun	100
Allegany serviceberry	*Amelanchier laevis*	Average to dry Part sun to full sun	100
Pawpaw	*Asimina triloba*	Moist to average Full shade to part sun	100
American hornbeam	*Carpinus caroliniana*	Moist to average Full shade to part sun	100
Red bud	*Cercis canadensis*	Average to dry Full to part shade	100
Fringe tree	*Chioanthus virginicus*	Moist to average Part shade to full sun	100
Cockspur Hawthorn	*Crataegus crusgalli*	Moist to dry Full shade to part shade	100
Southern Hawthorn	*Crataegus viridis*	Moist to average Full shade to part shade	100
Persimmon	*Diospyros virginiana*	Average to dry Full shade to part shade	100
Common Silverbell	*Halesia teraptera*	Moist to average Part sun to full sun	100
Sweetbay Magnolia	*Magnolia virginana*	Moist to dry Full shade to part sun	100
Eastern Hornbeam	*Ostrya virginiana*	Moist to average Part sun to shade	100
Sourwood	*Oxydendron arboreum*	Moist Part shade to full shade	100
Sassafrass	*Sassafrass albidum*	Moist to average Part shade to full sun	100

Group II - Canopy Coverage 125 sq. ft Deciduous / Large Tree: Minimum size at planting 2- 2 ½" caliper, balled & burlapped. Do not plant closer than fifteen (15) feet from buildings.			
Common Name	**Botanical Name**	**Moisture Needs / Exposure**	**10 Year Coverage (sq. ft.)**
Shagbark Hickory	*Carya ovata*	Moist Full sun	125
American yellowwood	*Cladrastis kentukea*	Moist to average Full sun	125
American beech	*Fagus grandifolia*	Average Shade to full sun	125
Green ash 'Summit' and 'Patmore' cult.	*Fraxinus pennsylvanica*	Moist to average Full sun	125
Kentucky coffee tree	*Gymnocladus dioicus*	Average Full sun	125
Southern Magnolia	*Magnolia grandiflora*	Moist to average Part shade to full sun	125
Black Walnut	*Juglans nigra*	Moist Full sun	125
Blackgum	*Nyssa sylvatica*	Moist to dry Part sun to full sun	125
White oak	*Quercus alba*	Moist to average Part shade to full sun	125
Swamp white oak	*Quercus bicolor*	Moist to average Part shade to full sun	125
Scarlet oak	*Quercus coccinea*	Average Full sun	125
Willow oak	*Quercus phellos*	Moist to average Full sun	125
Chestnut Oak	*Quercus prinus*	Average to dry Part shade to full sun	125
Black Willow	*Salix nigra*	Moist Part shade to full sun	125
Group III - Canopy Coverage 175 sq. ft Deciduous / Large Tree: Minimum size at planting 2- 2 ½" caliper balled & burlapped. Do not plant closer than fifteen (15) feet from buildings.			
Red maple	*Acer rubrum*	Moist to average Part shade to full sun	175
Sugar maple	*Acer saccharum*	Moist to average Part shade to full sun	175
River birch	*Betula nigra*	Moist to average Part shade to full sun	175
Honey locust 'Skyline' and 'Shademaster' cult.	*Gleditisia tricanthos var. inermis*	Average Part shade to full sun	175
Sweetgum	*Liquidamber styraciflua*	Average Full sun	175
Tulip poplar	*Liriodendron tulipifera*	Average Full sun	175
London planetree	Platanus x acerfolia	Full Sun	175

Chinkapin oak	*Quercus muehlenbergii*	Full sun	175
Pin Oak	Quercus palustris	Moist to average Full sun	175
Northern red oak	*Quercus rubra*	Average Full sun	175
American basswood	*Tillia americana*	Moist to average Part shade to full sun	175
American elm cultivars resistant to Dutch elm disease: 'Princeton', 'New Harmony', Valley Forge'	*Ulmus americana*	Moist to average Full sun	175
Group IV - Canopy Coverage <u>100 sq. ft</u> Evergreen Tree: Minimum size at planting 2- 2 ½" caliper, balled & burlapped.			
Pitch Pine	Pinus rigida	Well drained soil Full sun	100
Loblolly Pine	Pinus taeda	Well drained soil Full sun	100
Virginia Pine	Pinus virginiana	Well drained soil Full sun	100
Group V - Canopy Coverage <u>25 sq. ft</u> Evergreen Tree: Minimum size at planting 6 -7 ft, balled & burlapped.			
Atlantic White Cedar	Chamaecyparis thyoides	Moist to average Full sun	25
American Holly	Ilex opaca	Moist to average Part shade to full sun	25
Eastern Red Cedar	Juniperus virginiana	Moist to dry Part shade to full sun	25
Eastern Arborvitae	Thuja occidentalis	Moist to dry Full sun	25

Source: Adapted from the Virginia Nursery & Landscape Association. *Trees that were not included in the VNLA list are grouped with other trees of similar form and growth rate.*

CITY OF FALLS CHURCH

VEGETATION NOT RECOMMENDED TO PLANT OR PRESERVE*

Common Name	Botanical Name	Problems	Comments on Preservation*	Alternatives to Plant
Box elder	*Acer negundo*	Weak wood, short life span, can develop box elder bug - a nuisance if tree is located near dwelling	Do preserve this tree in its natural habitat along stream banks	River birch, American hornbeam
Norway maple	*Acer platanoides*	Prolific seeds, dense canopy	Do not preserve in the RPA.	Tupelo, White oak, Red oak, Willow oak
Silver maple	*Acer saccharinum*	Objectionable surface root system, prolific seeds, weak wood	Do preserve this tree in its natural habitat along stream banks	Tupelo (black gum) or Willow oak
Tree of Heaven	*Ailanthus altissima*	**Highly invasive** and difficult to eradicate once established, weak wood, and male seeds have a strong odor	Do not preserve	White oak, Willow oak, Red oak, Tupelo
Mimosa	*Albizia julibrissin*	**Invasive**, susceptible to wilt disease and mimosa webworm	Do not preserve	Eastern redbud, American fringe tree
White birch	*Betula pendula*	Short life span, susceptible to severe damage from the bronze birch borer	Do not preserve	River birch or 'Heritage'River birch
Leyland cypress	*X Cupressocyparis leylandii*	Short life span, susceptible to canker disease and prone to wind-throw	Do not preserve	Eastern Red cedar
Flowering dogwood	*Cornus florida*	Susceptible to exotic fungal diseases.	Do preserve if in good condition.	Sweet bay magnolia or Serviceberry
Russian Olive, Autumn Olive	*Eleagnus augustifolium, E. umbellatum,*	**Highly invasive**, diminishing the overall quality of wildlife habitat	Do not preserve	Black haw Viburnum, Serviceberry, Red Chokeberry.
Ash species	*Fraxinus sp.*	Susceptible to Emerald Ash Borer	Do not preserve unless treated yearly for EAB	London Plane tree
Ginko (female only)	*Ginko biloba (female)*	Fruit of female can produce objectionable odor	Determine if objectionable fruit **can** be tolerated	White oak, Willow oak, Red oak, Tupelo
Common Name	**Botanical Name**	**Problems**	**Comments on Preservation***	**Alternatives to Plant**
Osage orange (female only)	*Maclura pomifera (female)*	Large prolific fruit, thorns, shallow roots; thornless male varieties may prove more acceptable near a residence	Do preserve if in an area where fruit and thorns can be tolerated	Paw paw

White mulberry	*Morus alba*	**Highly invasive** and produces messy fruit.	Do not save this tree	Sweet bay magnolia, Fringetree
Empress tree	*Paulownia tomentosa*	**Invasive**, weak wood, prolific seeds	Do not save this tree	Eastern redbud
Amur corktree (female only)	*Phellodendron ameurense* (female)	**Highly invasive**, prolific seeds, use only male varieties	Do not save female trees	American yellowwood, Hophornbeam
Spruce	*Picea spp*	Susceptibility to mites will require maintenance spraying to maintain tree in good condition throughout life	Determine if maintenance requirements can be tolerated	American holly, Eastern red cedar
Austrian pine	*Pinus nigra*	Susceptibility to a fungal disease that will require fungicidal spraying	Determine if maintenance requirements can be tolerated	Virginia cedar, American holly, Loblolly pine
White pine	*Pinus storbus*	Short life span, weak wood and susceptible to storm damage	Determine if objections noted can be tolerated	Virginia cedar, Loblolly pine
Poplars (not to be confused with "tulip poplars" or "tulip tree"	*Populus* spp. (to include hybrid poplar)	Short life span, objectionable root system, weak wood susceptible to canker disease	Do not save this tree	Willow oak, red oak, tulip tree
Cherry (edible and ornamental)	*Prunus avium*, *P. cerasus*, Japanese species and hubrids	Displaces our native fruit trees on which our wildlife is dependent	Do not save this tree	Trees for flowering: Redbud, Serviceberry, Fringe tree, Sweet bay magnolia; trees for edible fruit: Pawpaw, Persimmon, Serviceberry
'Bradford' pear and other ornamental pears	*Pyrus calleryana* 'Bradford' and other ornamental pears	**Invasive** (overtaking native trees and other native plants in our woodland) highly susceptible to storm damage, and short life span	Do not save this tree	Sweet bay magnolia, Serviceberry, American fringe tree, Silverbell
Sawtooth oak	*Quercus acutissima*	**Invasive** – this Asian tree displaces our indigenous forest trees	Do not save this tree	Willow oak, White oak, Red oak
Common Name	**Botanical Name**	**Problems**	**Comments on Preservation***	**Alternatives to Plant**
Weeping willow	*Salix babylonica*	Short life span, weak wood, objectionable root system in yards	Determine if objections noted can be tolerated	River birch, h Hophornbeam, American hornbeam

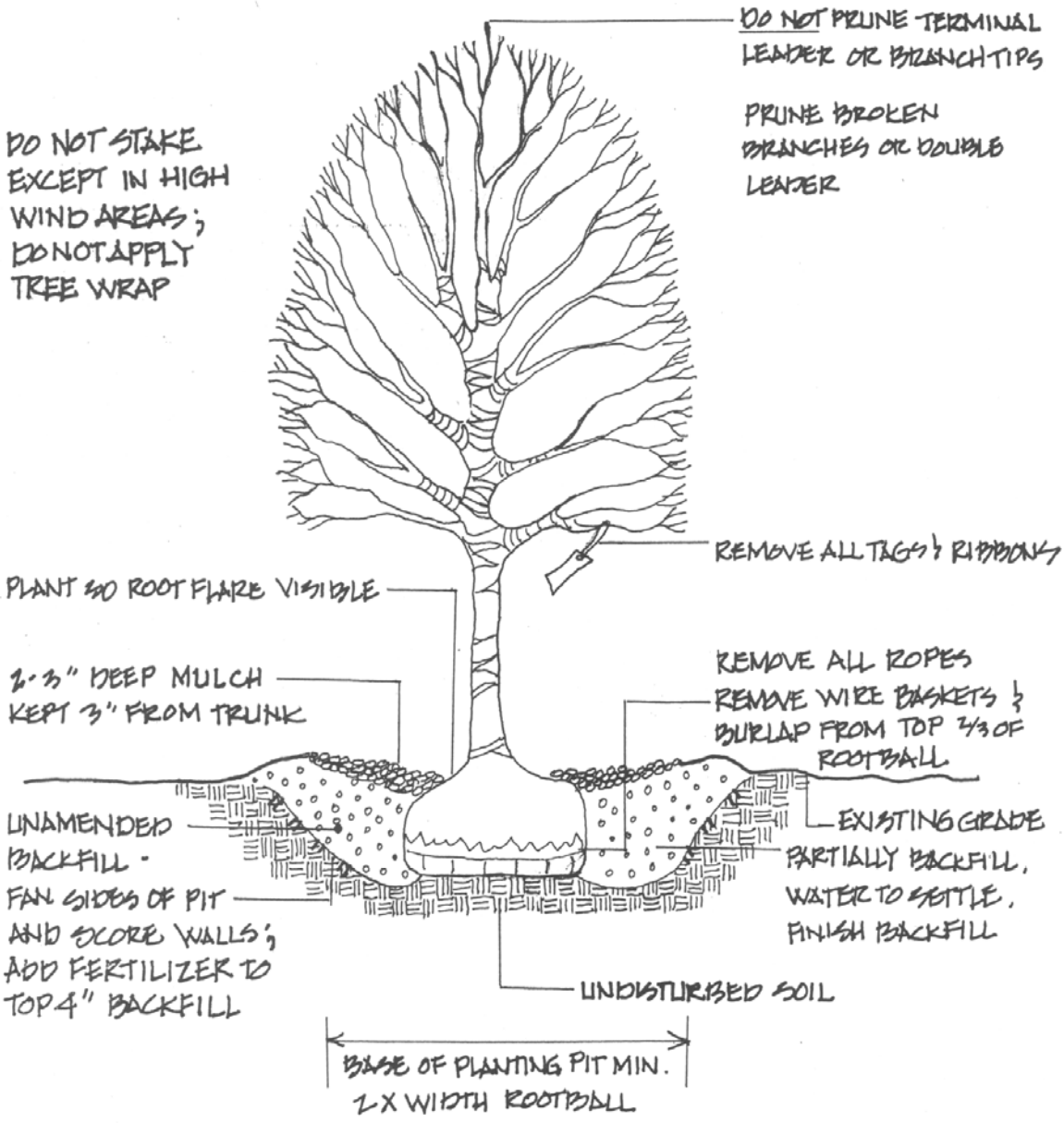
Canadian hemlock	*Tusga canadensis*	Susceptible to insect problems that will require spraying to maintain	Determine if maintenance needs can be met	American holly
American elm	*Ulmus americana*	Susceptible to Dutch elm disease (DED), elm necrosis and various insect infestations	Determine if problems can be tolerated	American elm cultivars resistant to Dutch elm disease: 'Princeton', 'New Harmony', Valley Forge'
Siberian elm	*Ulmus pumilla*	Short life span, weak wood, susceptible to various insect and disease problems	Do not save this tree	See American elm cultivars above or use slippery elm in damp soils

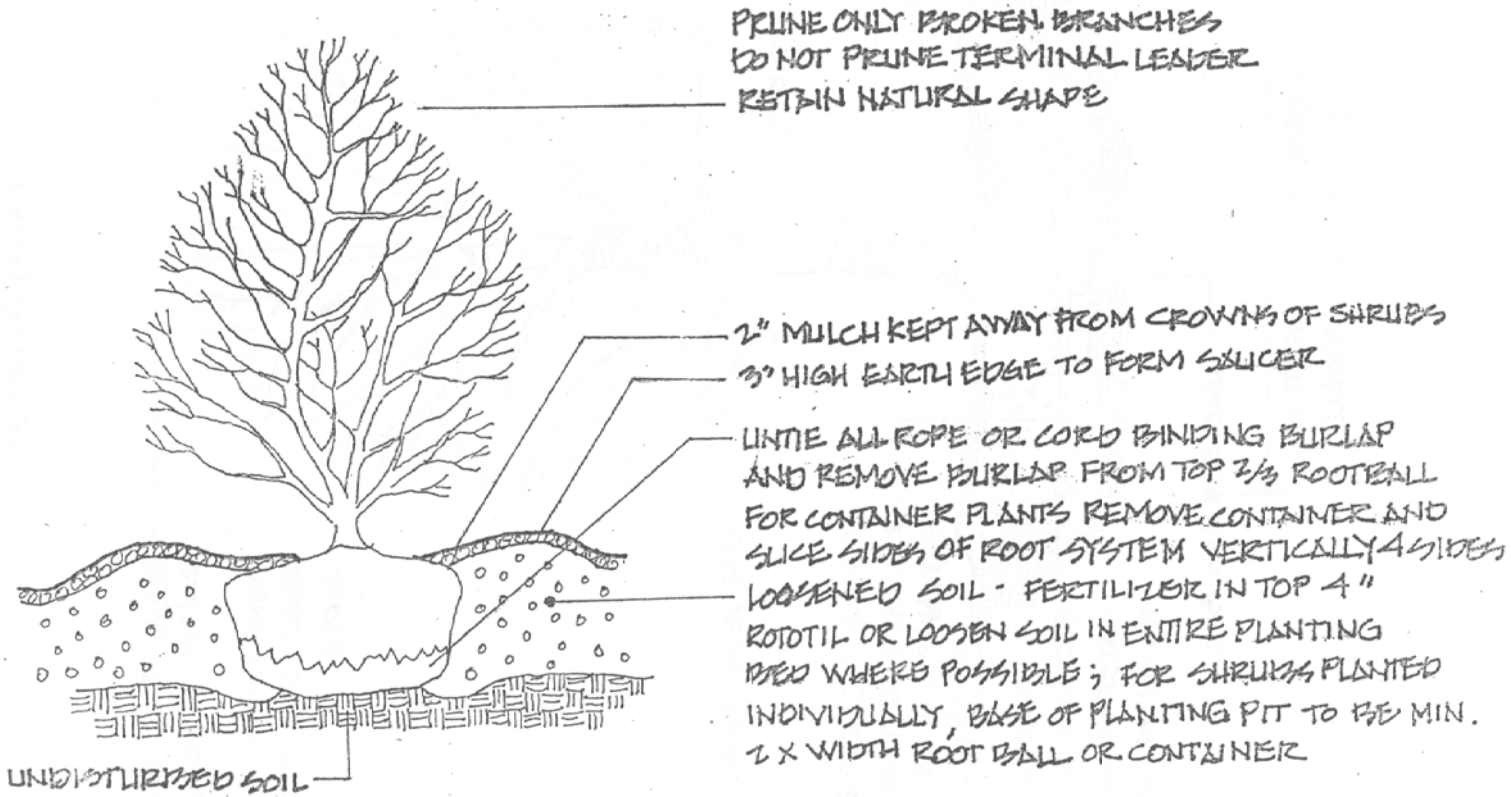
Sources for the information in this chart include: *The Fairfax Co. Public Facilities Manual, Virginia Dept. of Conservation and Recreation: Natural Heritage Program* and the *Maryland Native Plant Society's Invasive Non-Native Plants*; this information was complied by the Urban Forestry Division / Public Works.

Note: Some of the plants in this list are highly invasive and can cause harm to our native ecosystem while others have nuisance factors that could be problematic to property owners in ways indicated above. In selecting plants to for your property we strongly recommend "native" plants, those that occur naturally in our region. These "natives" support our diminishing population of songbirds, butterflies and beneficial/pollinating insects, as well as providing the most long-lived and least problematic plants for your property.

DETAILS AND SPECIFICATIONS
TO BE INCLUDED ON GRADING PLANS

TREE PLANTING DETAIL





TYPICAL SHRUB PLANTING

TREE PRESERVATION TECHNIQUES
(Both techniques described below can be combined with the pruning of roots that may occur beyond the area of treatment).

#1 – For Use in Areas Where Equipment Must Operate in Areas That Will Remain at Existing Grade:

- In the woodchip and plywood or chainlink fence area shown in figure 1 below, spread 10-15" of wood chips by hand.
- On top of the wood chips, lay 5/8 to ¾ inch plywood or heavy-gauge chain link fence to provide a path for equipment and workers to operate.

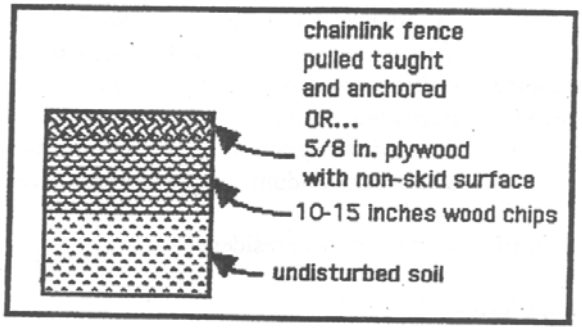


Figure 1

#2 – For Use in Areas Where Fill Soil Will Be Placed Over the Root Zone:

- An aeration system shall be installed in the area shown in figure 2 below prior to grading. The aeration system (see diagram below) shall consist of *geotextile* fabric laid on top of the undisturbed ground; with not less than six inches of river rock on top of it; and with a second layer of *geotextile* fabric laid on top of the rock.
- Fill dirt can then be placed on top of the *geotextile* fabric.

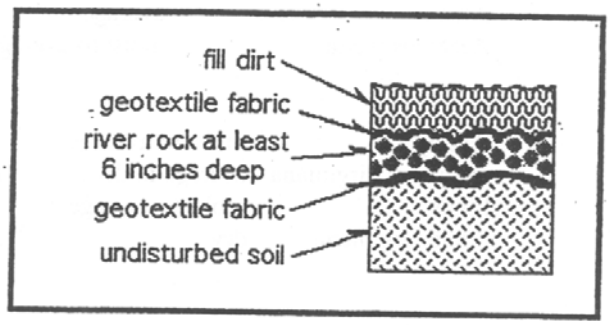


Figure 2

TREE PRESERVATION PROCEDURES AND SPECIFICATIONS
City of Falls Church, VA – Urban Forestry / Public Works

1. Prior to allowing any vehicle or construction equipment to enter the site, the construction foreman and project arborist (also foreman of company doing actual tree work if different from project arborist) is to meet the City Arborist to mark the location of the *limits of clearing/ tree preservation fencing*, erosion control fabric, and root pruning line (where required), access routes, storage areas, and parking areas. The location of the LIMITS OF CLEARING/TREE PRESERVATION FENCING is to be installed in accordance with the approved plan and field located from existing benchmarks, landmarks, and building stakeout survey markers. All work procedures and tree preservation measures are to be discussed at this time. An appointment must be made with the arborist for the City a minimum of three days prior to the establishment of the tree preservation measures is required by City Code Sec. 35-17 Contact the City Arborist for an appointment at 703-248-5183.

2. Trees to be removed shall be clearly marked and approved by the City Arborist prior to demolition or entry of any equipment on site. A tree contractor licensed and bonded to work in the City shall perform all tree work, including all tree removals. Check with the City Arborist for a copy of the most recent list of Tree Contractors.

3. *Tree preservation fencing* shall be either of the following:

   a. Six (6) foot high chain link fence sections attached to one and five eights (1 5/8) inch outside diameter pipe with eleven (11) -gauge mesh in a two (2) inch diamond pattern.

   or

   b. Four (4) foot high fourteen (14) gauge welded wire fence supported by six (6) foot long metal stakes (2" width) to be spaced eight (8) feet on center and sunk into the ground.

   or

   c. Super Silt fence

   Both of the fencing types noted above shall be flagged with brightly colored surveyor ribbon to improve their visibility. The contractor must maintain fencing in place throughout construction. **In the event fencing must be temporarily removed for any reason, contact must be made first with the arborist at 703-248-5183**. The City Arborist must grant approval before any tree preservation fencing is removed, even temporarily.

4. Erosion and sediment control fencing shall be placed on the inside (toward construction) from the tree preservation fencing and any root-pruning trenches.
   Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
   Property owners are advised to impose fines in contracts with construction companies if tree preservation measures are violated.

5. Demolition and Site Clearing**:**

   a. The City Arborist shall be notified a minimum of three (3) days in advance of commencing any form of tree work. Call 703-248-5183 for an appointment.
   b. Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees. This may be accomplished by cutting through the roots by hand, with a vibrating knife, rock saw, and narrow trencher with sharp blades, or other approved root-pruning equipment.
   c. Trees being cut within the tree preservation zone shall be cut near ground level and the stumps ground out with a walk-behind grinding machine.
   d. All downed brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out, not by skidding it across the ground.
   e. Brush may be chipped and placed in the tree protection zone to a maximum depth of 6 inches, with no chips against the trunks of trees.

f. Structures and underground features to be removed within the tree protection zone shall use the smallest equipment possible and operate from outside the tree protection zone. The City Arborist shall be present during all such operations within the tree protection zone to monitor demolition activity. Phone 703-248-5183 at least three (3) days in advance for an appointment.
g. Any damage to trees due to demolition activities shall be reported to the City Arborist within 6 hours so that prompt remedial action can be taken.
h. If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of at least 10 inches of mulch shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain a10-inch depth. The City Arborist must approve the use of any such temporary road in the tree protection area.

6. Pruning & Other Preservation Measures Specifications:
a. The City Arborist shall be notified a minimum of three (3) days in advance of commencing any form of tree work. Call 703-248-5183 for an appointment.
b. Root pruning, where required, shall be mechanically done with a narrow trencher with sharp blades. Once a trench is opened up, approximately 18-24" in depth and 4" wide all exposed roots will be hand pruned so that the clean-cut ends can regrow.
The tree preservation fencing shall be placed 6-12" outside the root-pruning trench (construction side of the trench). The erosion and sediment fencing shall be placed outside the tree preservation fencing (construction side of the fence).
c. All trees to be saved will be pruned (in accordance with American National Standards Institute (ANSI) Standard Practices for Trees, Shrubs, and Other Woody Plan Maintenance ANSI A300 and adhere to the most recent edition of ANSI Z133.1.
d. Treat any disease or insect pest as required to reduce stress on trees.
e. Remove all invasive vines growing on trees and from the area around the trees
f. Specifications for work to be performed on individual trees shall be indicated under the "maintenance" column of the Tree Survey.
g. All trees within the project area shall be pruned to:
- clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1 ½ inches diameter;
- provide 14 feet of vertical clearance over streets and 8 feet over sidewalks;
- remove stubs, cutting outside the woundwood tissue that has formed around the branch;
- reduce end weight on heavy, horizontal branches selectively removing small diameter branches, no greater than 2 to 3 inches near the ends of the scaffolds.

h. Where temporary clearance is needed for access, branches shall be tied back to hold them out of the clearance zone. The City Arborist must approve such tying.
i. Pruning shall not be performed during periods of flight of adult boring insects because fresh wound attract pests. Pruning shall be performed only when the danger of infestation is past.
j. All work must be performed by a tree contractor licensed and bonded to work in the City and in accordance with the direction of the project certified arborist and the City Arborist.
k. Interior branches shall not be stripped out; also known as lions tailing.
l. Pruning cuts larger than 4 inches in diameter, except for dead wood, shall be avoided.
m. Pruning cuts that expose heartwood shall be avoided whenever possible.
n. No more than 20 percent of live foliage shall be removed from a tree at on time.
o. While in the tree, the arborist shall perform an aerial inspection to identify defects that require treatment. Any addition work needed shall be reported to the City Arborist.
p. Brush may be chipped and chips may be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk and root flare clear of chips.
q. It may also be necessary to fertilize, aerate and otherwise treat the "trees to be saved" as required by the arborist for the City, following a meeting with the owner's/developer's arborist and approval of the "tree preservation plan". <u>All tree work must be completed prior to construction.</u>
r. 'Selective clearing' in wooded areas will be allowed only under the direction of the City Arborist. Trees to be removed will be felled by hand so that minimal damage is done to "trees to be saved".
s. No vehicles or storage of materials of any kind will be allowed inside the limits of clearing. No storage of material or debris will be allowed within the "tree save area".

7. Construction Specifications:
    a. Have a licensed and bonded tree contractor remove torn, hazardous, or prominent deadwood as it occurs, using ANSI standards noted under # 4 above. .
    c. Where construction traffic must occur in the area of tree roots it shall be necessary to apply the following procedure: cover undisturbed soil with 10-15 inches wood chips and topped with chain link fence pulled taught and anchored or topped with 5/8 to 3/4 inch plywood with non-skid surface.
    d. Where compaction occurs during construction, vertical mulch with good quality compost.
    e. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching, relevant trees shall be root pruned 1 foot outside the tree protection zone by cutting all roots cleanly to a depth of 24 inches to the maximum depth of root penetration, (usually 3 feet). Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment. Pruned roots shall be promptly covered with soil.
    f. Any roots damaged during grading or construction shall be exposed to sound tissue and cut leanly with a saw and promptly covered with moist soil.
    g. Soil from trenches, basements or other excavations shall not be placed within the tree protection zone, either temporarily or permanently. Soil stockpiles should be placed only in previously designated areas. No vehicles or construction equipment shall be parked in the tree protection zone.
    h. A copy of the "approved plan" and TREE PRESERVATION PROCEDURES AND SPECIFICATIONS must be maintained on site at all times.
    i. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree(s) with the approval of the City Arborist.
    j. A licensed and bonded tree contractor must perform additional tree pruning required for clearance during construction under the direction of the City Arborist. Construction workers shall not be allowed to prune trees.
    k. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
    l. If injury should occur to any tree during construction, it should be treated as soon as possible under the direction of the City Arborist.
    m. The City Arborist must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots.

8. The planting of the new tree(s) specified on the plan shall take place after the completion of construction. The City Arborist must inspect the trees prior to planting (see Arborist Notification) and also inspect the placement and installation of the tree(s). All products and workmanship related to the planting of the tree(s) must be in accordance with the **Tree Planting Specifications**. The Contractor/Owner must present the City with a copy of a one-year guarantee from the landscape contractor for the newly planted tree(s). The tree will need to be thriving and in good condition one year from the date of planting or will need to be replaced.

If you have questions on any of the "procedures" or "specifications" noted above or concerns that may arise during construction, please contact the City Arborist at (703) 248-5183

SPECIFICATIONS FOR PLANTING
City of Falls Church, VA – Urban Forestry / Development Services

1. Contractor shall verify existing conditions and utility locations. The City Arborist prior to the planting must approve adjustments to locations of plant material due to field conditions. Any substitutions in plant material and sizes specified will not be accepted, unless approved by the City Arborist prior to installation.

2. All plant material shall conform the American Standard for Nursery, latest edition, published by the **American Nursery and Landscape Association**. All plants must be free from injury, insect infestations and disease. All plant material must be inspected by the City Arborist prior to planting. The Contractor shall phone at least three (3) days prior to installation for inspection of the material and for inspection of the planting operation.

3. All plant material must bear original nursery tags indicating the genus, species and if applicable, cultivars and variety. All tags shall be removed after the City Arborist has inspected the plant material.

4. Tree pits shall be a minimum of two (2) and a half (1/2) times the width of the root ball and no deeper than the height of the root ball. On balled and burlaped trees, remove pinning nails or rope lacing, then cut away the wrapping and then backfill. Remove the wire basket. Remove all rope, whether jute or nylon, from trunks. For container materials, remove the container completely. Select trees grown in containers with vertical ribs or a copper-treatment on the interior wall. If roots are circling around the root ball exterior of container plants (trees, shrubs or perennials) cut 1 inch to 2 inches of roots off the outer edge of the root ball. Container tree with multiple circling roots will be rejected. Place shrubs and perennials at the same depth they were in the containers. For bare root perennials plant with the soil even with the top of the crown. Dig the hole wide enough to allow the roots to spread out in the soil. Push the soil back into the hole over the roots and around the top of the plant.

5. Two (2) to three (3) inches of mulch shall be placed over the tree-planting pit, but shall be kept three (3) to four (4) inches away from the trunk of the tree or crowns of shrubs. Do not allow mulch to touch the trunks of trees or crowns of shrubs. Use mulch that is compatible with the type of plant used.

6. Trees shall be planted at the height of the surrounding grade with root flares visible. Should soil have been piled over the root flare during the digging process, this soil shall be removed so that the flare is slightly above grade.

7. Any pruning must be done with the approval of the City Arborist. Pruning at the time of planting shall be done only to remove broken branches or double (co dominant) leaders.

8. Remove tags and labels from trees and shrubs to prevent girdling branches and trunks.

9. Stakes shall be used only in area of high traffic or highly windy locations. A tree-staking diagram should be provided if staking is necessary. Stake for maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

10. Planting Season – Planting shall be done only within the following dates:

    a. Deciduous Trees – March 15 to May 30 or September 15 to December 15 (oaks and black gum to be spring dug and planted only).
    b. Evergreen Trees – March 1 to May 15 or September 15 to November 15.

11. All plant material shall be guaranteed by the Contractor for one year from the date of acceptance to be in good, healthy and flourishing condition. In the event that a plant dies or in the judgment of the City Arborist, fails to flourish; the Contractor shall replace in accordance with the above noted specifications.

12. The Contractor shall be responsible for the maintenance of the plants during this one-year warranty period. This maintenance shall include providing water on a weekly basis when natural rainfall is less than one inch a week. Drip irrigation systems and water reservoir devices can facilitate watering. Root balls of trees should be slowly and thoroughly soaked at time of watering. For planting beds (i.e., trees, shrubs and perennials), water slowly and deeply putting down 1"-2" of water in a 6-12 hour period. This should give a penetration of 12-18" depth.

SHRUB PLANTING GUIDELINES FOR THE CITY OF FALLS CHURCH

***Shrubs may be planted for canopy coverage credit provided there is no space on the property (as determined by the Falls Church City Arborist) to plant a sufficient amount of trees to achieve the canopy coverage requirements. ***

13. Shrubs shall measure a minimum of two to three (2 – 3) feet in height at the time of installation and be either balled and burlapped (B&B) or in a minimum of a #3 container.
14. Canopy Coverage for Shrubs is credited at 20 square feet (4 feet by 5 feet) if they are spaced appropriately to achieve this size, otherwise a lower amount of canopy coverage credit shall be credited based on plant spacing.
15. Shrubs that are planted for canopy coverage credit shall not be planted under existing trees or new tree plantings that are being used for credit.
16. Shrubs shall be bonded according the bond form pricing schedule.
17. The Falls Church Shrub planting detail shall be added to any grading plan that includes shrub plantings for canopy coverage credit.

NATIVE SHRUBS
ACCEPTABLE FOR CANOPY COVERAGE

*		*Aesculus parviflora*	Bottlebrush Buckeye
+		*Alnus serrulata*	Smooth Alder
+		*Aronia arbutifolia*	Red Chokeberry
*		*Calycanthus florida*	Sweetshrub
+	*	*Cephalanthus occidentalis*	Button Bush
+		*Clethra alnifolia*	Summersweet
*		*Comptonia peregrina*	Sweetfern
+		*Cornus amonum*	Silky Dogwood
*		*Cornus racemosa*	Grey Dogwood
+		*Cornus sericea*	Red-Stem Dogwood
*		*Corylus americana*	American Hazelnut
*		*Hamamelis virginiana*	Witch Hazel
*		*Hydrangea arborescens*	Smooth Hydrangea
+		*Hypericum kalmianum*	St. John's Wort
+		*Ilex glabra*	Inkberry
+		*Ilex verticillata*	Winterberry
+		*Itea virginica*	Virginia Sweetspire
*		*Kalmia latifolia*	Mountain Laurel
*		*Lindera benzoin*	Spice Bush
+		*Morella (Myrica) pennsylvanica*	Northern Bayberry
*		*Photinia (Aronia) melanocarpa*	Black Chokeberry
*		*Photinia pyrifolia (Aronia arbutifolia)*	Red Chokeberry
*		*Rhododendron maximum*	Rosebay Rhododendron
+		*Rhododendron viscosum*	Swamp Azalea
*		*Rhus copallina*	Winged Sumac
*		*Rhus glabra*	Smooth Sumac
*		*Rhus hirta (Rhus typhina)*	Staghorn Sumac
+		*Salix sericea*	Silky Willow
*		*Sambucus canadensis*	Elderberry
*		*Staphylea trifolia*	American Bladdernut
*	+	*Vaccinium corymbosum*	Highbush Blueberry
*		*Viburnum acerifolium*	Maple-leaved Viburnum
*	+	*Viburnum dentatum*	Arrow Wood
*	+	*Viburnum nudum v. cassinioides*	Witherod
*	+	*Viburnum nudum*	Possum-haw Viburnum
*		*Viburnum lentago*	Nannyberry
*		*Viburnum prunifolia*	Blackhaw Viburnum
*		*Viburnum trilobum*	American Cranberry

* *Suitable for usually well drained*
\+ *Suitable for moist areas*

ARBORIST NOTIFICATION AND VERIFICATION:

PRIOR TO THE SIGN OFF AND SUBSEQUENT RELEASE OF THE GRADING PLAN ALL PRESERVATION MEASURES REQUIRED, AS PART OF THE *LANDSCAPE CONSERVATION PLAN*, MUST BE INSPECTED AND APPROVED BY THE CITY OF FALLS CHURCH ARBORIST. THIS MAY INCLUDE BUT IS NOT LIMITED TO TREE WORK, FENCING, MULCHING AND ROOT PRUNING. VIOLATIONS OF THE *LANDSCAPE CONSERVATION PLAN* SHALL RESULT IN FINES, STOP WORK ORDERS AND/OR THE RESUBMISSION OF A "MITIGATION PLAN".

THE REQUIRED REPLACEMENT VEGETATION SHALL BE INSPECTED PRIOR TO PLANTING BY THE CITY ARBORIST. VEGETATION THAT IS INSTALLED UN INSPECTED WILL BE REJECTED. TO ARRANGE AN APPOINTMENT CALL THE ARBORIST AT 703-248-5183.

BONDING INFORMATION
DOCUMENTS AND FORMS

BONDING INFORMATION / INSPECTIONS
Grading Plans

*Applicants must submit funds to the City when their grading plan requires the posting of a **New Landscape Elements Bond** and/or **Existing Tree Preservation Bond.** Also, a **Verification of Tree Preservation Measures Inspection** is required to ensure protection of existing vegetation.*

All bonds are required **prior** to the sign off and approval of grading plans. Bond requirements have been established by ordinance of the City Council. The first $2,000.00 of all bonds is posted by check /cash to the City. Checks are to be made payable to the City of Falls. Information and forms have been included to aid in the acceptable methods of posting the bonds that are in excess of $2,000.00.

1. The **New Landscape Elements Bond Agreement and Plan** is to ensure the installation and planting of all vegetation material shown on the plan for landscaping. For residential grading plans, bonds for trees and shrubs are priced per the bond estimate form. **Sec. 44-136 "Purpose and amount of bond"** explains how the bond is administered and released. Generally, once the vegetation has been planted, inspected and approved by the Arborist or Urban Forester, it is one (1) year from this date that the bond is held. Throughout that one-year holding period, if the vegetation declines or dies it is required to be replaced. At the end of the one-year the applicant must notify the Arborist, in writing, requesting final release of the bond.

2. The **Tree Preservation Bond Agreement and Plan** is required for the protection of City owned street and park trees, specimen, historic, and memorial trees. These types of trees are protected under **Sec. 44 "Vegetation**" of the Falls Church City Code. Also, a **Tree Preservation Bond** can be required when there is a violation of the approved **Landscape Conservation Plan**. This purpose of this bond is to ensure that funding will be available to mitigate the damage that was done to existing vegetation.

Sec. 44-139 "Procedure for administration of bond and terms of bond" explains how the bond is released. Generally, one –half of the bond is released at the end of construction. It is from this date that the remaining part of the bond is held for two (2) years.

3. The **Verification of Tree Preservation Measures** is an inspection performed by the Arborist or Urban Forester **after** grading plan approval but **prior** to the release of permit(s). Tree preservation measures such as root pruning and fence installation that are required as part of the grading plan are to be installed and inspected prior to the entrance of equipment to the site.

Sec. 44-136. - Purpose and amount of bond.

Prior to approval of the plan required by this article and prior to the issuance of building and development permits, there shall be executed by the owner or the owner's agent, and submitted with the plans, an agreement to establish the measures provided for on the plans for the protection of existing trees, together with a cash bond, to be deposited in an interest bearing escrow account upon which the city may draw, in accordance with the agreement, in an amount equal to the total replacement cost of the protected trees plus the cost of the measures required by the agreement for the protection of the trees. Deposit of such funds shall be in a qualified security or insured savings account and any interest earned shall be credited to the owner or agent. The agreement and bond shall be provided for the installation, maintenance and performance of these protective measures and to ensure the repair and replacement, if necessary, of the protected existing trees.

(Code 1982, § 35-15(a); Ord. No. 811; Ord. No. 953; Ord. No. 1042, 3-28-1983; Ord. No. 1236, 9-13-1988; Ord. No. 1659, 10-25-1999)

Sec. 44-139. - Procedure for administration of bond and terms of bond.

(a) The agreement and the plan shall describe the kind of measures to be taken and the materials to be used to protect the trees from the stress of construction. The owner or the agent of the owner shall notify the city arborist in writing at least three days prior to the installation of the protective measures. The arborist shall then inspect the measures after they are installed to ensure they meet the requirements set out in the agreement. The arborist shall notify the owner or the owner's agent in writing when the inspection is complete as to whether or not compliance has been achieved. No construction activities, which include, but are not limited to, the placement of heavy equipment on the site, excavations, earth movement, or erection of any structures, shall be done by the owner or the agent of the owner until the arborist has determined that the measures have been installed according to the agreement. These measures shall remain in place and shall not be modified until all construction on the real estate covered by the agreement is completed. The arborist shall inspect the area for compliance from time to time. The agreement may be amended only by a written instrument and only upon the consent of the arborist.

(b) The owner or the agent of the owner shall notify the arborist in writing when all construction on the real estate covered by the agreement is completed. The arborist shall then inspect the area and, upon determining that all construction in that area is completed, the arborist shall notify the owner or the owner's agent in writing that the protective measures may be removed. No additional construction shall take place on the real estate subject to the agreement after the protective measures have been removed unless the written approval of the arborist is obtained. Approval shall be given upon a determination that the construction will not damage the protected trees. The arborist shall also inspect the trees at this time to determine what damage, if any, has been caused by the stress of construction, as that term is defined in the handbook in the subsection entitled Stresses of Construction. The arborist shall also notify the owner or the owner's agent in writing if any trees must be repaired or replaced because of damage caused by the stress of the construction or shall refund half of the bond if no repairs or replacements are needed. Upon notification by the arborist that repairs or replacements are to be made, the owner or the agent of the owner shall make the required repairs and replacements and shall notify the arborist when the repairs and replacements are complete. The arborist shall inspect the repairs and replacement and shall notify the owner when it is determined that the required repairs and replacements have been adequately performed. One-half of the bond shall then be refunded.

(c) The remaining one-half of the bond shall be held for a period of two years from the date of the arborist's notification to the owner that the required repairs or replacement have been completed. The purpose of retaining this portion of the bond is to ensure trees which are damaged by construction, but where the injury becomes apparent only after construction is completed, will be repaired or replaced. At the end of this two-year period, the owner or the owner's agent may apply to the city arborist in writing for a discharge of the unexpended or unobligated portion of such bond. If the protected trees have survived in good health based upon the guidelines set out in the handbook in the section entitled Tree Preservation and Protection, the arborist shall release the bond within 30 days of receipt of the application. The bond shall not be discharged until all required repairs and replacements have been made.

(Code 1982, § 35-15(b)—(d); Ord. No. 811; Ord. No. 953; Ord. No. 1042, 3-28-1983; Ord. No. 1236, 9-13-1988; Ord. No. 1659, 10-25-1999)

From: Suzanne Keller
To: Richmond300
Subject: protect trees now!
Date: Saturday, February 28, 2026 4:32:57 PM

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

I endorse the suggestions by Capital Trees below. Richmond needs to get serious about preserving and enhancing its tree canopy.

Sincerely,
Suzanne Keller
Richmond, VA

1. Use the full canopy authority already allowed by Virginia law

Code location: Article 4, §4.5.1 – *Tree Canopy Requirements*

What to comment:
Amend §4.5.1 to require the **maximum canopy percentages permitted under Va. Code §15.2-961.1** for residential development, including "missing middle" housing.

Why it matters:
Draft 2 generally sets canopy at **10–15%** for many residential districts, including new higher-density districts like **RD-C** on **25-foot lots**. These rules are prospective, but they will shape neighborhood performance for **50–100 years**. State law already allows **20–30% canopy**—not using it locks in future heat.

2. Prioritize native plants and block invasives from counting

Code locations:

- Article 4, §4.5.1 – *Tree Canopy Requirements*
- Article 4 – *Planting Lists and Standards*

What to comment:
Use authority under **Va. Code §15.2-961.3** to:

- Prohibit species on the **Virginia DCR Invasive Plant Species List** (trees *and* other plants) from counting toward canopy or landscaping requirements.
- Establish a **native-first approach**, including a canopy bonus for native, climate-resilient species.

Why it matters:
Plants that harm ecosystems should not satisfy canopy rules. Native species live longer, provide more shade, and deliver real long-term canopy.

3. Make sure trees are built to survive, not "planted to fail"

Code locations:

- Article 4, §4.5.2 – *Landscape Standards*
- Article 4, §4.5.5 – *Street Trees*
- Cross-reference: Article 4, §4.2 – *Dimensional Standards*

What to comment:
Pair canopy requirements with survivability standards by:

- Requiring **5–8 ft minimum tree lawns / green zones** for street trees.
- Requiring **structural soil, suspended pavement, Silva Cells, or equivalent** where widths cannot be met.

Why it matters:
Recent developments (e.g., Westlake, Belle Heights) show **3–4 ft tree lawns, reduced setbacks, and insufficient soil**, almost guaranteeing canopy failure. *You can't get a canopy if there's nowhere to plant a tree.*

4. Incentivize above-minimum canopy on commercial & industrial sites

Code locations:

- Article 4, §4..5.1 – *Tree Canopy (All Other Districts)*
- Article 3 – *Incentive Zoning*

What to comment:
Create a **"Canopy Plus" incentive program** for projects that exceed the **10% non-residential canopy cap** imposed by state law.

Allowable incentives:

- Modest **height bonuses**
- **Parking flexibility**
- **Expedited review**

Why it matters:
The draft allows canopy but doesn't encourage it. Commercial and industrial sites are often the **hottest parcels**, and incentives are the only legal tool to get meaningful canopy there.

5. Strongly protect existing mature trees

Code location: Article 4, §4.5.1 – *Tree Canopy (Existing Trees)*

What to comment:
Replace small percentage reductions (e.g., **20% ? 18%**) with a **Canopy Credit system**.

Suggested standard:

- One preserved large, healthy tree = **2–3×** the canopy credit of a new sapling.
- Tier credits for **front-yard** trees and **rear-yard/background** canopy.

Why it matters:
Mature trees cool immediately. Saplings take decades. Current incentives undervalue preservation.

6. Apply stronger canopy standards where heat is worst

Code locations:

- Article 3 – *Overlay Districts*
- Article 4, §4.5.1 – *Tree Canopy*

What to comment:
Establish a **Heat Vulnerability Overlay** tied to the City's Urban Heat Vulnerability Map.

Overlay standards:

- **+5–10% canopy** above base district requirements
- At least **75% large-scale shade trees**, not ornamentals

Why it matters:
The City already has the data. Zoning should use it to guide canopy investment.

7. Align zoning with DPW and the Better Streets Manual

Code locations:

- Article 4, §4.5 – *Landscaping and Trees*
- Article 4, §4.3 – *Streetscape and Parking*

What to comment:
Require explicit coordination between **Planning & Development Review (PDR)** and **DPW** so zoning, subdivision standards, and street manuals reinforce the same minimums.

Why it matters:
Some street types still reference **2-ft green zones**, which contradict canopy goals and known tree health requirements—especially on “Great Street” corridors like **Commerce Road** and **Route 1**.

8. Allow setback planting when right-of-way is constrained

Code locations:

- Article 4, §4.2 – *Setbacks*
- Article 4, §4.5.1 – *Tree Canopy Credit*

What to comment:
Allow canopy credit for trees planted on **private property within 10 ft of the sidewalk** where utilities prevent street trees.

Why it matters:
This ensures dense streets still receive shade when the public right-of-way can’t support trees.

9. Require landscape or tree plans for larger projects

Code locations:

- Article 1 – *Administration / Site Plan Review*
- Article 4, §4.5 – *Landscaping and Trees*

What to comment:
Require **landscape or tree plans**, sealed by licensed professionals, for projects above a defined size or intensity threshold.

Why it matters:
Peer jurisdictions like **Henrico and Chesterfield** already require this. Richmond should match regional standards so trees aren’t an afterthought.

From: Vonck, Kevin J. - PDR
To: Frazier Millner Armstrong
Cc: Pitts, Marianne G. - PDR; Mercer, Brian P. - PDR
Subject: RE: Comment on Code Refresh Draft 2
Date: Friday, February 27, 2026 1:32:31 PM
Attachments: image001.png

Thank you for your comments. Very insightful. \\ kjv

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW

Kevin J. Vonck, Ph.D.
Director
(o) 804-646-3741 (c) 804-292-4854
(e) kevin.vonck@rva.gov
(w) rva.gov/planning-development-review
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: Frazier Millner Armstrong <frazwrite1@gmail.com>
Sent: Friday, February 27, 2026 1:17 PM
To: Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>
Subject: Comment on Code Refresh Draft 2

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Subject: Public Comment on Code Refresh Draft 2 – Tree Canopy, Heat, and Long-Term Neighborhood Outcomes

Dear Planning Department Team,

Thank you for the opportunity to comment on **Code Refresh Draft 2**. I appreciate the City's effort to modernize Richmond's zoning code and better respond to housing demand, climate conditions, and long-term community wellbeing.

I am writing to urge the City to strengthen the draft's approach to **tree canopy, landscape standards, and heat mitigation**, particularly in areas where state law already allows greater flexibility. While much of the Code Refresh is prospective and may not dramatically change existing neighborhoods in the short term, it will strongly shape how *new* neighborhoods and infill development function for the next 50–100 years. That makes getting the tree and canopy standards right especially important now.

Trees are not amenities; they are long-term infrastructure that directly affects public health, heat exposure, stormwater, and neighborhood quality. With that in mind, I encourage the

City to consider the following improvements:

1. Require the maximum canopy already allowed under state law for residential and "missing middle" housing.
The draft proposes canopy requirements in the 10–15% range for many residential districts, including new higher-density districts on smaller lots. Where state law permits higher canopy, the City should require it. Without stronger standards, new development risks locking in heat-vulnerable conditions for decades.

2. Prioritize native, climate-resilient trees and prohibit invasives from counting toward canopy.
Trees that harm ecosystems should not satisfy canopy requirements. Native, resilient species should be clearly prioritized and rewarded to support biodiversity and long-term canopy success.

3. Ensure trees are built to survive, not planted to fail.
Canopy requirements are only meaningful if trees have enough soil and space to reach maturity. The code should require minimum "tree lawn" or "green zone" widths of at least 5–8 feet. Where this cannot be met, developers should be required to use proven infrastructure solutions (such as structural soil or suspended pavement). Simply put: *you can't get a canopy if there's nowhere to plant a tree.*

4. Incentivize above-minimum canopy on commercial and industrial sites.
Because state law limits mandatory canopy on non-residential properties, the City should actively reward projects that go beyond the minimum with tools such as modest height or FAR bonuses, parking flexibility, or expedited review. The current draft allows more canopy but does not meaningfully encourage it.

5. Strongly protect existing mature trees.
Preserving large, healthy trees should count far more than planting small new ones. Mature canopy provides immediate cooling, health, and stormwater benefits that cannot be replaced by saplings for decades.

6. Require professional oversight for landscape and canopy plans.
Landscape and canopy plans for larger developments should be reviewed and sealed by licensed professionals to ensure trees are placed correctly and have a realistic chance of thriving.

7. Target canopy where heat and vulnerability are greatest.
Neighborhoods with the highest heat burden should have the strongest canopy standards, with an emphasis on large shade trees rather than ornamental species. This is a critical equity and public-health issue.

Overall, Code Refresh Draft 2 makes important progress, but it still **permits more tree canopy without clearly requiring, incentivizing, or protecting it**—particularly in the places where trees matter most. Strengthening these provisions now would help ensure that future development contributes to cooler, healthier, and more resilient neighborhoods across Richmond.

Additionally, I live south of the river in the Southampton area west of Huguenot. We are experiencing a dramatic increase in developers buying homes, tearing them down and

clearing lots completely. The reduction in tree canopy is alarming. The increased run-off is visible. There appears to be no way to stop this and if this Refresh gives anyone the right… by right…without review or supervision, to build out of scale, out of character, multiple homes on one lot by clearing with no requirement for historical preservation of existing homes AND clearing lots, we will, indeed lose the character of not only this, but neighborhoods across the city.

Why can't we designate areas of the city for additional density that make affordable housing affordable…i.e. access to services, transportation and community.

I encourage a pause and a thorough review to assure that this plan does indeed accomplish goals set out in the Richmond 300 plan. I admit to being deeply, deeply concerned about irrevocable damage if the current plan is passed.

Thank you for your consideration and for your continued work on the Code Refresh.

Sincerely,
Frazier Millner Armstrong

Former Executive Director, Capital Trees

Southampton, West of Huguenot Road/Cherokee Road.

Frazier Millner Armstrong

Frazier Millner Armstrong
Marketing and Communications Strategist, Writer

[redacted]
804-241-1792

Subject: Public Comment on Code Refresh Draft 2 – Tree Canopy, Heat, and Long-Term Neighborhood Outcomes

Dear Kevin and Planning Department Team,

Thank you for the opportunity to comment on **Code Refresh Draft 2**. I appreciate the City's effort to modernize Richmond's zoning code and better respond to housing demand, climate conditions, and long-term community wellbeing.

I am the past chair of **Capital Trees** and a landscape designer who has been practicing in the Richmond community for over 20 years. For far too long, I have watched the City of Richmond allow developers operate with very little regard for tree canopy- removing mature trees and planting trees that are non-natives and utilizing tree wells far too small for long term survival. Thankfully, the state laws have changed. We must make sure that this code refresh contains strong and enforceable requirements for addressing the long term impacts on tree canopy and the myriad of benefits a healthy and mature canopy affords a community.

I am writing to urge the City to strengthen the draft's approach to **tree canopy, landscape standards, and heat mitigation**, particularly in areas where state law already allows greater flexibility. While much of the Code Refresh is prospective and may not dramatically change existing neighborhoods in the short term, it will strongly shape how *new* neighborhoods and infill development function for the next 50–100 years. That makes getting the tree and canopy standards right especially important now.

At Capital Trees, we are committed to increasing tree canopy where ever it is at all feasible. What good does this philanthropic work do when the City allows developers to cut them down as fast as we can plant them?

Trees are not amenities; they are long-term infrastructure that directly affects public health, heat exposure, stormwater, and neighborhood quality. With that in mind, I encourage the City to consider the following improvements:

1. Require the maximum canopy already allowed under state law for residential and "missing middle" housing.
The draft proposes canopy requirements in the 10–15% range for many residential districts, including new higher-density districts on smaller lots. Where state law permits higher canopy, the City should require it. Without stronger standards, new development risks locking in heat-vulnerable conditions for decades.

2. Prioritize native, climate-resilient trees and prohibit invasives from counting toward canopy.
Trees that harm ecosystems should not satisfy canopy requirements. Native, resilient species should be clearly prioritized and rewarded to support biodiversity and long-term canopy success.

3. Ensure trees are built to survive, not planted to fail.
Canopy requirements are only meaningful if trees have enough soil and space to reach maturity. The code should require minimum "tree lawn" or "green zone" widths of at least 5–8 feet. Where this cannot be met, developers should be required to use proven infrastructure solutions (such as structural soil or suspended pavement). Simply put: *you can't get a canopy if there's nowhere to plant a tree.*

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Because state law limits mandatory canopy on non-residential properties, the City should actively reward projects that go beyond the minimum with tools such as modest height or FAR bonuses, parking flexibility, or expedited review. The current draft allows more canopy but does not meaningfully encourage it.

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Preserving large, healthy trees should count far more than planting small new ones. Mature canopy provides immediate cooling, health,

and stormwater benefits that cannot be replaced by saplings for decades.

6. Require professional oversight for landscape and canopy plans. Landscape and canopy plans for larger developments should be reviewed and sealed by licensed professionals to ensure trees are placed correctly and have a realistic chance of thriving.

7. Target canopy where heat and vulnerability are greatest. Neighborhoods with the highest heat burden should have the strongest canopy standards, with an emphasis on large shade trees rather than ornamental species. This is a critical equity and public-health issue.

Overall, Code Refresh Draft 2 makes important progress, but it still **permits more tree canopy without clearly requiring, incentivizing, or protecting it**—particularly in the places where trees matter most. Strengthening these provisions now would help ensure that future development contributes to cooler, healthier, and more resilient neighborhoods across Richmond.

Thank you for your consideration and for your continued work on the Code Refresh.

Sincerely,
Susan F Robertson
Robertson Landscape Design, LLC
804-240-9255

From: Jeff Beck
To: Richmond300
Cc: Breton, Andrew S. - City Council; [redacted]
Subject: Public Comment: Code Refresh - 8 Granite Ave Richmond 23226
Date: Saturday, February 28, 2026 6:24:07 PM

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Richmond City Planning Dept.,

I am a resident at 8 Granite Ave in **Tuckahoe Terrace**. I am writing to request a more context-based approach to the Code Refresh rather than the suggested citywide uniform changes.

Specifically, I am concerned about allowing three units by-right and reducing setbacks on established residential lots. These changes risk overwhelming our local infrastructure (drainage, parking, and traffic) and undermining the character of our neighborhood.

Please reconsider the 'one size fits all' density model and reinstate the 'household' definition to preserve neighborhood stability.

Respectfully,

Jeff Beck

Sent from my iPhone

From: Lacy Briney
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Concerns About Code Refresh
Date: Saturday, February 28, 2026 10:29:52 PM

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Hello,

I am a resident of Tuckahoe Terrace and also own a home in Glenburnie, and I and am writing to express concern about the provision allowing three dwelling units by right on every lot throughout the city. Eliminating minimum lot sizes and significantly reducing setbacks may be appropriate in some areas, but applying this uniformly across all neighborhoods ignores important differences in lot size, infrastructure capacity, and neighborhood character, like our own.

These neighborhoods were developed with specific spacing, green space, and scale in mind. A blanket policy allowing multiple residences on every lot risks overdevelopment that is incompatible with our existing streets and infrastructure. I respectfully request that the City Planning Department reconsider a “one size fits all” approach and provide neighborhood-specific protections.

Thank you for your consideration.

Lacy Briney

204 Tuckahoe Blvd // 5401 Toddsbury Rd, Richmond, VA 23226

From: Sarah Costa
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Public Comment: Code Refresh 98 Tuckahoe Blvd
Date: Friday, February 27, 2026 1:24:25 PM

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To the City of Richmond and Councilman Breton,

I am a resident of Tuckahoe Terrace. I am writing to request a more context-based approach to the Code Refresh rather than citywide uniform changes. Specifically, I am concerned about allowing three units by-right and reducing setbacks on established residential lots. These changes risk overwhelming our local infrastructure (drainage, parking, and traffic) and undermining the character of our neighborhood. Please reconsider the 'one size fits all' density model and reinstate the 'household' definition to preserve neighborhood stability.

Sincerely,

Sarah Costa

From: Brent Dillie
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Public Comment: Code Refresh - 207 Tuckahoe Boulevard 23226
Date: Friday, February 27, 2026 3:17:13 PM

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

Dear Richmond City Planning Department and Councilman Breton,

I am a resident and homeowner at 207 Tuckahoe Boulevard in Tuckahoe Terrace. I am writing to request a more context-based approach to the Code Refresh rather than the proposed citywide, uniform changes. My primary goals are to protect the safety of our streets, preserve the stability of our established neighborhoods, and prevent the worsening of severe traffic and congestion.

As the parent of a young child living directly at the corner of Grove Avenue and Tuckahoe Boulevard, I am deeply concerned about the immediate safety impacts of these zoning changes. Since moving here in 2021, we have watched the traffic on Grove Avenue grow dramatically due to the influx of new apartment buildings nearby. More alarmingly, the frequency of dangerous, highly speeding vehicles has surged right outside our door.

We intentionally chose a home in a single-family neighborhood to provide a safe, quiet environment for our family, away from the heavy congestion of high-density living. The proposed "one size fits all" density model threatens to undermine the character of our neighborhood and introduce unacceptable safety risks to our residential streets.

Specifically, I urge you to reconsider the following proposals:

- **Reconsider "One Size Fits All" Density & Setback Reductions:** Allowing three units by-right and significantly reducing setbacks on established residential lots ignores crucial differences in infrastructure capacity. These changes risk completely overwhelming our local infrastructure—specifically drainage, on-street parking, and traffic flow. Setbacks are essential for maintaining the spacing and stormwater absorption that make our neighborhood safe and livable.
- **Halt the Subdivision of Single Parcels:** Allowing single parcels to be split into three sublots will introduce multiple independent households and vehicles onto lots designed for one family. This will inevitably lead to severe street-parking conflicts and congestion, fundamentally altering the fabric and safety of Tuckahoe Terrace.
- **Reinstate the "Household" Definition:** Eliminating the cap on unrelated individuals living together essentially allows boarding houses in single-family zones. I strongly request that you reinstate a reasonable definition of "household" to prevent overcrowding, reduce excessive vehicle clustering, and preserve neighborhood stability.

Please abandon the blanket, citywide rezoning in favor of a phased, context-based implementation. High-density development and apartments should remain concentrated near

major commercial corridors and transit, rather than infiltrating and overwhelming established, interior residential neighborhoods like ours.

Thank you for your time, and for prioritizing the safety of our streets and our community.

Sincerely,
Brent Dillie
207 Tuckahoe Boulevard Richmond, VA 23226

Brent Dillie
Managing Partner, Premium-PPE
M 412.401.2134
E [redacted]
A 2601 Reliance Drive, Virginia Beach, VA, 23452

From: Lucy West Gurley
To: Richmond300
Cc: Breton, Andrew S. - City Council; Ben Gurley
Subject: Public Comment: Code Refresh - 5419 Tuckahoe Ave
Date: Sunday, March 1, 2026 8:37:50 PM

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To whom it may concern,

I am a resident of Tuckahoe Terrace. I am writing to request a more context-based approach to the Code Refresh rather than citywide uniform changes. Specifically, I am concerned about allowing three units by-right and reducing setbacks on established residential lots. These changes risk overwhelming our local infrastructure (drainage, parking, and traffic) and undermining the character of our neighborhood. Please reconsider the 'one size fits all' density model and reinstate the 'household' definition to preserve neighborhood stability.

Thank you for your time and consideration.

Best,
Ben & Lucy Gurley

From: Margaret Ivey
To: Richmond300
Cc: Breton, Andrew S. - City Council; Margaret Ivey
Subject: Public Comment: Code Refresh: 207 Matoaka Road
Date: Sunday, March 1, 2026 7:17:36 PM

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All,

I am a member of the Tuckahoe Terrace Neighborhood Association. I am concerned about Code Refresh's decision to adopt uniform reforms on a citywide basis rather than take a context-based approach. Code Refresh's "one size fits all" fails to consider a variety of factors, and the adoption of this plan will negatively impact our residential streets, our neighborhoods, and the environment. Below I have highlighted numerous areas of concern that I know are shared by the Glenburnie and Westhampton Neighborhood Associations.

1. Density: I strongly disagree with the provision that allows three dwelling units by right on every lot in the city. Eliminating minimum lot sizes and significantly reducing setbacks ignores important differences in lot size, infrastructure capacity, and neighborhood character. Tuckahoe Terrace was developed with specific spacing and scale in mind. A blanket policy risks overdevelopment incompatible with our existing streets.

2. Impact of Reduced Setbacks and Lot Coverage: As a homeowner, I am particularly concerned about the proposed elimination of the 7,500 square foot minimum lot size and the reduction of front, side, and rear setbacks. Setbacks protect light, air, privacy, tree canopy, and stormwater absorption. Reducing them citywide will significantly alter established neighborhoods and the surrounding environment. Please consider maintaining existing setback standards where homes were designed with spacing that contributes to safety and livability.

3. Concerns About Sublot Subdivision: Allowing each property to be subdivided into three separate sublots raises serious concerns. Multiple independent ownerships on what is currently a single parcel could create congestion, parking conflicts, and utility complications. I urge the Planning Department to reconsider or substantially limit sublot provisions in established single-family neighborhoods.

4. Reinstatement of the "Household" Definition: I am concerned about the repeal of the existing "household" definition, which currently limits the number of unrelated individuals living together. Eliminating any cap could dramatically change the character

of single-family neighborhoods like ours. I strongly urge the City to reinstate a reasonable definition of “household” to prevent overcrowding and preserve neighborhood stability.

5. Church Rezoning to MX-3 Commercial : The automatic rezoning of all church properties to MX-3 Commercial is deeply troubling. A blanket rezoning that allows three-story mixed-use development by right—potentially including retail and restaurants—is not appropriate in every residential context. Rezoning decisions should require community review, especially when immediately adjacent to established homes.

6. Infrastructure and Traffic Concerns: Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity. Our streets, drainage systems, and on-street parking were not designed for tripled density. Growth must be aligned with infrastructure capacity to avoid unintended consequences like increased stormwater runoff, congestion, and safety.

7. Request for Phased or Context-Based Implementation: Rather than implementing these sweeping changes simultaneously across all zoning districts, I urge the City to consider a phased approach. Target increased density in areas near major corridors and transit, while preserving the integrity of established interior residential neighborhoods like Tuckahoe Terrace.

8. Environmental Concerns: Many older neighborhoods have well-established trees and green spaces that enhance our environment, preserve bio-diversity, and preserve families’ health and well-being. Increasing density will destroy as well as detrimentally impact trees and green spaces, thereby reducing their benefits for residents.

I appreciate the opportunity to address these issues and hope the Planning Commission will give them serious consideration. I have lived in Richmond for multiple decades. I have remained in the City because I value its diversity. Part of that diversity includes its wonderful range of neighborhoods.

Sincerely,
Margaret E. Ivey

From: Mary Brooks Jamison
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Public Comment: Code Refresh - 102 Matoaka Road
Date: Friday, February 27, 2026 4:34:51 PM

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Good afternoon,

I am extremely concerned about the code refresh specifically in regard to set backs and the right to three subplots. Our neighborhood, Tuckahoe Terrace, could easily be overwhelmed by the increased number of vehicles parking, and reduction of privacy. Property values would significantly decrease with setbacks being reduced such that neighbors would build on top of each other. In addition I'm concerned about three story mixed usage in church locations. Please do not use a one size fits all approach to the code refresh. Thank you.

Mary Brooks Jamison

Sent from my iPhone

From: Jonathan Kashouty
To: Richmond300
Subject: Tuckahoe Terrace
Date: Friday, February 27, 2026 2:03:22 PM

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"I am a resident of **Tuckahoe Terrace**. I am writing to request a more context-based approach to the Code Refresh rather than citywide uniform changes. Specifically, I am concerned about allowing three units by-right and reducing setbacks on established residential lots. These changes risk overwhelming our local infrastructure (drainage, parking, and traffic) and undermining the character of our neighborhood. Please reconsider the 'one size fits all' density model and reinstate the 'household' definition to preserve neighborhood stability."

From: Elizabeth Skilling
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Public Comment: Code Refresh - 5412 Tuckahoe Avenue, Richmond, Virginia 23226
Date: Friday, February 27, 2026 12:48:32 PM
Attachments: image002.png

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To Whom it May Concern: I am a resident of Tuckahoe Terrace. I am writing to request a more context-based approach to the Code Refresh rather than citywide uniform changes. Specifically, I am concerned about allowing three units by-right and reducing setbacks on established residential lots. These changes will worsen existing drainage, parking, and traffic issues and will undermine the character of our neighborhood. Storm water runoff, parking and traffic congestion are significant issues in Tuckahoe Terrace even under current zoning laws.

These changes also risk overwhelming our local infrastructure. By all indications, the City's infrastructure system is in poor shape – we waited months for the City to repair a water leak on Tuckahoe Avenue (I don't believe it is fixed yet) and I don't think any of us have forgotten the fiasco with the failure of the water treatment plant in January of 2025 that left us without water and sewer services for 3 days. The proposed blanket changes are short-sighted and irresponsible. Before allowing three units by right on every lot citywide, the City should conduct thorough studies on infrastructure capacity and neighborhood impact. Growth must be aligned with infrastructure capacity to avoid unintended consequences.

Finally, I am concerned about the proposed repeal of the existing "household" definition, which currently limits the number of unrelated individuals living together. Eliminating any cap could dramatically change the character of single-family neighborhoods like ours. I strongly urge the City to reinstate a reasonable definition of "household" to prevent overcrowding and preserve neighborhood stability. Thank you.

ELIZABETH S. SKILLING, ESQ.
[redacted] | DIRECT 804.762.8016

Harman Claytor Corrigan & Wellman
Post Office Box 70280 | Richmond, VA 23255
4951 Lake Brook Dr. | Suite 100 | Glen Allen, VA 23060
CELL 804.543.7670 | FAX 804.747.6085 | WEB hccw.com

member of the harmonie group

Celebrating 30 years

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From: Peter Taylor
To: Richmond300; Breton, Andrew S. - City Council
Cc: Janie Taylor
Subject: Public Comment: Code Refresh - Matoaka Rd
Date: Friday, February 27, 2026 2:37:20 PM

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Dear Councilman Breton,

I am a resident of Tuckahoe Terrace and am writing to express serious concerns regarding the proposed zoning changes. In addition, I believe the advertisement and communication of these sweeping changes have not been nearly sufficient for residents who will be directly affected. Many homeowners remain unaware of the scale and implications of what is being considered. While I appreciate the goal of addressing housing supply, several provisions in the current proposal are fundamentally flawed and risk long term unintended consequences for established neighborhoods like ours.

First, allowing three dwelling units by right on every lot throughout the city applies a one size fits all solution to areas with very different lot sizes, infrastructure capacity, and neighborhood character. Tuckahoe Terrace was designed with specific spacing and scale. A blanket density mandate risks overdevelopment that is incompatible with existing streets and homes.

Second, eliminating the 7,500 square foot minimum lot size and reducing front, side, and rear setbacks would significantly alter established neighborhoods. Setbacks protect light, air, privacy, tree canopy, safety, and stormwater absorption. Removing these standards citywide undermines the design principles that make neighborhoods livable and stable. Existing setback standards should be preserved where homes were built with intentional spacing.

Third, allowing subdivision of each parcel into three separate sublots creates serious ownership and infrastructure concerns. Multiple independent owners on what is currently a single parcel could lead to congestion, parking conflicts, utility complications, and long term maintenance disputes. This provision should be reconsidered or substantially limited in established single family areas.

Fourth, repealing the current household definition eliminates an important guardrail against overcrowding. Without reasonable limits on unrelated occupants, single family neighborhoods could experience significant shifts in occupancy patterns that erode neighborhood stability and quality of life. A balanced and enforceable definition should be reinstated.

Fifth, the automatic rezoning of all church properties to MX-3 Commercial is overly broad. Granting by right three story mixed use entitlements, potentially including retail and restaurants, is not appropriate in every residential context. Rezoning decisions should require community review and context specific evaluation, especially when adjacent to established homes.

Sixth, infrastructure and traffic capacity have not been adequately addressed. Streets, drainage systems, and on street parking in neighborhoods like ours were not designed for tripled density. Growth must be aligned with infrastructure capacity to prevent congestion, increased stormwater runoff, and public safety concerns.

Finally, rather than implementing sweeping changes across all zoning districts at once, the City should adopt a phased and context based approach. Increased density should be focused near major corridors and transit, while preserving the integrity of established interior residential neighborhoods such as Tuckahoe Terrace.

In summary, the proposal applies uniform solutions to fundamentally different neighborhoods, weakens long standing design protections, and advances density without sufficient infrastructure planning or adequate public notice. I respectfully urge you to advocate for a more measured and transparent approach.

Thank you for your time and consideration.

Sincerely,

Peter Taylor, cc: Jane Taylor

Tuckahoe Terrace

From: Sarah Walter
To: Richmond300; Breton, Andrew S. - City Council
Subject: Public Comment: Code Refresh - 5417 Tuckahoe Ave
Date: Sunday, March 1, 2026 1:46:47 PM

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I am a resident of **Tuckahoe Terrace**. I am writing to request a more context-based approach to the Code Refresh rather than citywide uniform changes. Specifically, I am concerned about allowing three units by-right and reducing setbacks on established residential lots. These changes risk overwhelming our local infrastructure (drainage, parking, and traffic) and undermining the character of our neighborhood. Please reconsider the 'one size fits all' density model and reinstate the 'household' definition to preserve neighborhood stability.

Sarah Walter
Director of Business Development
c 703-585-2941
e [redacted]
www.monumentconsulting.com

Book time with Sarah Walter

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From: Kathy Watson
To: Richmond300
Subject: Comments on Code Refresh
Date: Sunday, February 22, 2026 6:17:49 PM

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These comments are from **Katharine Watson**. My address is **5507 Matoaka Road** and my husband and I have lived at this address since. We raised our 3 children here in this wonderful neighborhood. We are deeply concerned about many of the provisions in Draft 2 of Code Refresh. We are active members of the Westhampton Citizens Association and agree with most of the positions the Association supports and sincerely hope that our voices will be heard.

- **Residential properties that are zoned for single detached (and attached) dwelling units should be limited to one dwelling unit plus an accessory dwelling unit.**
- **The "preservation bonus" is an improvement over the extreme density proposed in Draft 1.** Although I do not support two dwelling units plus an ADU on properties currently zoned single family, we recognize that the preservation bonus may help with maintaining the aesthetic character of existing neighborhoods and may deter demolitions by developers. We also support the location of all second dwelling units and ADUs behind the primary dwelling.
- **I support the reduction of lot coverage percentages between Draft 1 and Draft 2.**
- **I support the addition of contextual front setbacks and contextual heights**.
- **I am strongly against sublots**. Empirical evidence that sublots lead to missing middle/starter home housing is scanty at best. However, the resulting problems are manifest – lots are divided inconsistently, conflicts among the sublot owners erupt, air and light are diminished, infrastructure is overloaded, emergency access is difficult, short term rentals predominate and the list goes on. It is one thing to allow a property owner to expand the use of their property by adding a second dwelling unit or ADU, but transferring those units into multiple ownership is a recipe for chaos.
- **I continue to be very concerned about commercial uses in residential neighborhoods without further guidance on the conditional use process and decision criteria.**
- **I strongly support that the commercial corridors of Grove, Libbie and Patterson within the Westhampton Node have been appropriately zoned MX-3 in Draft 2 as anticipated in Richmond 300.**
- **I do not support one-size-fits-all MX-3 zoning for Houses of Worship (HWs)**. MX-3 zoning for HWs is a significant increase in density without adjusting for the existing characteristics of the HW property and the neighborhood where it is located.
- **I support the introduction of tree canopy protections, but they require additional detail and incentives or exceptions for protecting existing old-growth trees.**

- **I am strongly against the permission for 8 unrelated persons to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit.** Neighborhoods and homes were designed in anticipation of a balanced number of adults and children. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same.
- **The communication and community engagement strategy for Code Refresh continues to be severely flawed and inadequate!!!!!!!**

Sincerely,

Katharine and Drake Watson

From: Catherine Whitham
To: Richmond300
Cc: [redacted] Catherine Whitham; Judy Hawthorne; Hugh Bryan IV
Subject: Comments on Draft 2 Code Refresh
Date: Monday, February 9, 2026 12:05:04 PM

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As a resident of the First District since 1980 and long time secretary of our neighborhood asociation, I would like to comment on two key aspects of Draft 2 of Code Refresh.

First, I heartily support preserving and encouraging the tree canopy in neighborhoods. Trees are the earth's lungs, and at the same time add vital character and beauty to streets and residential properties.

Second, I also support the Preservation Bonus in Draft 2. I emphatically do NOT support the proposal for subplots...two dwelling units plus an ADU on a single lot as proposed in Draft 1. **I strongly believe that every detached residential property should only be allowed a primary dwelling unit and one ADU.** The ADU by right has only been in place since 2023, and has not had time to evolve. The allowed square footage of the ADU is sufficient.

Thanks for recording my responses.

Catherine C. Whitham
5605 Matoaka Rd
Richmond 23226

From: george calvert
To: Richmond300
Subject: Per Person Density-Not just Dwelling units per lot !
Date: Friday, February 13, 2026 3:39:14 PM

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The sponsors of Code Refresh via Draft 2 continue to look for ways to jam more people as well as living units into our neighborhoods that are for families and related individuals.

The proposed language for "group living" allows for way too many unrelated individuals that is beyond any reasonable definition of an extended family and appears to allow for a very large number of people (9?) in a residence. Is this to allow college students to make larger homes into group homes or small dorm communities? Is it to allow transient workers to share the rental costs in family neighborhoods? what is going on here? Single family neighborhoods for what have been largely owner occupied houses should not be asked or expected to make room or allow existing housing stock to take in this many people per unit.

sincerely,

George Calvert
4321 Hanover Ave.
Richmond VA 23221

home 804 358 5178
cell 804 543 2937

From: Kirkland Hagerty
To: Richmond300
Subject: Code refresh concerns
Date: Friday, February 13, 2026 6:32:34 AM

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Good morning,

I am writing to express concern over the current draft of Code Refresh, which eliminates the definition of family, thereby reducing the restriction on the number of unrelated individuals living in a property. The risks here seem clear - large groups of people living together with no single responsible party. We don't want to encourage transience in our neighborhoods - we want residents committed to them. It seems the standard throughout Virginia is 3 to 4 unrelated individuals. I strongly advocate that Richmond adopt something similar.

Thank you

Kirkland Hagerty
Sent from my iPhone

WHEREAS, The Urban Forestry Commission was re-established in 2024 pursuant to City Code § 8-544 to improve the City's urban forestry resources through policy development, advice, education, and fundraising.

WHEREAS, the Richmond 300 Plan, dated September 29, 2020, clearly states in Objective 17.2 the goal to increase city-wide tree canopy from 42% (2010) to 60% and seek to achieve a 30% tree canopy in all neighborhoods, prioritizing areas with a high heat vulnerability index rating and low tree canopy coverage by 2037 as well as other goals in support of increased urban tree canopy;

WHEREAS, According to data from the Chesapeake Bay Foundation, Virginia lost approximately 9,500 acres of forested land to development from 2014- 2018, and Richmond, VA canopy from 2010 – 2018, went from 42% down to 32%, a relative 23.8% decrease in canopy.

WHEREAS, the City urban forester has stated that the only way to achieve the goal of 60% tree canopy coverage is to increase canopy on private land and the zoning code is the primary way to achieve and enforce those requirements;

WHEREAS, the City and Council has supported other plans and initiatives such as RVAGreen 2050 Climate Equity Action Plan, Cool the City and the upcoming Richmond Tree Plan, in support of ensuring a thriving environment for the residents of Richmond;

WHEREAS, § 15.2-961.3 of the Code of Virginia has opened opportunities for the City of Richmond to enact ordinances in support of additional tree conservation in development;

WHEREAS, Richmond's Housing crisis is best addressed in concert with a systems thinking approach to sustainable construction, stewardship of the City's natural resources, and improvements to City infrastructure;

WHEREAS, the Commission commends the City for including in Draft Two of the Zoning Regulations SEC. 4.5. Landscape, which includes draft language for required tree canopy, walls and fences, and landscape design;

THEREFORE BE IT RESOLVED, that the Commission recommends that the City of Richmond consider the following changes to Draft Two of the Zoning Regulations:

- State legislature for minimum allowable canopy coverage limits the City in achieving its tree canopy goals. Within the current allowable limits, Commission recommends increase the

"Required Tree Canopy" to the maximum allowed under the state law §15.2-961.3 in the interpretation of the proposed zoning ordinance districts:

  - Ten percent tree canopy for a site zoned business, commercial, or industrial;
  - Ten percent tree canopy for a residential site zoned 20 or more units per acre;
  - Fifteen percent tree canopy for a residential site zoned more than 10 but less than 20 units per acre;
  - Twenty percent tree canopy for a residential site zoned 10 units or less per acre
  - Due to the discrepancy in language on calculations on lot size and lot widths, the Commission request to review City calculations on estimated tree canopy by zoning district

- Require a tree removal permit for trees, 9" Diameter Standard Height (DSH) to ensure the removal of trees is monitored and accounted for in tree canopy calculations and neighborhood planting initiatives to the extent possible under state law.
- Consider Heritage tree preservation criteria.
- Recommend requiring a Tree Protection Plan for all site plan submittals.
- Recommend language to advocate for continuous and adequate soil volumes and tree root areas on private property and in public right of way provided by development. This will ensure the health of the urban canopy over time.
  - This is achievable with shared soil areas, suspended or bridged slabs, soil cell applications and wider tree wells with access easements into private property for minimum public sidewalk requirements.
- To the extent allowable by Virginia State Law, recommend the inclusion of requirements or incentives for green roofs, stormwater infrastructure above required minimums, and resilient design strategies like permeable paver applications that reduce the stress on the City's sewer and storm infrastructure during storm events.
- The Commission recommends the City prioritize preserving existing trees and planting new trees on and adjacent to the site proposed for development, allowing for green banking opportunities only if the project is of justifiable benefit to all residents of the City of Richmond and in support of fulfilling a public need.

From: Victoria Beard
To: Jordan, Katherine - City Council; Philipsen, Sven J. - City Council
Cc: Vonck, Kevin J. - PDR; Daniel-Thiem, Kristina M. - PDR; Pitts, Marianne G. - PDR
Subject: Code Refresh
Date: Thursday, March 5, 2026 11:34:39 AM

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Hello Councilwoman Jordan and Mr. Philipsen,

My name is Victoria Beard, and I am a student at Virginia Commonwealth University living in District 2 near Monroe Park. As Richmond continues to grow and more development takes place, I believe it is important for the city to address the housing shortage that many people are experiencing.

One step that could help is drafting building codes that allow for more townhomes and homes built closer together. Increasing the number of housing units would help expand the overall housing supply and make it more attainable for people who want to live in Richmond.

As the city continues to expand, I believe thoughtful planning that supports additional housing development will benefit both current residents and those who hope to move here in the future.

Thank you for your time and consideration.

Respectfully,
Victoria Beard

From: Philipsen, Sven J. - City Council
To: [redacted]
Cc: Jordan, Katherine - City Council; Richmond300
Subject: Re: Comments on Code Refresh
Date: Monday, March 2, 2026 12:11:45 PM

Hi Kyra!

Thanks so much for reaching out and sharing your feedback on the second draft of the Code Refresh. I am further looping in our Planning Department to ensure that your feedback is seen by the team who is crafting the Code Refresh.

We're very much looking forward to seeing how the Planning Department and the whole team working on this incorporates the feedback that they're hearing into the third draft of the plan.

While our focus is still primarily on trying to reach as many residents in the Second District as possible and get them engaged in the Code Refresh process, we also welcome hearing feedback on the plan as it stands, and conversation about what we should be looking for in future drafts. We absolutely agree that multimodality and pedestrian safety is a major priority for consideration in the plan.

As we look ahead to reviewing a third draft and future Council consideration, we will continue to supplement the Planning Department's myriad opportunities to engage with Code Refresh by hosting Second District specific community meetings on the topic. We look forward to seeing you out there!

PS: if you haven't already, please consider signing up for our Second District newsletter! The link to sign-up is in my email signature.

Best,
Sven

Sven Philipsen (he/him)
Second District Liaison
Office of Councilor Katherine Jordan
Office: (804) 646-6532
Cell: (804) 201-5069
[redacted]
Connect with the Second District
Sign-up for the Second District Newsletter

From: Kyra Biernot <[redacted]
Sent: Saturday, February 28, 2026 11:58 PM
To: Jordan, Katherine - City Council <[redacted]
Subject: Comments on Code Refresh

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Hello Ms. Jordan,
I am writing to recommend that, as a VCU student who lives on campus, the Code Refresh project prioritize pedestrian and bike safety. One of my favorite things about living in the City of Richmond is being able to walk to restaurants and stores nearby. However, there have been many pedestrian accidents over the last year concerning me as a pedestrian and student at VCU. Please make sure that consideration is given to safe access, including sidewalks and crosswalks, in all areas of new development.
Thank you for your consideration and time.
Kyra Biernot

From: Catherine Moore
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Tuesday, January 6, 2026 11:28:44 AM

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Please consider the needs of your long time tax payers. The infrastructure needs immediate attention. The sewer system is so old. I have lived at 3106 West Grace Street since 1983. I replaced my server line in March 2003. I was told by city employees that the sewer system needed to be replaced at that time. Nothing has been done 23 years later!!!
When we have a storm, the water collects at the storm gutters onto the street because there is not adequate drainage. The streets are so narrow that you cannot pass on side streets. The growth in Scott.'s Addition has made the traffic worse. I have almost gotten in an accident twice as I entered street from my garage alley. Additional buildings, automobiles and humans will further worsen these current poor conditions. Please consider the needs of all your citizens !! Thank you Catherine Moore 804-539-2957

From: E Woodaman
To: Richmond300; Jordan, Katherine - City Council
Cc: Philipsen, Sven J. - City Council; Chris Cox
Subject: Code Refresh Concerns
Date: Sunday, March 1, 2026 4:48:44 PM

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Good afternoon,
The City should respect the compromise that took years to strike between the Historic W. Grace Street Association and the Dept. of Planning and Development, regarding the south side of W. Broad Street. I am referencing a compromise that our association worked out over years with the City, and which City Council then voted on and approved. If this sort of agreement, made through the appropriate avenues and in good faith, then voted on by city representatives, is so easily discarded, there is not much about this process that we can trust. Please abide by the density limitations outlined below.

Richmond 300, page D20:
"The Corridor Mixed-Use area on the south side of W. Broad Street envisions more limited redevelopment at a smaller scale and height. New infill development should be limited in scope, prioritizing the preservation of significant historic buildings that embody the form and function of Corridor Mixed-Use. New development on the south side of W. Broad Street should be limited to four stories in height between Ryland and Strawberry Streets, and five stories in height between Strawberry Street and Boulevard, with the exception of key intersections, such as at W. Broad and Robinson Streets and W. Broad Street and N. Boulevard, which should be developed at a higher scale befitting their role as standout corners, with extensive discussion with the surrounding community. In order to reduce its effect on lower-scale residential uses to the south, any new development here should employ at 20' rear yard setback from alleys, as well as massing strategies, such as a two-story stepback from the rear, that push the massing toward W. Broad Street."

Thank you for your attention,
Elsa Woodaman and Chris Cox
2243 W. Grace Street

From: Christopher Branch
To: Richmond300; Marti Alexander
Subject: Code Refresh #2
Date: Saturday, February 28, 2026 8:12:13 PM

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Having been to several neighborhood meetings concerning Code Refresh, I have not been convinced that it is in the best interest of the city at this time. I have not gotten any answers to the following questions:

1. Has this been tried elseway in the country and if so what were the results? Did housing become more affordable or did density just increase?

2. What effect does adding density do to our infrastructure? How much will it cost to improve the water, sewage, transportation, schools etc to handle the increased density? How much will this affect the cost of these utilities and what will be the average cost per household?

3. How exactly is this plan going to make housing more affordable? The price of materials is the same for "affordable" housing as it does for other housing, are you asking the developers to forego economic gain? If the price of housing comes down, how does the city compensate for the lost tax revenue? Have you considered the negative result of declining house values to the net worth of Richmonders?

4. Has the city considered reducing the cost of owning a house, such as reducing the real estate tax rate to match the surrounding counties? If so, what was the conclusion and if not, why not?

5. Is the city trying to encourage more home ownership of rental units such as apartment complexes and ADU's? Does the planning department want the city to become a city of renters?

Because no city official has been willing or able to answer these questions, then Code Refresh should not be implemented.

Please do not pass Code Refresh in it's present form until all of the ramifications have been thought out and articulated to the citizens.

Sincerely yours,

Christopher Branch
Westhampton

From: Lauren Henley
To: Richmond300
Subject: Code Refresh Draft Map and Regulations
Date: Wednesday, December 10, 2025 1:45:51 PM

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Hello,
My biggest question is why are unelected bureaucrats trying to tell tax paying homeowners how best they should live?

People who have chosen to buy a home or rent in the Westhampton area chose it for a reason. The reasons are architecturally significant older homes, lots with mature trees, sidewalks, lawns, low traffic, wide streets, few traffic lights, walkability.

Your proposals will destroy all of this.

Lauren D. Henley

804.908.9121

[redacted]

From: s
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 10:28:44 AM

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Gentlemen:

I support the contents of the letter submitted by WCA on February 28, 2026.

Thank you,

Cherlyn S Stevens
401-J N. Hamilton St.
Richmond, VA 23221

Westhampton Citizens Association

P.O. Box 8418

Richmond, VA 23226

February 28, 2026

BY EMAIL (Richmond300@rva.gov)

Kevin Vonck
Director of Richmond Department of Planning and Development Review (DPDR)

Dear Director Vonck:

I am writing on behalf of the Westhampton Citizens Association (WCA) to provide comments on the second draft of the zoning maps and related provisions of the zoning ordinance issued to the public on November 18, 2025. We continue to be concerned about the adequacy of transparent communication and authentic, inclusive public engagement regarding the most comprehensive changes to the zoning code and increase in by-right development in Richmond in the last 100 years.

The footprint of the WCA in the First District extends from Three Chopt Road to the West, Patterson Avenue to the North, the James River to the South and I-195 to the East. Almost all that area is currently zoned for detached single household residences. The footprint also includes the Westhampton Neighborhood Node that was identified in Richmond 300. We represent 328 households and communicate frequently with nearby neighborhood associations.

We offer the following observations:

Zoning Districts and Uses

1. **Residential properties that are zoned for single detached (and attached) dwelling units should be limited to one dwelling unit plus an accessory dwelling unit.** The incremental density provided by ADUs by right was only implemented in September 2023 and it is unnecessary, at this time, to further increase density with another full residential unit. DPDR has provided little explanation as to how the new ADU rules have been utilized in the last two years and why they require revision in terms of permissible floor space and height (presumably to leave room for a third dwelling unit). There is no discussion as to how owners will be incentivized to direct ADUs toward affordable or attainable housing versus short term rentals.[1]

[1] The City's enforcement efforts on short term rentals since 2023 have been woeful at best. Short term rentals are well-known for reducing housing affordability.

2. **The "preservation bonus" is an improvement over the extreme density proposed in Draft 1.** Although we do not support two dwelling units plus an ADU on properties currently zoned single family, we recognize that the preservation bonus may help with maintaining the aesthetic character of existing neighborhoods and may deter demolitions by developers. We also support the location of all second dwelling units and ADUs behind the primary dwelling – though the practicality of jamming three residences in the back half of most lots is questionable. Displacement protections in the form of tax and other forms of relief must be developed and implemented in parallel with rezoning.

3. **We support the reduction of lot coverage percentages between Draft 1 and 2.** The new percentages are much more in line with DPDR's claims of gentle, incremental increases in density.

4. **We support the addition of contextual front setbacks and contextual heights.** We appreciate the recognition that new construction in existing neighbors should be encouraged to conform in terms of building location and scale to nearby homes.

5. **We are strongly against sublots.** Empirical evidence that sublots lead to missing middle/starter home housing is scanty at best. However, the resulting problems are manifest – lots are divided inconsistently, conflicts among the sublot owners erupt as it is unclear who has what rights, air and light are diminished, infrastructure is overloaded, emergency access is difficult, short-term rentals predominate and the list goes on. It is one thing to allow a property owner to expand the use of their property by adding a second dwelling unit or ADU, but transferring those units into multiple ownership is a recipe for chaos.

6. **We continue to be very concerned about commercial uses in residential neighborhoods without further guidance on the conditional use process and decision criteria.** Generally, we prefer most commercial uses to occur on existing commercial corridors. While some light commercial use might be acceptable in a residence in limited situations, we need to review the yet-to-be-released provisions related to Conditional Use Permits to ensure that (i) the process involves robust neighborhood communication and engagement and (ii) the criteria for approval is weighted in favor of maintaining neighborhood residential use without undue disruption.

7. **We strongly support that the commercial corridors of Grove, Libbie and Patterson within the Westhampton Node have been appropriately zoned MX-3 in Draft 2 as anticipated in Richmond 300.** The WCA is pleased that DPDR is honoring the commitment made during the Richmond 300 planning process. We also welcome the additional residential units that may come with such zoning, though we

regret that they are unlikely to be affordable without significant subsidy or other intervention.

8. **More information should be provided to residents/owners of properties that will be zoned RD-C.** There continues to be a lack of consistency and explanation for why DPDR has zoned certain areas RD-C. Is it to bring existing lots into conformity? Or is it strictly density? Or proximity to a major street or other transportation? RD-C is, in effect, a wholly new category designed for increased density that does not correlate with one of the existing detached residential zones. Anyone living in an area zoned RD-C will likely experience significant displacement pressures and changes to the existing aesthetic appearance of their neighborhood. They deserve to have fair warning.

9. **We do not support one-size-fits-all MX-3 zoning for Houses of Worship (HWs).** We understand that HWs may desire to evolve the way they are using their property. However, HW properties come in a variety of physical sizes with varying amenities and their location within or abutting residential areas does not follow a consistent pattern. We see MX-3 zoning for HWs as a significant increase in density without adjusting for the existing characteristics of the HW property and the neighborhood where it is located.

10. **We support the introduction of tree canopy protections, but they require additional detail and incentives for protecting existing old-growth trees.** The tree canopy provisions need to be reviewed and reconciled with other provisions of the code. Can a large tree live in the front of a home with a ten foot set back which also requires pedestrian right-of-way? We need evidence that arborists or other experts have weighed in to ensure that the proposal will accomplish its intent.

11. **We are strongly against the permission for 8 unrelated persons[2] to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit.** While we appreciate that the definition of "family" may be out-dated, we want to discourage the creation of rooming houses and other unregulated group living in residential neighborhoods. Neighborhoods and homes were designed in anticipation of a balanced number of adults and children. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same. Moreover, we believe that individuals engaged in household living should operate as a single housekeeping unit where there is at least one individual (not corporation) who is responsible for the upkeep of the premises.

<u>General Concerns</u>

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[2] Citizens should not have to deduce the permissible number of unrelated people allowed in a dwelling unit for household living by reference to the definition of group living which begins at 9 individuals.

12. **The communication and community engagement strategy for Code Refresh continues to be severely flawed and inadequate.** Despite significant feedback from citizens on Draft 1 about a flawed engagement process, the City launched headlong into the very same process for Draft 2. Draft 2 (roughly 240 pages in length) was launched on November 18, 2025 followed by three ill-timed open houses on November 19 and 20. Again, the open houses featured poster boards with voluminous information which were difficult to digest, particularly if attendees were not deeply familiar with Draft 1.

    From there, DPDR scrambled between the Thanksgiving and Christmas holidays to get to some district meetings hosted by each of the nine council members with the remainder occurring in January and early February. Working Group meetings followed the same format used in Draft 1 of seeking input on a limited number of questions identified by DPDR – there was no opportunity as a group to ask questions and gain feedback. Meanwhile, buried in our holiday mail was a small postcard from the Mayor with a QR code telling people go online to learn about Code Refresh and make comments on the dysfunctional map (which one of the consultants told me was being used for the first time in a city-wide process).

    Where are the comprehensive explanations of specific topics? Where are the Frequently Asked Questions published on the website that DPDR and the City is willing to stand behind[3]? Where is the data, research and feasibility studies that DPDR and the City is relying on for their assumptions about population growth, infrastructure adequacy[4], economic rate of change[5], needed additional rental/owned units to accommodate new residents, and other baseline assumptions and feasibility studies supporting Code Refresh? What are the City's specific plans to protect against displacement and genuinely encourage housing affordability? Why do citizens hear from City employees conflicting messages on the level of cross-communication and involvement in Code Refresh among the Departments of Planning and Development Review, Public Works, Public Utilities, Sustainability and other City departments? What has the City learned from the experiences of other cities in Virginia and elsewhere that have implemented upzoning, particularly those that now have years of evidence that rezoning has limited impact on affordability and dramatic impact on displacement? Has there been analysis on the likely impacts on property taxes or insurance costs?

    Very simply, the WCA, along with other neighborhood associations, seeks a more collaborative process that is driven by reliable information and data that is shared and understood by all stakeholders. Citizens should not have to discover the

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[3] Responses to questions about for certain elements of Code Refresh were prepared for the Fourth District but never posted broadly.

[4] The statement that Scott Morris, the Director of the Department of Public Utilities, says the infrastructure is adequate is not a satisfactory explanation.

[5] Economic analyses that show how the built environment is predicted to change if proposed zoning changes are implemented. We expect to see the actual analyses prepared by RKG, not a sanitized summary.

changes to ADU sizes buried in the fine print of Draft 1, nor complete the gymnastic code reading exercise to discern the dramatic consequences of eliminating the definition of "single-family" and the introduction of 8 unrelated individuals living in a home in Draft 2.[6]

We want the Code Refresh process to embody the City's value of Integrity and Partnership set forth in the Mayor's Action Plan. Whatever Code Refresh comes to be, it will be better if the City deals honestly and seeks to collaborate with its residents.

13. **We understand that Richmond's existing zoning code is a partial barrier for building more housing that is affordable to more people.** We believe that zoning has a role to play in producing affordable housing, but requiring additional density on every single dwelling residential property is unnecessary – especially in light of the changes allowing for ADUs just two years ago. Focused attention on larger, multi-household units along major corridors with established transportation infrastructure will make a greater impact much more quickly.

The WCA appreciates the opportunity to provide input and looks forward to seeing how these comments and others are reflected in the next draft.

Best,

Patty Merrill

WCA President

cc: Andrew Breton (by email)

Michael Kolbe (by email)

[6] DPDR explains that 8 persons was selected because state law prohibits zoning rules that restrict small, licensed facilities for 8 or fewer unrelated individuals in single family zones. However, those facilities are regulated and are unlikely to come with 8 additional automobiles. This is the magical thinking that pops up time and again throughout Code Refresh.

From: carol allen
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 7:21:35 PM

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As a resident of Richmond for the last 40 years, I support the contents of the letter submitted by the WCA on February 28, 2026. I have attended many 1st District meetings and am a member of WCA. Thank you for your attention to our concerns.

Carol Allen, 4102 Exeter Rd, Richmond, VA 23221

From: Elizabeth Allen
To: Richmond300
Subject: Code Refresh Concerns
Date: Sunday, March 1, 2026 11:01:03 PM

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Dear Director Vonck:

Having been a resident in Windsor Farms for almost 40 years and currently enrolled in the membership of the Westhampton Citizens Association, I wish to state that
I agree with and support all the concerns raised in the 2/28/2026 letter submitted on behalf of the WCA by Patty Merrill, the President of the Westhampton Citizens Association to the DPDR.

Every point addressed (#1 - 13) in the contents of this letter submitted on February 28, 2026 has my support and further, I too, believe that every point so concisely stated
warrants a more "collaborative process that is driven by reliable information and data that is shared and understood by all stakeholders."

It is my sincere hope the points raised in this letter to the DPDR will be carefully considered as you work towards the next draft of Code Refresh.

Richmond is a gem of a city and it deserves smart, strategic and cooperative efforts to guide it to a most successful future.

Thank you for all you do to make this city maintain its character and grow wisely to meet the needs of the decades to come.

Respectfully,

Elizabeth Lamar Allen
337 Clovelly Road
Richmond, VA

From: JOE ANDREWS
To: Richmond300
Subject: Code refresh
Date: Sunday, March 1, 2026 2:13:34 PM

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I support the contents of the letter submitted by Westhampton Citizen Association signed by Patty Merrill and dated February 28, 2026
Joseph Andrews
113 Granite Avenue

From: Bredrup, Turner
To: Richmond300
Subject: RVA Code Refresh
Date: Sunday, March 1, 2026 2:43:21 PM

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Director Vonck and members of the DPDR

I am writing to express my strong support for the Westhampton Citizens Association (WCA) positions regarding the code refresh. The WCA recently articulated its positions in a letter dated February 28, 2026, addressed to Director Vonck. I hope that the DPDR will work towards amending the code and incorporate the thoughtful suggestions of the WCA.

Regards,
Turner Bredrup
22 Ampthill Road

Turner Bredrup
Harris Williams
Business Phone & Text: (804) 915-0110 *Please direct texts to this number
Assistant: Jennifer Cox
1001 Haxall Point, 9th Floor
Richmond, VA 23219
www.harriswilliams.com

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Harris Williams is an SEC-registered broker-dealer and member of FINRA and SIPC. Additional disclosures are available here.

From: George Burke
To: Richmond300
Subject: Code refresh critique
Date: Sunday, March 1, 2026 9:38:28 PM

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I support the WCA letter of 2/28.
George Burke
22 Maxwell Rd, Richmond, VA 23226

Sent from Gmail Mobile

James A Carleton
102 Penshurst Road
Richmond, VA 23221
carleton5jim@me.com

March 1, 2026

Mr. Kevin Vonck
Director of Richmond Department of Planning and Development Review
BY EMAIL: richmond300@rva.gov

Dear Mr. Vonck:

Simply stated, I am adamantly against the second edition of the massive zoning code revisions (commonly referred to as the "Code Refresh") and believe the process to be deeply flawed.

I have read the letters to you from the Westhampton Citizens Association (most recently Feb. 28, 2026), and support those comments in their entirety. Additionally, I believe many of the drawbacks and negative consequences identified in a 9 minute video prepared by the Richmond Civic League (http://www.richmondcivicleague.com/resources) is quite enlightening.

My personal objections principally relate to:

1. The total elimination of single family neighborhoods! Establishing rules without any limits or "focus" (ie, intentionality) by permitting two dwelling units and an ADU - by right, will have many negative consequences!! Many residents in northern Virginia counties that adopted a similar provision are now fully recognizing the negative impact to their neighborhoods. Additionally, replacing the term "family" with "8 unrelated persons" is totally inappropriate.

2. For a City like Richmond, which pumps thousands of gallons of raw sewage into the James River with significant rain and other weather events is morally wrong and then to dramatically and intentionally increase density resulting in even more sewage and water run-off is unconscionable! To assume the General Assembly of Virginia will fund the necessary plant and equipment to appropriately "process" the sewage is naive and misleading at best. It is ridiculous that the current draft does not realistically address the run-off and pollution issue.

3. As a graduate of the Richmond Tree Steward program, I am extremely concerned about the reduction in tree canopy as a result of increased density. The Civic League estimated that the tree canopy could be reduced by as much as 60%. When I was on the Board of the Richmond Redevelopment & Housing Authority, we tried to have trees added to those properties as experts cited many advantages of tree fauna (eg, lower summer temperatures when trees shade properties.)

4. A flawed process… the WCA and the Civic League describe the flaws better than I can.

Professionally, I was a CPA for over 30 years and then taught at the College of William & May for 9 years. If my experience could ever be helpful to you in this process, I hope you will reach out to me.

Respectfully,

cc: Andrew Breton via email

From: Yevonne Chandler
To: Richmond300
Subject: Code Refresh Comments
Date: Friday, February 27, 2026 4:11:09 PM

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Hello,

My name is Yevonne Chandler. My husband, Cary and I live at 14 Clarke Rd, which we purchased in 2017.
While I have commented on the code refresh map, I would like to also offer over-arching comments on the code fresh.

1. We feel strongly that residential properties that are zoned for single detached (and attached) dwelling units should be limited to one dwelling unit plus an accessory dwelling unit. ADUs should be restricted to behind the primary residence.

2. I have significant concerns about the ability of the city infrastructure to support increased density. Sinkholes appear regularly in streets disrupting traffic and posing safety concerns, existing streets are full of potholes, and any amount of rain results in standing water and flooding due to clogged or simply insufficient sewers. Water quality and supply issues are well known.

3. I am strongly against the permission for 8 unrelated persons to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit. Neighborhoods and homes were designed in anticipation of a balanced number of adults and children. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same.

4. The communication and community engagement strategy for Code Refresh continues to be severely flawed and inadequate. The map is difficult to interpret and navigate and the terms used are not necessarily common knowledge, making it difficult for ordinary citizens to understand and comment.

Thank you,
Yevonne and Cary Chandler
14 Clarke Rd, Richmond, VA 23226

From: Herbert Claiborne
To: Richmond300
Subject: Code Refresh Comments
Date: Monday, February 23, 2026 12:04:24 PM

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Let me start by noting that I think the Richmond Code Refresh process has been an utter disaster from the start. From my perspective, it seems your goal is to ruin all of the charm and livability of Richmond by cramming as many people as possible into every nook and cranny and letting developers determine what sort of city we should have. You should be ashamed of yourself. I have lived in Richmond since 1962 (and at my current residence since 2000) and cannot remember a more flawed or destructive process. If the goal of this exercise is to encourage residents to move to the surrounding counties, I suspect you will succeed beyond your wildest dreams. While I have many objections to the whole concept, here are a few specific comments (which reflect similar comments of the Westhampton Citizens Association) as it appears this insanity is still moving forward:

- **Residential properties that are zoned for single detached (and attached) dwelling units should be limited to one dwelling unit plus an accessory dwelling unit.**
- **The "preservation bonus" is an improvement over the extreme density proposed in Draft 1.** Although I do not support two dwelling units plus an ADU on properties currently zoned single family, I recognize that the preservation bonus may help with maintaining the aesthetic character of existing neighborhoods and may deter demolitions by developers. I also support the location of all second dwelling units and ADUs behind the primary dwelling.
- **I support the reduction of lot coverage percentages between Draft 1 and Draft 2.**
- **I support the addition of contextual front setbacks and contextual heights**.
- **I am strongly opposed to sublots**. Empirical evidence that sublots lead to missing middle/starter home housing is scanty at best. However, the resulting problems are manifest – lots are divided inconsistently, conflicts among the sublot owners erupt, air and light are diminished, infrastructure is overloaded, emergency access is difficult, short term rentals predominate and the list goes on. It is one thing to allow a property owner to expand the use of their property by adding a second dwelling unit or ADU, but transferring those units into multiple ownership is a recipe for chaos.
- **I am strongly opposed to commercial uses in residential neighborhoods without further guidance on the conditional use process and decision criteria.**
- **I strongly support that the commercial corridors of Grove, Libbie and Patterson within the Westhampton Node have been appropriately zoned MX-3 in Draft 2 as anticipated in Richmond 300.**
- **I do not support one-size-fits-all MX-3 zoning for Houses of Worship (HWs)**. MX-3 zoning for HWs is a significant increase in density without adjusting for the existing characteristics of the HW property and the neighborhood where it is located.
- **I strongly support the introduction of tree canopy protections, but they require**

additional detail and incentives or exceptions for protecting existing old-growth trees.

- **I am strongly opposed to permission for 8 unrelated persons to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit.** Neighborhoods and homes were designed in anticipation of a balanced number of adults and children. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same.
- **The communication and community engagement strategy for Code Refresh continues to be severely flawed and inadequate.**

Regards,

Herbert Claiborne
118 S. Wilton Road 23226
[redacted]

From: Christina Edwards
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 7:53:00 PM

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Good evening,

I support the contents of the letter submitted by the WCA on February 28, 2026.

Christina C. Edwards
4002 Hanover Avenue

From: Karen Gutcher
To: Richmond300; [redacted]
Cc: Breton, Andrew S. - CNL; Kristin Lund Vosmik
Subject: Draft 2.0 Code Refresh
Date: Friday, February 6, 2026 2:07:19 PM

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Dear Planning Committee Members,

I am writing as a resident of 601 Henri Road, Richmond, VA 23226, to express my concerns regarding increasing property density in my neighborhood, particularly along Maple Avenue.

While I support the proposed changes regarding Accessory Dwelling Units (ADUs), I request that a restriction be implemented to preclude short-term rentals of less than one year, such as Airbnb listings.

I am in full agreement with the statements and recommendations provided by the Westhampton Citizens Association. I strongly urge the City of Richmond to incorporate these suggestions into the planning and development process.

Thank you for your time and consideration of this matter.

Best regards,

Karen Gutcher

From: Kirkland Hagerty
To: Richmond300
Subject: Opposition to the current draft of Code Refresh
Date: Sunday, March 1, 2026 2:55:19 PM

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Dear all,

I have written several times throughout this process and want to reaffirm that I support the contents of the letter submitted by the WCA on February 28, 2026. Please listen to your concerned citizens.

Kirkland

Kirkland Hagerty
Sent from my iPhone

From: Ashley Hanley
To: Richmond300
Cc: Mayor Danny Avula; PDR FOIA; Breton, Andrew S. - City Council; Brown, Whitney H. - City Council Office
Subject: Re: Zoning Code Refresh concerns
Date: Monday, February 16, 2026 3:17:56 PM

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Dear City of Richmond and Richmond 300 Board -

I am writing, again, to express my concerns with your proposed zoning code "refresh" that favors developers, too much density and lacks any attention to historic preservation.

In addition to the issues that I have already expressed, this plan is missing a major component - we as a city need to fix our schools and infrastructures before adding additional density to our neighborhoods. Adding more homes to our neighborhoods will not solve these issues unless you set regulations in place that make builders give back to the city. We as homeowners and city tax payers cannot be penalized for the financial repercussions of developers adding more housing.

Many great points are made in this video below - all that support my concerns for our neighborhood and surrounding neighborhoods - the look of our neighborhoods will be even more dense, financial concerns, lack of greenspace and cause even more harm to our ecosystem.

https://youtu.be/p3AURl4ti8w

I am also very disappointed to see that the infill plan for 3923 Grove Avenue was approved (https://richmondbizsense.com/2026/02/10/redesigned-grove-ave-infill-carytown-townhomes-broad-st-apartments-get-city-council-oks/). Have you actually walked by this home? Been behind this home? Been next to this home? What has been proposed, and will be built, completely takes away from this beautiful historic property and removes all surrounding greenspace - not to mention the fact that it is actually not that large of a lot. This new development is going to be crowded, architecturally inaccurate and likely will cause even more traffic to this area. I strongly urge you to take some time out of your day to come view this property in person and provide more strict building guidelines to this developer. Most of this new constitution completely conflicts with the latest draft of Code Refresh - https://rva.gov/planning-development-review/code-refresh.

Lastly, our Westhampton Citizens Association has brought to our attention an issue with the language of some of the zoning laws. Under our existing zoning, we achieve limitations on the occupancy of a dwelling unit, in part, through the definition of “family” which applies to “persons living together as a single housekeeping unit” and, among other things, limits the occupancy of a dwelling unit to 3 unrelated individuals.

Code Refresh has eliminated the definition of family and, in doing so, has eliminated both the requirement that the group of people are living together as a single housekeeping unit and any limitation on the number of unrelated people living together.

Under Code Refresh, “household living” means “residential occupancy of a dwelling unit by a household. A household is considered one or more persons living together in a dwelling unit, with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit. Tenancy is arranged for 30 days or more.”As for a limitation on occupancy of unrelated people in such household, you have to go to the definition of group living which starts at 9 unrelated people. Accordingly, one can deduce that the limit for household living is up to 8 unrelated individuals. However, this suggests we also need to be very focused on the potentially exponential additional density resulting from the permitted number of unrelated people living in each dwelling unit. It appears that some other recently rezoned Virginia jurisdictions standard to be approximately 3 to 4 unrelated individuals. I would strongly advocate that Richmond adopt something similar. I would also like for Richmond to reintroduce the concept of “living together as a housekeeping unit” to reduce the potential for dwelling units being converted into rentals where no one appears to be responsible for the property and it is difficult to identify, let alone reach, the landlord.

Thank you for your time and consideration for implementing a zoning code refresh that benefits us all.

Sincerely,
Ashley Hanley

Ashley Hanley
[redacted]
804-514-7053
www.ashleyhanley.com

On Sat, Sep 27, 2025 at 8:58 AM Ashley Hanley <[redacted]> wrote:

> Dear City of Richmond and Richmond 300 Board -
>
> I am writing to express my concerns with your proposed zoning code "refresh" that favors developers, over building and lacks any attention to historic preservation.
>
> I have been living in Richmond since the age of 6 and it has been incredible to see the city grow, adapt to change, but still try to preserve the beautiful wide range of historic architecture that is throughout our city. However, with Covid, and the sudden influx of more out of town residents, a strong push for development has been rapidly changing the landscape of our historic neighborhoods. Many of these neighborhoods already have homes that are 90 to 100 years old, and many are approaching the 100 year old mark. I admire that Historic RVA and other preservation efforts have done such a wonderful job helping protect the Museum District, the Fan, parts of the North Side, the Shockoe Slip, Jackson Ward, etc. - however, it has left zero room for efforts to be made in the Near West End. Instead, this zoning code "refresh" further accelerates the rapid change that is happening all across our Near West End neighborhoods.

Not only are our residential neighborhoods at risk, our commercial areas are as well. If you have not driven by or have been walking in the Libbie Grove / Patterson shopping corridors recently, you should take some time to do so. There are currently at least 3 bulldozed lots that are for sale for commercial real estate - zoned for office use. All three of these lots have been sitting vacant for at least 2+ years. Meanwhile, I learned that the Westhampton Bakery building was approved for demolition to make way for a new commercial mixed use building. This is a great example of where we do NOT need more NEW commercial mixed use buildings, as we clearly have multiple areas where this is already planned for. Additionally, we will be taking away a historically appropriate mid century building that is a charming landmark feature of the neighborhood.

One last example that would make for a great case of a building reuse instead of demolition and also promoting local dining and shopping. There has been an old office building vacant and for lease for a number of years on Libbie Avenue. It was recently sold off market and is currently getting rezoned for high density residential housing. Again, if you have not been in the Libbie-Grove area recently, we already have a significant number of these high density residential buildings - and right around the corner from where this property sits. We are NOT lacking in this area and do NOT need any more in the area. Instead, I think a better use of this property would be a reuse and renovation of the building into a boutique hotel that would also house a restaurant. Just think about the job opportunity and business that this could do for the area. University of Richmond is right around the corner and it would make for a wonderful place for families to stay while visiting their kids - or think about the number of weddings that take place almost every weekend here in Richmond - making this a great place for guests to stay and to be in a walkable area for other dining and shopping locally.

I urge you to consider the following that will create a FAIR and REASONABLE zoning code refresh:

Incremental Change: Start by rezoning areas with the greatest opportunities for affordable growth that don't risk resident displacement. Focus on high traffic corridors and areas already ripe for infill before rezoning every neighborhood.

Historic Preservation: Our historic architecture identity is a big part of what makes RVA so special. Ensure well-built homes, commercial buildings, and other historic structures are protected from demolition. Promote complimentary design that maintains RVA's distinct character.

Environmental Stewardship: Increases in density must coincide with increased walkability, easy-to-use transit, and sustainable infrastructure growth. Protect our trees, parks and green spaces, and ensure more shade is created with new development through maximum lot use coverage requirements.

Thank you for your time and consideration for implementing a zoning code refresh that benefits us all.

Sincerely,
Ashley Hanley

Ashley Hanley

[redacted]
804-514-7053
www.ashleyhanley.com

From: Forrest Jessee
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 8:50:28 PM

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Dear Sirs

I support the letter submitted by WCA on February 28, 2026.

Thank you.
Forrest Jessee
5304 Tuckahoe Ave
Richmond VA 23226

From: Basil Jones
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 7:13:46 PM

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I support the contents of the letter submitted by the WCA on Feb 28, 2026.
Respectfully,
Basil M Jones III
104 Westmoreland St, 23226

___
Basil Jones
804.814.0335

From: Basil Jones
To: Richmond300
Subject: Westhampton Civic Association letter from Patty Merrill dated 2/28/2026 to Kevin Vonck regarding
Date: Sunday, March 1, 2026 9:39:27 PM

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I am writing to you to support 100% the view's expressed in Patty Merrill's letter referenced above. As a resident of the district covered by the Westhampton Civic association for 63 of my 69 years, I agree with everything she has outlined regarding the new zoning plans and feel that this plan is being rushed for implementation and as currently outlined does not represent the best interests of the residents of Richmond.
Sincerely,
Basil Jones
6100 Howard Road

Sent from my iPhone

From: Melissa Layfield
To: Richmond300
Subject: Reasoning plans
Date: Sunday, March 1, 2026 10:14:15 AM

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I support the comments in the letter submitted by WCA on February 28,2026. Please do not destroy our beautiful community which is such a vibrant and beloved part of Richmond City

From: Beth Manning
To: Richmond300; Terry Manning
Subject: Code Refresh Comments
Date: Sunday, March 1, 2026 9:02:38 PM

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Kevin Vonch,

We have attended 3 meetings concerning Richmond's housing plans and we support the contents of the letter submitted by the Westhampton Community Association on February 28, 2026. My husband and I moved here 14 years ago and our home has more than doubled in value. Million dollar homes are going up all around us and we currently have 6 neighbors who border our backyard. We've been planting trees for privacy. Our neighborhood is crowded enough. The traffic on Maple is horrible and we're concerned about getting hit while walking our dog. The turnabouts have failed to slow traffic down and many have actually run into them taking out trees and shrubs. We are all for affordable housing but we're also about keeping the unique identity of our neighborhood.

Sincerely,

Beth and Terry Manning
601 Maple Ave, Richmond, VA 23226
[redacted]

From: Hollys7way
To: Richmond300
Subject: Code refresh
Date: Sunday, March 1, 2026 5:23:06 PM

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-To City of Richmond
"I support the contents of the letter submitted by the WCA on February 28, 2026."
Also, by moving from Chesterfield County to the City,I pay over 4 times the taxes and cannot see the services for taxes paid. You collect for storm water and over 5 times I have reported flooding at Cary and Coventry as storm drains are clogged. It's a mess and then pot holes are back in our roads. As far as the Sidewalks and I also reported are a tripping hazard.
The City can't handle the present infrastructure and I can't see adding to it by density not to mention parking problems. Also, I can't see where you think that you are creating affordable housing in an area where the taxes are high. You are putting more pressure on our schools and a delicate infrastructure is being challenged.
More is not always a better solution.
Sincerely,
Holly Martin
4605 Coventry Rd

.

From: Edward Norfleet
To: Richmond300
Subject: Comment on Draft 2 of code "refresh"
Date: Sunday, March 1, 2026 2:39:31 PM

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We wholeheartedly support the contents of the letter submitted by the Westhamton Civic Association on February 28, 2026.

Edward Norfleet and Prince Norfleet
4207 West Franklin St.

From: Megan Pratt
To: Richmond300
Subject: Code refresh
Date: Sunday, March 1, 2026 10:52:17 PM

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I support the contents of the letter submitted by the WCA on February 28, 2026.
Megan Pratt
5402570522
6012 Saint Andrews Lane
Richmond Va 23226

From: Mark Pruett
To: Richmond300
Subject: Opposition to code refresh
Date: Sunday, March 1, 2026 9:03:43 PM

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"I support the contents of the letter submitted by the WCA on February 28, 2026."

Mark Pruett
614 Arlie Street Richmond VA 23226

Mark Pruett
804-350-2876

From: Robert Proctor
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 10:59:16 AM

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I support the contents of the letter submitted by the WCA on February 28, 2026.

Best,

Bob Proctor
200 Nottingham Road
Richmond, VA 23221

From: Cynthia Proctor
To: Richmond300
Subject: Draft 2 of Code Refresh
Date: Sunday, March 1, 2026 1:08:50 PM

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I have previously provided my comments on Draft 2 of Code Refresh. I also would like to say that I support the contents of the letter submitted by the WCA on February 28, 2026.

Sincerely,

Cynthia Proctor
200 Nottingham Road 23221

From: Cynthia Proctor
To: Richmond300
Subject: Draft 2 of Code Refresh
Date: Sunday, March 1, 2026 6:49:59 PM

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I have previously provided my comments on Draft 2 of Code Refresh. I also would like to say that I support the contents of the letter submitted by the WCA on February 28, 2026.

Sincerely,

Cynthia Proctor
200 Nottingham Road 23221

From: Robert Proctor
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 7:12:55 PM

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I support the contents of the letter submitted by the WCA on February 28, 2026.

Robert Proctor
200 Nottingham Road
Richmond, VA 23221

From: Anna Rhoads
To: Richmond300
Cc: Holland
Subject: Richmond Code Refresh Feedback
Date: Sunday, March 1, 2026 2:07:11 PM

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Good afternoon,

Please know that I support the contents of the letter submitted by the WCA on February 28, 2026.

Thank you!
Anna Rhoads
2 Albemarle Avenue

Sent from my iPhone

From: Holland Rhoads
To: Richmond300
Subject: Against the code refresh
Date: Sunday, March 1, 2026 2:49:02 PM

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Good afternoon,

Please know that I support the contents of the letter submitted by the WCA on February 28, 2026.

Thank you!
Holland Rhoads
2 Albemarle Avenue

From: James Rose
To: Richmond300
Cc: James Rose
Subject: Code Refresh
Date: Sunday, March 1, 2026 5:40:01 PM

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I support the contents of the letter submitted by the WCA on February 28, 2026.

James G Rose Jr
4 Ampthill Road
Richmond, VA 23226

From: MLShepard
To: Richmond300; Mary Leigh Shepard
Subject: Code Refesh Rezoning
Date: Sunday, March 1, 2026 8:40:07 PM

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We support the contents of the letter submitted by the WCA on February 28, 2026.

Phillip and Mary Leigh Shepard

4304 Cambridge Road
Richmond, Virginia 23221
Sent from my iPad

From: Kathy Spong and Jack Catlett
To: Richmond300
Subject: Code Refresh -comments and concerns
Date: Sunday, March 1, 2026 11:17:54 AM

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We support the contents of the letter submitted by the Westhampton Citizens Association (WCA) submitted on February 28, 2026.

John B. Catlett, Jr. and M. Katharine Spong
500 Henri Road
Richmond, VA 23226

Sent from the all new AOL app for iOS

From: Lucinda Stanchina
To: Richmond300
Subject: Code Refresh Draft 2
Date: Sunday, March 1, 2026 10:36:59 AM

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I strongly support the contents of the letter submitted by the WCA on February 28, 2026

Lucinda Stanchina
4314 Hanover Ave.
Richmond, VA. 23221
804-347-8401

From: Lynn Taylor
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 11:16:53 AM

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Dear Director Vonck:

We support the contents of the letter submitted by the WCA on February 28, 2026.

Lynn and Bob Taylor
4207 Sulgrave Rd
Richmond, VA 23221

Sent from my iPad

From: Elizabeth Williams
To: Richmond300
Subject: Draft 2 of Code Refresh
Date: Sunday, March 1, 2026 12:43:04 PM

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I support the contents of the letter submitted by the WCA on February 28, 2026.

Elizabeth Williams
6316 Ridgeway Rd
Richmond 23226

From: Deborah Usry
To: Richmond300
Subject: Code Refresh
Date: Monday, March 2, 2026 8:28:48 AM

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I support the contents of the letter submitted by the WCA on February 28, 2026.

--

Deborah Usry
313 Granite Avenue, Richmond 23226
(804) 240-4886

From: Catherine Whitham
To: Richmond300; Breton, Andrew S. - City Council
Subject: I support WCA letter regarding Draft 2 Code Refresh
Date: Sunday, March 1, 2026 8:05:23 PM

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As a nearly 50 year resident of Westhampton, I write in support of the contents of the letter below from the Westhampton Citizens Association signed by WCA president Patty Merrill on February 26, 2026.
Catherine Whitham
5605 Matoaka Road
Richmond, VA 23226

Dear Director Vonck:
I am writing on behalf of the Westhampton Citizens Association (WCA) to provide comments on the second draft of the zoning maps and related provisions of the zoning ordinance issued to the public on November 18, 2025.

We continue to be concerned about the adequacy of transparent communication and authentic, inclusive public engagement regarding the most comprehensive changes to the zoning code and increase in by-right development in Richmond in the last 100 years. The footprint of the WCA in the First District extends from Three Chopt Road to the West, Patterson Avenue to the North, the James River to the South and I-195 to the East. Almost all that area is currently zoned for detached single household residences. The footprint also includes the Westhampton Neighborhood Node that was identified in Richmond 300. We represent 335 households and communicate frequently with nearby neighborhood associations. We o er the following observations: Zoning Districts and Uses 1. Residential properties that are zoned for single detached (and attached) dwelling units should be limited to one dwelling unit plus an accessory dwelling unit. The incremental density provided by ADUs by right was only implemented in September 2023 and it is unnecessary, at this time, to further increase density with another full residential unit. DPDR has provided little explanation as to how the new ADU rules have been utilized in the last two years and why they require revision in terms of permissible floor space and height (presumably to leave room for a third dwelling unit). There is no discussion as to how owners will be incentivized to direct ADUs toward affordable or attainable housing versus short term rentals.

1 1The City's enforcement reports on short term rentals since 2023 have been woeful at best. Short term rentals are well-known for reducing housing affordability.

1 2. The "preservation bonus" is an improvement over the extreme density proposed in Draft 1. Although we do not support two dwelling units plus an ADU on properties currently zoned single family, we recognize that the preservation bonus may help with maintaining the aesthetic character of existing neighborhoods and may deter demolitions by developers. We also support the location of all second dwelling units and ADUs behind the primary dwelling –

though the practicality of jamming three residences in the back half of most lots is questionable. Displacement protections in the form of tax and other forms of relief must be developed and implemented in parallel with rezoning.

3. We support the reduction of lot coverage percentages between Draft 1 and 2. The new percentages are much more in line with DPDR's claims of gentle, incremental increases in density.

4. We support the addition of contextual front setbacks and contextual heights. We appreciate the recognition that new construction in existing neighbors should be encouraged to conform in terms of building location and scale to nearby homes.

5. We are strongly against sublots. Empirical evidence that sublots lead to missing middle/starter home housing is scanty at best. However, the resulting problems are manifest – lots are divided inconsistently, conflicts among the sublot owners erupt as it is unclear who has what rights, air and light are diminished, infrastructure is overloaded, emergency access is di icult, short-term rentals predominate and the list goes on. It is one thing to allow a property owner to expand the use of their property by adding a second dwelling unit or ADU, but transferring those units into multiple ownership is a recipe for chaos.

6. We continue to be very concerned about commercial uses in residential neighborhoods without further guidance on the conditional use process and decision criteria. Generally, we prefer most commercial uses to occur on existing commercial corridors. While some light commercial use might be acceptable in a residence in limited situations, we need to review the yet-to-be-released provisions related to Conditional Use Permits to ensure that (i) the process involves robust neighborhood communication and engagement and (ii) the criteria for approval is weighted in favor of maintaining neighborhood residential use without undue disruption.

7. We strongly support that the commercial corridors of Grove, Libbie and Patterson within the Westhampton Node have been appropriately zoned MX-3 in Draft 2 as anticipated in Richmond 300. The WCA is pleased that DPDR is honoring the commitment made during the Richmond 300 planning process. We also welcome the additional residential units that may come with such zoning, though we 2 regret that they are unlikely to be affordable without significant subsidy or other intervention.

8. More information should be provided to residents/owners of properties that will be zoned RD-C. There continues to be a lack of consistency and explanation for why DPDR has zoned certain areas RD-C. Is it to bring existing lots into conformity? Or is it strictly density? Or proximity to a major street or other transportation? RD-C is, in e ect, a wholly new category designed for increased density that does not correlate with one of the existing detached residential zones. Anyone living in an area zoned RD-C will likely experience significant displacement pressures and changes to the existing aesthetic appearance of their neighborhood. They deserve to have fair warning.

9. We do not support one-size-fits-all MX-3 zoning for Houses of Worship (HWs). We understand that HWs may desire to evolve the way they are using their property. However, HW properties come in a variety of physical sizes with varying amenities and their location within or abutting residential areas does not follow a consistent pattern. We see MX-3 zoning for HWs as a significant increase in density without adjusting for the existing characteristics of

the HW property and the neighborhood where it is located.

10. We support the introduction of tree canopy protections, but they require additional detail and incentives for protecting existing old-growth trees. The tree canopy provisions need to be reviewed and reconciled with other provisions of the code. Can a large tree live in the front of a home with a ten foot set back which also requires pedestrian right-of-way? We need evidence that arborists or other experts have weighed in to ensure that the proposal will accomplish its intent.

11. We are strongly against the permission for 8 unrelated persons to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit. While we appreciate that the definition of "family" may be out-dated, we want to discourage the creation of rooming houses and other unregulated group living in residential neighborhoods. Neighborhoods and homes were designed in anticipation of a balanced number of adults and children. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same. Moreover, we believe that individuals engaged in household living should operate as a single housekeeping unit where there is at least one individual (not corporation) who is responsible for the upkeep of the premises. Citizens should not have to deduce the permissible number of unrelated people allowed in a dwelling unit for household living by reference to the definition of group living which begins at 9 individuals.

General Concerns

The communication and community engagement strategy for Code Refresh continues to be severely flawed and inadequate. Despite significant feedback from citizens on Draft 1 about a flawed engagement process, the City launched headlong into the very same process for Draft 2. Draft 2 (roughly 240 pages in length) was launched on November 18, 2025 followed by three ill-timed open houses on November 19 and 20. Again, the open houses featured poster boards with voluminous information which were di icult to digest, particularly if attendees were not deeply familiar with Draft 1. From there, DPDR scrambled between the Thanksgiving and Christmas holidays to get to some district meetings hosted by each of the nine council members with the remainder occurring in January and early February. Working Group meetings followed the same format used in Draft 1 of seeking input on a limited number of questions identified by DPDR – there was no opportunity as a group to ask questions and gain feedback. Meanwhile, buried in our holiday mail was a small postcard from the Mayor with a QR code telling people to go online to learn about Code Refresh and make comments on the dysfunctional map (which one of the consultants told me was being used for the first time in a city-wide process). Where are the comprehensive explanations of specific topics? Where are the Frequently Asked Questions published on the website that DPDR and the City is willing to stand behind? Where is the data, research and feasibility studies that DPDR and the City is relying on for their assumptions about population growth, infrastructure adequacy4, economic rate of change5, needed additional rental/owned units to accommodate new residents, and other baseline assumptions and feasibility studies supporting Code Refresh? What are the City's specific plans to protect against displacement and genuinely encourage housing a ordability? Why do citizens hear from City employees conflicting messages on the level of cross communication and involvement in Code Refresh among the Departments of Planning and Development Review, Public Works, Public Utilities, Sustainability and other City departments? Has there been analysis on the likely impacts on property taxes or insurance costs?What has the City learned from the experiences of other

cities in Virginia and elsewhere that have implemented upzoning, particularly those that now have years of evidence that rezoning has limited impact on a ordability and dramatic impact on displacement? Responses to questions about certain elements of Code Refresh were prepared for the Fourth District but never posted broadly. 4The statement that Scott Morris, the Director of the Department of Public Utilities, says the infrastructure is adequate is not a satisfactory explanation. Economic analyses that show how the built environment is predicted to change if proposed zoning changes are implemented. We expect to see the actual analyses prepared by RKG, not a sanitized summary.

Very simply, the WCA, along with other neighborhood associations, seeks a more collaborative process that is driven by reliable information and data that is shared and understood by all stakeholders. Citizens should not have to discover the changes to ADU sizes buried in the fine print of Draft 1, nor complete the gymnastic code reading exercise to discern the dramatic consequences of eliminating the definition of "single-family" and the introduction of 8 unrelated individuals living in a home in Draft 2.6 We want the Code Refresh process to embody the City's value of Integrity and Partnership set forth in the Mayor's Action Plan. Whatever Code Refresh comes to be, it will be better if the City deals honestly and seeks to collaborate with its residents.

We understand that Richmond's existing zoning code is a partial barrier for building more housing that is affordable to more people. We believe that zoning has a role to play in producing affordable housing, but requiring additional density on every single dwelling residential property is unnecessary – especially in light of the changes allowing for ADUs just two years ago. Focused attention on larger, multihousehold units along major corridors with established transportation infrastructure will make a greater impact much more quickly. The WCA appreciates the opportunity to provide input and looks forward to seeing how these comments and others are reflected in the next draft. Best, Patty Merrill WCA President cc: Andrew Breton (by email) Michael Kolbe (by email) 6 DPDR explains that 8 persons was selected because state law prohibits zoning rules that restrict small, licensed facilities for 8 or fewer unrelated individuals in single family zones. However, those facilities are regulated and are unlikely to come with 8 additional automobiles. This is the magical thinking that pops up time and again throughout Code Refresh.

From: Harold Williams III
To: Richmond300
Cc: [redacted]
Subject: Draft 2 of Code Refresh
Date: Sunday, March 1, 2026 11:46:19 PM

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BY EMAIL ([redacted]
Kevin Vonck
Director of Richmond Department of Planning and Development Review (DPDR)

Dear Director Vonck:

My name is Harold Williams, and I have been a resident of Richmond and a homeowner for over 25 years, purchasing our home at 4111 Hanover Avenue in February 2000. I grew up nearby in the Glenburnie neighborhood of Richmond, and I lived in Atlanta for 15 years after college before returning to Richmond in 2000 with my wife Suzanne to raise our children.

I am a business owner and lease space in downtown Richmond. I support the City of Richmond through residential property taxes, business gross receipts taxes, and business personal property taxes. My wife and I also support a number local charities that serve a broad constituency across the Richmond region. Additionally, I serve on the board of the Grove Crest Colonial Place Civic Association, and am a former president of the board of trustees of Historic Richmond. Quite simply, we are deeply invested in Richmond!

The Code Refresh process continues to be quite concerning to us, both the communication and community engagement strategy. In my opinion, there has been significant misinformation about the goals of Code Refresh, emphasizing affordable housing (which I support) when the true goal appears to be density to drive property tax rolls.

Richmond continues to struggle with infrastructure issues (water, sewer, roads, etc.), and I have witnessed poor SUP decisions in the First District that will continue to strain these basic city services. Density does not equal affordability, but density can negatively impact quality of life and property values when it is poorly managed.

I am writing to provide my unwavering support for the contents of the letter submitted by the Westhampton Civic Association on February 28, 2026. Building code updates are no doubt warranted, but a measured and thoughtful approach will produce a far better long-term outcome than the current strategy.

Please let me know if I can provide additional information or if can engage directly with City leaders in the discourse concerning Code Refresh.

Best regards,
Harold

Harold J. Williams III
Dickinson Williams & Co.
1210 East Cary | 4th Floor | Richmond, VA 23219

804.588.3413 (Direct) | 804.955.8838 (Cell)
[redacted]
dickinsonwilliams.com

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From: Suzanne Williams
To: Richmond300
Subject: Code Refresh Draft 2
Date: Sunday, March 1, 2026 11:59:02 PM

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Dear Director Vonck,

I strongly support the contents of the letter submitted by the WCA on February 28, 2026, especially regarding residential properties that are zoned for single detached (and attached) dwelling units should be limited to one dwelling unit plus an accessory dwelling unit.
I am also strongly against permission for 8 unrelated persons to live in a single housekeeping unit. Neighborhoods and homes were designed in anticipation of a balanced number of adults and children. Other Virginia jurisdictions have adopted limits of 3 or 4 unrelated adults living together in a single household. Richmond should do the same.

Sincerely,

Suzanne Williams
4111 Hanover Avenue
Sent from my iPad

From: Mckenzie Woodard
To: Richmond300
Subject: Refresh feedback
Date: Sunday, March 1, 2026 5:07:06 PM

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Good afternoon!

Our family owns a property at 11 Tapoan Richmond 23226, I can't understand where to provide feedback through the website but wanted to express before the deadline that we are in favor of the current plan for refresh of the code in our area. We feel the concept needs further consideration to strike the right balance for our area

Best,

McKenzie Woodard, DDS

From: Scott Boyers
To: Breton, Andrew S. - City Council
Cc: Brown, Whitney H. - City Council Office; Richmond300
Subject: Ask Planning and Development Review
Date: Saturday, January 17, 2026 11:05:17 AM

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Andrew: Thanks again for an informative update on your 1st District Newsletter. Very helpful.

I took a minute to review the now-passed SUP for the Libbie & Patterson office/retail mixed use project and thought there was a lesson to be learned regarding new development in that specific area.

First. I applaud the increase of 4TH story to the project, which appears will allow more parking and more flexibility for parking onsite. The 4th story has been an unnecessary obstacle in planning for this area, as neighbors consistently fight it as "out of character/scale". Which is nonsense. 5 stories at the old Westhampton School development hasn't negatively impacted the area at all. Nor have 4 story developments along Libbie such as The Tiber and the townhouses across the street (sorry, I cant recall the name).

The lesson is that there is really no excuse for the City's "300"project to restrict development on Libbie Avenue to 3 stories, targeting here the east side of Libbie from about York to Patterson. Really short sighted. Especially if the proposed developments are multi-unit residential units. All would be very high-end by economic necessity, contribute solidly to City taxes, and meet very strong proven market demand. Residential is the most benign use with respect to parking requirements and related traffic trip counts. Residential neighbors heavily support nearby retailers and restaurants, much more so than office tenants. If not part of a forward-looking formal planning process, then as a "favored" application in the SUP process. 4 stories isn't a "high-rise" as claimed by the no-change crowd.

I see the above as a flaw in the thinking of Richmond planners. Instead of welcoming vertical development with supportive (yes, mandatory) parking requirements to provide the hoped-for increase in housing units, they seem to favor horizontal expansion of density in established single-family residential neighborhoods. No surprise that residents from those neighborhoods, especially Westhampton, are pushing back.

Please give the above some thought.

Thanks again, Andrew.

Scott

Scott Boyers

Highline Developments, LLC
[redacted]
804-837-5768

P.O. Box 8642
Richmond VA 23226

Licensed Real Estate Sales Agent (commercial) in Virginia

Westmoreland Place Association
P.O. Box 14705
Richmond, Virginia 23221

March 1, 2026

BY EMAIL

Kevin J. Vonck, Ph.D
Director
Department of Planning and Development Review
[redacted]

Marianne Pitts
Deputy Director Senior | Planning & Policy
Department of Planning and Development Review
[redacted]

Elizabeth Greenfield
Chair, Zoning Advisory Council
Vice President of Government Affairs
Home Building Association of Richmond
[redacted]

Re: Comments on Draft #2 of Code Refresh

Dear Dr. Vonck, Ms. Pitts and Ms. Greenfield:

I submit this letter on behalf of the Westmoreland Place Association ("WPA"), a homeowners' association whose members reside in Westmoreland Place, a 113-year-old neighborhood in the City of Richmond which consists entirely of single family, detached homes. We offer the following comments regarding the proposed revision of the City's zoning ordinance as expressed in Draft #2 of Code Refresh:

1. Affordable Housing. We wholeheartedly support the objective of the proposed Code Refresh zoning ordinance to "[p]romote. . . the creation and preservation of affordable housing suitable for meeting the current and future needs of the City." Residents of Westmoreland Place welcome the opportunity to partner with the City of Richmond by offering their time and relevant expertise in this effort, including providing support to the

Mayor's recently announced Richmond Affordable Housing Trust Fund in order to create and preserve housing that working families, seniors, and long-time Richmonders can afford.

2. One-Size-Fits-All Approach. Although the members of the WPA look forward to working with the City to find workable solutions to the affordable housing crisis, we do not support the "one size fits all" approach of Code Refresh—namely, permitting two dwelling units (detached or attached) plus an affordable housing unit (ADU) and certain commercial uses on every lot in established neighborhoods that are now zoned to permit only one single family, detached dwelling and an ADU on each lot. For two principal reasons, we feel strongly that this approach will not achieve, or even advance, the stated objective:

First, evidence from other localities that have tried this approach indicates that it has minimal, if any, effect on increasing the supply of affordable housing. The Virginia Housing Commission, which conducted an overview of recent literature on the subject, listed several "key takeaways" from its survey, including the following:

- There is no consensus in the research as to whether relaxed land-use regulations produce changes in housing stock and affordability that are statistically significant.
- Even if a zoning regulatory change leads to an increase in housing supply, prices may not fall (or stop rising).
- The benefits of wide-ranging zoning reforms are often not as large as expected, and many times the reforms do not yield more *affordable* housing for low-income households;
- Upzoning offers mixed success in terms of increase in housing production and lower home prices, and outcomes are largely dependent on the climate of local markets. Market demand, local political context, housing types, timing and other factors affect whether zoning changes increase housing stock and/or lower costs.

Second, to the extent that Code Refresh *will* result in the construction of one or more additional dwelling units on lots in neighborhoods that are currently zoned for one detached dwelling unit plus an ADU on each lot, Code Refresh will radically change the character of such neighborhoods and may well decrease the market value of homes in those neighborhoods. When Richmonders purchase homes in neighborhoods zoned only for one single family, detached home per lot, they are often making the largest single investments they will ever make, and they reasonably rely upon the zoning regulations to be in effect not only when they make their purchases but also for as long as they own their homes, at least in regard to fundamental zoning regulations such as the primary types of uses permitted in the neighborhood, setbacks and lot sizes.

Richmond has a rich diversity of residential neighborhoods, including those primarily with rental units, single family detached homes, attached homes, and mixed uses, among others, and it is this very diversity that makes Richmond a diverse and appealing place to live, work and raise families. Code Refresh should recognize and preserve that diversity. Instead of making radical changes to zoning regulations, Richmond should take a more measured approach and address the need for more affordable housing by examining current land use patterns to determine those areas of the City that would be most suitable for denser residential development without adversely affecting existing, established neighborhoods. The proposed "preservation bonus" in the 2nd draft of Code Refresh may reduce somewhat the rate of construction of new housing units in modest neighborhoods (where teardowns are more likely to occur), but it does nothing to address the potential adverse effects of the construction of additional dwelling units on lots where the existing homes will remain in place.

3. Allowance of Commercial Uses in Residential Neighborhoods. Code Refresh also would allow, in those areas of the City currently zoned to permit only one single family home on each lot, among other uses, day care, special needs housing, education and, with the issuance of a conditional use permits (subject to certain limitations), group living (9 or more individuals), restaurants and other food and beverage sales, medical services, office uses, personal services, and general retail uses. Allowing such commercial uses will change the character of established neighborhoods which are currently limited to single-family, detached homes. Furthermore, because no information has been provided as to basis, terms and conditions for the issuance of conditional use permits, it is impossible to evaluate the possible impact of uses that would require such permits.

4. Infrastructure. Code Refresh makes no mention of the need to improve the basic infrastructure serving the neighborhoods to be densified, including water, sanitary sewer, storm sewer and streets. Before DPDR proceeds further with Code Refresh, the Department of Public Works, the Department of Utilities and other affected city agencies *must* carefully consider the impact of the anticipated additional housing units on such infrastructure and the costs of making improvements to accommodate those units.

5. Household Living. We note that the term, "single family," would no longer be used in the proposed zoning ordinance to describe what the zoning ordinance historically has regulated without needing a definition—namely, a dwelling occupied by one family as its residence. By contrast, the proposed zoning ordinance refers to a "residential occupancy of a dwelling unit by a household" and defines a "household" to mean "one or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit." Although we recognize that "single family" homes are often occupied by unrelated persons (which should be permitted, within limits),

there appears to be no limit under Code Refresh on the number of persons permitted to live in a dwelling unit, whether related or otherwise. We do not believe that the definition of a household should be so open-ended, as a fraternity or sorority house, for example, would be permitted by right in a neighborhood that otherwise includes only families.

6. Sublots. In addition to allowing three housing units on each lot, the second draft of Code Refresh provides that the owner of a lot in a residential neighborhood currently zoned for one single family, detached home per lot may subdivide the lot into three parcels—one for each of the principal dwelling unit, the second dwelling unit and the ADU, so as to allow the conveyance of the sublots to the residents of each dwelling unit. This unusual provision effectively allows a property owner to circumvent current subdivision requirements without addressing any additional infrastructure, emergency access, additional parking and other factors arising from the sublots. It also ignores the front yard, side yard and rear yard setbacks that otherwise would apply to each dwelling unit if each occupied a separate lot in the same neighborhood.

7. Houses of Worship. The second draft of Code Refresh would rezone churches and other houses of worship to MX-3, which would allow houses of worship to construct single-unit and multi-unit housing on their properties, to operate group living uses and to operate commercial uses such as food and beverage. Inasmuch as many houses of worship are located within or immediately adjacent to neighborhoods with only single family, detached houses, property owned by houses of worship should be limited to their primary purposes, and any ancillary uses such as retail should be subject to a case-by-case permitting process to ensure adequacy of infrastructure and compatibility with the neighborhood.

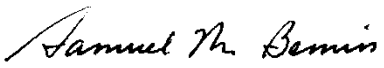
8. Flawed Process. Finally, the process that the Department of Planning and Development Review has followed in seeking input from City residents regarding Code Refresh is woefully inadequate and has resulted in a proposed zoning ordinance that does not reflect the preferences of most Richmond residents. Residents should expect periodic updates to zoning regulations as the City grows and changes over time. In fact, although DPDR has maintained that Code Refresh represents the first major change to the City's zoning regulations in fifty years, numerous changes were made to the existing zoning ordinance over that period, especially in the 1990's and more recently in the case of short-term rentals, accessory dwelling units and the elimination of minimum parking requirements. Many of the changes proposed in Code Refresh constitute radical departures from traditional zoning that has been in place in Richmond and other cities for decades. The vast majority of Richmond residents, especially those living in neighborhoods with only single family, detached homes, were unaware of the specific recommendations of the Richmond 300 master plan with regard to affordable housing, and even fewer are aware that Code Refresh would allow by right up to three housing units on each lot currently zoned for only one

single family, detached house. Many of the residents *were* aware of the recommendation of Richmond 300 for creating certain clearly defined "nodes" (such as the "Westhampton Node" in the West End) in which somewhat denser housing and certain commercial uses would be allowed where such denser and mixed uses already exist. In fact, it is inconceivable to most residents living in neighborhoods that have always been zoned for only one single family, detached dwelling per lot that the City would seek to rezone their neighborhoods for denser development as currently proposed—at least not without involving those residents in the decision-making process from the beginning.

Instead, the process of creating and revising Code Refresh has been entrusted primarily to members of the City's Department of Planning and Development Review, urban planning consultants hired by DPDR and not based in Richmond or even Virginia, lawyers for real estate developers, affordable housing advocates, so-called YIMBY activists (many of whom also do not live in Richmond), and others with a strong bias in favor of denser development and opposed to traditional zoning principles, and with little to no participation by residents in the neighborhoods most affected. The addition of five persons to the Zoning Advisory Council midway through the process failed to balance the density-at-any-cost bias of ZAC.

It is time for a reset of the Code Refresh process. Before proceeding further and before making any recommendations to the Planning Commission or any other agency or officials in the City, DPDR should reach out to representatives of numerous neighborhoods throughout the City and seek their input on the issues identified above, as well as on other concerns with Code Refresh that are not mentioned in this letter but that will undoubtedly be identified by these neighborhoods when and as they receive adequate information on the potential impact of Code Refresh. The neighborhoods, in turn, should be encouraged to participate in discussions on the need to increase affordable housing and on ways in which they might assist in that process—both in the short term and in the long term. Only after there has been a full airing of the concerns of residents who will be directly affected by Code Refresh and only after appropriate changes in the proposed zoning ordinance have been made to address those concerns should the Code Refresh process continue toward adoption of a new zoning ordinance that has the support of a majority of Richmonders.

Very truly yours,



Sam Bemiss
President

From: [redacted]
To: Breton, Andrew S. - City Council; Richmond300
Subject: Refresh
Date: Saturday, February 28, 2026 7:36:18 PM

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> Dear Sir:
>
> I oppose the refresh proposal for the following reasons:
>
> 1. Decreased green space, tree canopies, vegetation, open spaces - one of the qualities that makes this area as nice as it is and holds prices which increase the city's revenue.
>
> 2. Doesn't address their "affordable housing crisis" argument since what is being built in this area isn't "affordable", ie. newly built condos listed for $650,000 and up

> 3. Would negatively impact the overall feel and livability for existing homeowners who intentionally purchased their properties with the current neighborhood quality and characteristics in mind. High density living already exists in nearby neighborhoods such as The Fan and The Museum District so if anyone wants that lifestyle, they are able to easily access it.

Eda H. Cabaniss
4705 Rolfe Road

Sent from my iPad

From: David Cohn
To: Richmond300
Subject: Comments in Opposition to the Proposed Code Refresh
Date: Wednesday, February 25, 2026 3:57:04 PM

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As I explain in the next paragraph, the City's adoption of the Zoning Ordinance in its proposed form will be a huge mistake that will cost the City dearly in lost population and tax base.

Residential properties in the R-1 zone of the Cary Street corridor west of Carytown (including my neighborhood of Westmoreland Place) have always been attractive to potential residents who want to live in the City in large lot single family homes in quiet, tree lined neighborhoods. If the proposed zoning ordinance is adopted to permit duplexes, ancillary residential structures or smaller houses on smaller lots in this area, this option of large lot single family homes in the City will disappear over time and the City will be a much less attractive place in which to live. The inevitable consequence of adoption will be that many existing residents of this area will move to the Counties and few (if any) new residents will want to move into the City. I already know of City residents who will move out of the City if this ordinance passes, much as the City lost population in 1970 as residents fled to Henrico, Chesterfield and Goochland Counties. The result will be that the City will be harmed by (1) a rapid decline in property values, (2) a diminished tax base and (3) significant financial decline.

If the objective of the proposed zoning ordinance is to increase the City's population by making additional affordable housing available, I respectfully request that the City accomplish this by permitting a higher density of housing in other areas of the City that are already zoned for greater population density than this Cary Street corridor and SHOULD NOT change the zoning of this Cary Street corridor in any manner.

Thank you
David S. Cohn
4708 Charmian Road
Richmond 23226-1706
Mobile: 804-627-1197
E-mail: [redacted]

From: Leigh Farmer
To: Breton, Andrew S. - City Council; Richmond300; [redacted] Vonck, Kevin J. - PDR; Pitts, Marianne G. - PDR
Subject: Zoning Refresh Comments
Date: Sunday, March 1, 2026 2:15:57 PM

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As a Richmond City resident and homeowner for over 50 years, I want to offer my thoughts on Draft 2 of the Zoning Code Refresh.

I oppose the current draft for the following reasons:

- **First, and foremost, is the potential for increased traffic, especially along Cary Street which is already very crowded.**
- **Second, increasing the housing/buildings would decrease green space, tree canopies, vegetation, open spaces – which are the qualities that makes this area as desirable and nice as it is.**
- **Third, increasing population density would put additional stress on our aged infrastructure, water and sewer systems, etc.**
- **Fourth, there is a large supply of run-down and/or vacant buildings in the city that should be a priority - developers should invest in these properties to provide additional housing.**
- **Lastly, and by far my strongest personal belief, is that these zoning changes would negatively impact the overall feel and livability for existing homeowners who intentionally purchased their properties with the current neighborhood quality and characteristics in mind. High density living already exists in nearby neighborhoods such as Scott's Addition, The Fan, and The Museum District. So, if anyone wants that housing style, they can easily access it.**

Thank you for considering my comments. My contact information is below.

Leigh Y. Farmer

4719 Pocahontas Avenue
Richmond, VA 23226
Cell 80
Email [redacted]

From: Susan Hamill
To: Richmond300
Subject: CODE REFRESH
Date: Sunday, March 1, 2026 9:16:33 PM

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Dear Director Vonck,

I support the contents of both the letter submitted by Sam Bemiss, President of the Westmoreland Place Association submitted on March 1, 2026 and the letter submitted by Westhampton Citizens Association President, Patty Merrill submitted on February 28, 2026.

My husband and I moved to Richmond over 30 years ago. We were attracted by Richmond's overall quality of life including its job opportunities, educational and cultural institutions, diversity of neighborhoods, recreational and green spaces, citizens' civic involvement. I understand that the City needs to grow to maintain its vitality and meet a variety of housing needs. I urge the City to not institute zoning policies that will jeopardize the very qualities that make Richmond a wonderful place to reside.

Respectfully,

Susan Hamill
5 Virginia Avenue
Richmond, 23226

From: Bill Hamill
To: Vonck, Kevin J. - PDR; Pitts, Marianne G. - PDR; [redacted] Breton, Andrew S. - City Council; Richmond300
Subject: Code Refresh - Comments
Date: Sunday, March 1, 2026 9:57:35 PM

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To: Kevin Vonck, Marianne Pitts, Elizabeth Greenfield and Andrew Breton

From: Bill Hamill

Subject: Comments on Code Refresh

As a long-term resident of the City of Richmond, I am respectfully submitting comments based on the following beliefs:

- **Value of Diversity** – I am a big believer in the value of diversity not only in business organizations, schools and government bodies, but also in communities. Within the draft Code Refresh, the eager push to increase housing density would result in a significant loss in the diversity of housing and neighborhood settings available within Richmond.

  Most significantly, single-family neighborhoods would be severely impacted by (1) allowing multiple dwellings on lots currently zoned for one detached dwelling unit, (2) allowing the subdividing of single-family lots into three separate parcels, (3) allowing commercial uses in residential neighborhoods, and (4) inappropriately opening up the number of people who might claim being part of a loosely defined "household."

- **Freedom of Choice** – There is a wide range of housing alternatives available in the City of Richmond. The changes noted above would substantially alter the areas of the City that are currently zoned for single-family lots. These areas would look much more like areas that are zoned for multi-family housing and commercial uses. I believe it's inappropriate in this way to blur the range of housing alternatives and thereby restrict the freedom of choice in the types of housing areas.

- **Avoidance of Unintended Consequences** – The push to increase housing density risks the following unintended consequences in areas currently zoned as single-family neighborhoods:

  - **People "voting with their feet"** – The changes being proposed would likely change the attractiveness of living in the areas currently zoned for single-family housing. Residents of single-family neighborhoods may decide to move to areas

outside the City.

- **Loss of housing values and tax basis –** The value of housing is based on facts and perception. Increased density in single-family neighborhoods would change both the facts and the perception. It's hard to imagine that a loss of value would not occur. For the overall City, this would be a loss of tax basis that should be avoidable.

- **Increased congestion and strain on infrastructure –** Increasing density would surely lead to more congestion, especially in street parking and traffic. Similarly, materially increasing the number of residents in an area that was established with the assumption of lower density would undoubtedly strain the existing infrastructure. As has unfortunately been experienced, the infrastructure of the City of Richmond is not robust.

- **Focus Resources Where the Greatest Return is Likely –** To achieve its goal of improved housing affordability, the City should focus its resources where the effects will be the greatest. Instead of undermining the availability and value of neighborhoods currently zoned for single-family housing, the City should (a) enable easier approval and construction of additional housing units in areas that already have a material amount of multi-family housing, (b) encourage the development of areas currently with only limited housing, and (c) incentivize the repurposing of the number of vacant and run-down buildings into affordable housing units.

My comments are based on beliefs that are underpinned by both common sense and the importance of fairness. As such, I suspect these beliefs and my comments are shared by many Richmond residents.

Bill Hamill

5 Virginia Avenue, Richmond

From: Bill Talley
To: Richmond300
Cc: Vonck, Kevin J. - PDR; Pitts, Marianne G. - PDR; [redacted]
Subject: Comments on Draft #2 of Code Refresh
Date: Sunday, March 1, 2026 5:01:06 PM

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Dear Dr. Vonck, Ms. Pitts and Ms. Greenfield,

As a resident of the City of Richmond, please accept this as an extreme protest of opposition to the proposed revision of the City's zoning ordinance as expressed in Draft #2 of Code Refresh eliminating single-family residential zoning for the following reasons:

- It is not an appropriate strategy to increase affordable housing, in spite of pretending that is the purpose.
- It will destroy the historic character of existing neighborhoods.
- It does not anticipate the impact on infrastructure
- IT HAS BEEN PUSHED THROUGH A FALSE PROCESS.

Respectfully,

William Talley
307 Virgina Ave.

From: Whitney Van Der Hyde
To: Breton, Andrew S. - City Council; Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 12:54:18 PM

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I am writing to express my opposition to the proposed zoning change. My concern is not about growth in general, but about the measurable impacts this particular action will have — and the disconnect between the stated public purpose and the actual outcome.

Traffic and transportation capacity:

Cary Street is already operating under significant congestion for much of the day. Adding substantial residential density without corresponding, funded transportation improvements will increase vehicle volume, slow emergency response times, and shift cut-through traffic onto neighborhood streets. A zoning change that enables this level of additional density should be accompanied by a detailed traffic impact analysis and a clear mitigation plan, not assumptions.

Loss of tree canopy and open space:

This area's existing zoning has helped preserve one of the defining assets of the neighborhood — its mature tree canopy and green space. Increasing allowable density will inevitably reduce permeable surface, vegetation, and shade cover. That has quantifiable consequences: higher surface temperatures, increased stormwater runoff, reduced air quality benefits, and lower overall livability.

Strain on aging infrastructure:

Water, sewer, and stormwater systems in this part of the city were not designed for substantially higher density. Upzoning without a funded and scheduled infrastructure upgrade plan transfers long-term capital costs to taxpayers while allowing private developers to capture the short-term financial gain.

This does not produce affordable housing:

The market data for newly constructed units in this area is clear — new condominiums are being listed in the $650,000+ range. That price point does not serve households experiencing housing insecurity, nor does it meet commonly accepted affordability thresholds. A zoning change alone does not create affordability; it creates higher land value. The primary financial beneficiary of that increased entitlement is the developer, not the community and not residents in need of attainable housing.

Existing vacant and blighted properties:

The city already has a significant supply of underutilized and vacant structures. Directing policy, incentives, and development energy toward adaptive reuse and rehabilitation would:

- add housing without destroying existing neighborhood assets
- stabilize struggling areas
- make use of existing infrastructure
- deliver revitalization where it is actually needed

Prioritizing upzoning in stable neighborhoods while blighted properties remain untouched is not an efficient or equitable growth strategy.

At its core, this zoning change functions as a mechanism to increase land value for private development without guaranteeing public benefit — particularly not the affordable housing that is being cited as justification.

I respectfully ask that you require:

- a transparent, project-specific traffic and infrastructure analysis
- a realistic affordability strategy tied to this zoning action
- a serious policy focus on rehabilitation of existing vacant housing stock

Growth should be planned, measurable, and aligned with clear public outcomes. This proposal, as it stands, does not meet that standard.

Sincerely,

Whitney Van Der Hyde

4716 Charmian Rd

From: Charles Myers
To: Richmond300
Subject: Charles and Jo Ann Myers
Date: Thursday, January 8, 2026 5:47:34 PM

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1-8-26

Comments about draft 2 of the proposed zoning code refresh.

The draft is extraordinarily complex, and we could not successfully navigate the "interactive" map. Nor could we successfully find specific narrative sections of the plan for commenting about the items below. Please forward this to the appropriate staff to make sure our comments get recorded and posted to the right places.

1. Draft 2 proposes to rezone unoccupied property on the south side of Old Jahnke Road as RM B, which would allow construction of medium height buildings directly across the narrow two-lane road opposite single family homes in a RD A neighborhood. **We believe that nothing taller than 2 stories should be allowed at that location.**

   If we understand correctly, RM B would **not allow** the mixed inclusion of retail business, which would be totally out of character with the RD A residential nature of that area.

   Jahnke Road itself has heavy traffic. Assuming that ingress and exit for any new construction would not be allowed directly onto Jahnke Road, then the ingress and exit would have to be made onto Old Jahnke Road thereby introducing additional traffic to that narrow road, which is already challenged to enable two vehicles meeting to pass by one another safely. Larger vehicles, including school busses and emergency vehicles, already have difficulty on Old Jahnke Road.

2. It is good that the plan does not propose adding tall buildings or retail activity into the streets and neighborhoods that directly border the Powhite Park. Those neighborhoods provide a peaceful buffer to protect the park's wildlife – which often visits with and coexists with the residents in the neighborhoods.

Charles and Jo Ann Myers
Westover Gardens

From: Marta Nammack
To: Richmond300
Subject: Formal Comments on Code Refresh Draft 2: Infrastructure, Environment, and Southside Preservation
Date: Friday, February 13, 2026 7:16:23 PM

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I respectfully submit the following comprehensive comments regarding Draft 2 of the Code Refresh. While this version reflects improvements over the initial draft—specifically regarding the preservation of existing housing stock—significant concerns remain regarding the timing of implementation, infrastructure readiness, and the environmental protection of the James River corridor.

1. Recommendation for a Procedural Pause

I recommend that the City pause the Code Refresh process until more robust resident engagement and representation are achieved. To align with Mayor Avula's commitment to transparency, it is vital that the communities most impacted by these changes have a primary role in shaping them.

2. Strategic Revitalization and Infrastructure Parity

The City should prioritize the development of underutilized properties, particularly in the Southside, through:

- **Targeted Infill:** Streamlining the permitting process for "missing middle" housing on lots that can accommodate density without sacrificing mature tree canopy.
- **Infrastructure-First Policy:** No neighborhood should face up-zoning without a guaranteed commitment to essential resources, including sidewalks, curbs, and modern stormwater management systems.
- **Alternative Revenue Models:** Rather than densifying established residential lots to increase tax revenue, the City should consider a **split-rate land value tax**. Taxing land at a higher rate than improvements would incentivize the development of vacant downtown "parking craters" into parks or multi-family housing.

3. Environmental Protections for the James River Corridor

I urge a further reduction in allowable lot coverage for RD-B neighborhoods within four blocks of the James River Park System, specifically in Westover Hills, Forest Hill, and Woodland Heights.

- **Water Quality and Runoff:** Recent 2025 data shows a decline in river safety for

recreation (76%, down from 85%), primarily due to non-point-source pollution during high-precipitation events. Increasing density in these areas elevates the volume of contaminated runoff entering the James River.

- **Combined Sewer System (CSS) Capacity:** While projects like the Canoe Run Park storage tank are beneficial, projections indicate significant annual overflows will persist. Density increases must be contingent upon the completion of infrastructure required to prevent Combined Sewer Overflow (CSO).

- **Biodiversity:** The James River Fall Zone is a critical habitat for over 600 species, including the endangered Atlantic sturgeon. Urban development that degrades sediment and water quality directly threatens these populations.

4. Tree Canopy, Parking, and Neighborhood Integrity

Draft 2 risks undermining the "Richmond 300" goal of increasing city-wide canopy from 42% to 60%.

- **Canopy Loss:** Increasing density in established Southside neighborhoods—where mature canopy is a defining feature—will inevitably lead to significant loss.

- **Parking Pressure and Safety:** Most amenities in these neighborhoods are not walkable, necessitating car ownership. Current on-street parking is already reaching capacity; adding a projected two vehicles per new dwelling unit will exacerbate gridlock, impede emergency vehicle access, and diminish the safety of residents and pets in neighborhoods that currently lack sidewalks.

- **Preservation of Character:** The historic early-20th-century appeal of these neighborhoods is defined by architectural diversity and active green space. Reducing setbacks and increasing lot coverage threatens the "carrying capacity" of these lots and risks devaluing existing properties.

Conclusion

To ensure a sustainable and equitable future for Richmond, we must balance growth with the reality of our current infrastructure and the protection of our natural resources. I ask that the Commission reconsider density allowances in sensitive river-adjacent areas and prioritize a community-led approach to these code changes.

Respectfully,

Marta Nammack - Westover Hills

WESTOVER HILLS
neighborhood association

February 27, 2026

Code Refresh Project Team
Department of Planning and Development Review
City of Richmond
900 E. Broad St., Room 511
Richmond, Virginia 23219

Dear members of the Code Refresh Project Team,

The Westover Hills Neighborhood Association (WHNA) would like to comment on the second draft of the city's Code Refresh effort. We value the opportunity to provide feedback on this important initiative.

WHNA appreciates the efforts of the Code Refresh Team to educate Southside communities about the Code Refresh. In particular, we thank Marianne Pitts for speaking twice at our WHNA monthly meetings.

Westover Hills is a historic residential neighborhood of character and charm, first developed in the mid-1920s. We are proud of our tree-lined streets and the real sense of community we enjoy. The area represented by WHNA includes more than 800 homes and borders a commercial strip along Forest Hill Avenue.

We would like to commend the city for the positive changes made to the second draft of Code Refresh. We are pleased to see that the city incorporated the following revisions:

- **Preservation Bonus**. This provision to encourage the retention of existing homes will help RD-B neighborhoods like Westover Hills maintain our historic character.
- **Contextual set-backs and height limits.** Making these requirements reflect what exists nearby respects the scale of neighborhoods and helps to prevent infill housing that doesn't "fit" within a neighborhood.
- **Reduction in lot coverage percentages.** This change helps to alleviate some of our concerns about impervious surfaces and storm runoff.
- **Tree canopy requirements.** This is a step in the right direction, given that the city currently has no such requirements.

- **Height step-up provisions for mixed-used properties.** This provision for MX zoning will help create more appropriate transitions where land uses change.

WHNA believes that there are still places where additional clarification, protections, and adjustments could be made that would address neighborhood impacts of Code Refresh. We offer the following comments in the spirit of cooperation and enhancement:

Parking. As the city rezones and encourages denser housing and more mixed-use development, parking impacts should be considered in areas where mixed-use developments abut established residential neighborhoods.

New development along Forest Hill Avenue has been encouraging, but demand for parking there is already overwhelming the existing supply. Parking for the new commercial and mixed-use development (such as the Evelyn, the Hill Standard, and the Vasen Brewery) is spilling onto the footprint of the now-demolished Westover Place and onto residential streets a block away. We anticipate more serious parking issues in the future, as the former Westover Place and other mixed-use buildings are developed.

The city currently does not require parking for "by right" developments in the proposed zoning code. WHNA recommends that the city consider placing some minimum requirements for parking for mixed-use developments, at least make sure parking for residential units is reserved..

Designation of institutional properties as MX-3. WHNA questions the new "by right" MX-3 designation for all churches and other institutional properties, especially when they are in established residential neighborhoods. This issue is particularly important to Westover Hills, which has the Richmond Public Library at 1408 Westover Hills Blvd. and the Westover Hills United Methodist Church at 1705 Westover Hills Blvd. Under the current Code Refresh draft, a three-story multi-use building could be put on these properties by right, without any input from nearby neighbors and the community.

The library and the church are invaluable resources to the community. The library provides access to books and resources, hosts community programs, and offers access to technology. The church provides a children's tot lot playground, space for community events, and a pre-school that serves the neighborhood. We could lose these resources without even a say-so if the "by right" MX-3 designation remains in place.

In the case of institutional properties currently zoned residential (such as the Westover Hills United Methodist Church), WHNA recommends that they remain residential. In other cases where institutional properties border established residential neighborhoods, WHNA recommends that Special Use Permit be required before allowing multi-use development, to allow for community input.

MX-3 designation for 1405-7 Westover Hills Building. The property at 1405-1407 Westover Hills Blvd. is a one-story brick office building called the Westover Professional Center/Westover Vision Center. WHNA appreciates that Draft 2 of Code Refresh designates this building as MX-3 rather than MX-4 as in the first draft.

However, we don't believe a three-story building at that location would fit in with the surrounding area. A two-story building on this site would be more acceptable and appropriate, as it is surrounded by one-story buildings and residences. WHNA recommends that the city consider creating an MX-2 designation to allow two-story multi-use buildings where they are more appropriate.

MX-4 designations on Forest Hill Avenue. The first draft of Code Refresh gave an MX-3 designation to the commercial properties on the north side of Forest Hill Avenue at the Westover Hills Blvd. intersection. These include CVS, Gramophone, Outpost, Maldini's, International Hair Salon, and Fox Realty.

However, Draft 2 Code Refresh upgrades these properties to MX-4. WHNA does not believe that four-story buildings would be appropriate there, given that these properties border a long-established historic residential neighborhood. At the very least, we recommend that the city return to an MX-3 designation for these buildings.

In some areas of the city, a "by right" designation for a proposed MX development would be appropriate. However, WHNA believes that communities deserve an opportunity to review and comment on planned mixed-use development that adjoins their neighborhoods, and to suggest alterations that may mitigate any negative neighborhood impacts. Even small-scale mixed-use development can have significant impact on a residential community. Requiring a Special Use Permit for mixed-use development bordering established neighborhoods would be a way allow community input.

Infrastructure needs. We recommend that the city give serious attention to infrastructure needs throughout the city as it considers the impacts of Code Refresh. Creating more housing and mixed-used development is a worthwhile goal, but only if the infrastructure can support it.

The city has experienced problems delivering water in the last year, and its water treatment facilities need a major overhaul. The combined sewer system creates flooding problems in the older parts of the city, and the planned separation of stormwater and wastewater systems is not yet complete. The greater densities and increased lot coverage that will come when Code Refresh is implemented will create more impervious surfaces and further strain the city's stormwater runoff capacity. This issue is important to Westover Hills residents; we're very familiar with having our basements flood during heavy rainstorms.

Sublots. WHNA requests clarification about how sublots would be owned, accessed, and reviewed. We have questions regarding street access to sublots; how sublots would access water,

sewer, and other utilities; ownership of sublots; how sublots would be taxed; what would be the process for approving sublots; and how setbacks, height requirements, building coverage, and other standards would apply to sublots.

Tree canopy. The new tree canopy requirement is a positive step in the right direction, and WHNA appreciates the 13 percent tree canopy requirement in Draft 2 of Code Refresh. We understand that, without General Assembly approval, the city is limited in the amount of tree canopy it can require. We simply note that preserving the city's greener neighborhoods should be an important goal for the city. In Westover Hills, which has a tree canopy of 40 percent, we don't want to lose the trees that provide beauty and shade, contribute to clean air and water, and generate the atmosphere that makes this such a desirable place to live.

Monitoring and correction. WHNA recommends that the city establish a formal process to review how the Code Refresh is working at certain intervals, say every five or ten years. We would like to make sure that Code Refresh changes are regularly reviewed, include an opportunity for citizen input, and can be corrected as needed.

WHNA thanks the Code Refresh Team for considering our comments and recommendations, and we look forward to continuing to work with the city as you collaborate with neighborhoods on this effort to create a zoning structure that supports sustainable growth within Richmond. Please feel free to contact us if you have questions about any of these issues.

Sincerely,

Westover Hills Neighborhood Association

Mark Bouziane, co president

Cal Whitehead, co president

From: Kitten Clarke
To: Breton, Andrew S. - City Council; Richmond300
Subject: I say NO to Code Refresh
Date: Sunday, March 1, 2026 9:30:23 PM

You don't often get email from [redacted] Learn why this is important

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I am unhappy and worried about what Code Refresh will do to the neighborhoods of our city. People choose to live here because it is a historical, vibrant and liveable city. Do not destroy neighborhoods with their distinct personalities and character - by rezoning. This re-zoning plan is a developer's dream. Knock down anything they can and build modern, cheap buildings. This is not solving the affordable housing problem.

Katherine Clarke
103 Tonbridge Road
Richmond, VA 23221

From: Sue Feeser
To: Richmond300
Subject: I am opposed to many aspects of code refresh
Date: Sunday, March 1, 2026 9:27:28 PM

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I do not agree that all neighborhoods need to have an additional dwelling unit allowed on their property.

Many people want a neighborhood with single family homes. Please make sure that neighborhoods with single family homes remain that way.

I am concerned with density and the infrastructure needed to support that density including more cars and general traffic in the area.

Thank you for your consideration,
Sue Feeser
208 Hathaway Rd
RVA 23221

From: E Harrigan
To: Richmond300
Subject: Code Refresh
Date: Saturday, February 28, 2026 10:36:42 PM

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Good evening

I am sending this email because I was not able to make comments on the map. I am sorry I tried several times on the website.

1. I do not support allowing 2 dwelling units by right in addition to an ADU
Greater density does not guarantee more affordable housing, especially at the lower AMI income levels.
I think continuing to use SUPs might be a better tool to increase the supply of affordable housing. Unfortunately, City Council has rarely required developers to provide affordable housing in return for allowing more density than zoning allowed.

2. I am opposed to MX-3 zoning for houses of worship. The zoning should be compatible with the surrounding neighborhoods.
One exception to consider would be to allow greater density on house of workshop properties to build smaller, units for seniors. In the west end (I do not know about other areas) many older residents stay in their homes because there is a limited supply of smaller houses.
Attached is an example from England to evaluate https://cognatum.co.uk/about-us/. Some of these units were from conversions.

3. I am opposed to allowing 8 unrelated individuals to live in a single family dwelling unit.

4. I am in favor of the tree canopy protections

5. I think the City should do a "Build Out" analysis based on current zoning before increasing density. Do we have adequate infrastructure for what is already allowed? Based on current zoning what is projected population. What is the projected impact on parking and traffic. At certain times, in certain areas the city is much more crowded.
We need to be careful that we do not make the same mistake as so many cities (Austin, Charleston etc) have done. There is a risk of growing too much and changing what originally attracted people to Richmond. Growth should be carefully managed. It should be carefully managed as it does not always improve the quality of life.

Lastly, I think there should be more public presentations in each council district.

Please put my comments in the record.

Thank you.

Elliott Harrigan

4505 Sulgrave Road

From: tree269
To: Breton, Andrew S. - City Council; Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 9:51:22 PM

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As a resident of Windsor Farms, I'm writing to voice my family's objection to Code Refresh.

Among the reasons are:
Density would tax our infrastructure, especially taking into consideration the City's inability to maintain the aging infrastructure (water, sewer, street repairs, to name a few). Due to the high water table, we have personally experienced flooding.

We residents of Windsor Farms pay high taxes; the City's track record regarding spending is dismal. Our property tax rates are higher than the surrounding counties and they have better services.

Dividing property would severely change the beauty and character of our neighborhood, and the surrounding neighborhoods as well. Recent construction of townhouses and condos lack character and look out of place in our area (Grove Avenue for example). Multi story buildings would be especially out of place.

Mary Munford School would be severely impacted by increased density. Class sizes would increase. Students and teachers would suffer. Increased traffic would be dangerous; many of Mary Munford students walk to school. Cary Street is already a highly traveled road. We don't want to make it worse.

Parking would be a problem. Look at Scott's Addition and The Fan District. If we wanted to live in a higher density neighborhood, we would have chosen one of those areas. We cherish our lovely community and worked hard and sacrificed to live here.

No Code Refresh!

T. A. Lemco
L. A. Lemco

Sent from my iPhone

From: Linda Newsome
To: Richmond300
Cc: Ken Newsome
Subject: Code Refresh
Date: Sunday, March 1, 2026 8:48:16 PM

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March 1, 2026

To Whom it May Concern:

We moved from Atlanta, GA to Richmond nearly 30 years ago. Even at that time Atlanta was rapidly growing with seeming little control over zoning. We used to say "a dry cleaner and a convenience store on every corner", even next to an elementary school. It is easy to lose control over a process.

My husband and I moved into the city from Henrico County about 15 years ago. Though we were somewhat prepared for some of the negative aspects of living here, we were hopeful and wanted to be part of the flourishing of the city no matter what it cost us. Windsor Farms is a beautiful neighborhood, full of old, established, gracious homes. We love the walkability of the neighborhood and the proximity to shopping and cultural venues. But when we moved here, our real estate taxes soared, and continue to do so, services provided by and communication with the city about those services significantly decreased, and we live with the weekly, if not daily reality of our cars and contractors' work vehicles being robbed.

I don't doubt that the intentions of Code Refresh are honorable and necessary, however, I believe that the broad strokes with which the document has been presented leave much opportunity for misuse leading to unintended consequences. Where the city planners seek to provide more housing, particularly more affordable housing, in an effort to encourage more people to move to the city and increasing the tax basis, developers could take advantage of that admirable goal pouncing on land clearly not appropriate for some of the kind of development intended in Code Refresh.

My requests are these: That you preserve the character of the existing neighborhoods and create some new ones that in 100 years will have a similar character. And please write the code knowing that there are people who can and will take advantage of the way the code is written for their own gain. Protect the city from that.

Best to all of you who have the power to make this city great!!

Respectfully, Linda Newsome

From: Cynthia Proctor
To: Richmond300
Subject: Comments: Draft 2 of Code Refresh
Date: Monday, February 23, 2026 1:33:10 PM
Attachments: preview.png

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I am against:
1. Categorization of all existing HW properties as MX-3. The increase in density without consideration of the surrounding neighborhood is wrong.
2. Sublots. Let neighborhoods retain their character. Increased density, ensuing traffic, and strain on systems are not ideal.
3. Permitting 8 unrelated persons to live in a single dwelling unit and the removal of the requirement for households to operate as a single housekeeping unit. Again, this permission will Increase density, ensuing traffic, and put an excessive strain on systems not designed for the larger population. The number could be reduced to 3 or 4 unrelated persons in a household, as I understand other VA localities have approved. But even that will lead to excessive strain.

I support:
1. the reduction of lot coverage percentages between Draft 1 and Draft 2.
2. the "preservation bonus"

I support increased affordable housing, but only thoughtfully and incrementally built. Most of the apartment/condo buildings recently built and/or under construction are market rate. The city should require that developers include income-based units in **all** new buildings, in return for *reasonable* tax rebates. Notes below:

Best,
Cindy Proctor
200 Nottingham Road 23221
City of Richmond house owner and resident since 2011

"THE CITY OF RICHMOND'S ASK (document link below):
To be added as a locality authorized to use State Code Section 15.2-2304 in order to incentivize market rate multi-family developers to include a portion of all rental units as affordable rental units.
The city is currently authorized under Section 15.2-2305, however this code section is not being used by developers
Section 15.2 -2304, will allow the city to add to its zoning code a provisions that will promote a full range of housing choices."



Presentation to Virginia Housing Commission May 17 2023

PDF Document · 1.1 MB

From: Pam Roberts
To: Richmond300
Subject: Code Refresh
Date: Sunday, March 1, 2026 8:07:38 PM

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I appreciate your service to the community; however, I do not support the project as currently written. Even though I realize that you brought outside groups in to work hard on the revision of our zoning, I feel there are other ways to increase affordable housing that have not been explored. More community brainstorming by people who live, work and volunteer in the city is needed to find innovative ways to help people find housing and improve lives.

Thank you again for your service.

Pam Roberts
4306 Cambridge Rd.

Sent from my iPhone

From: Rebecca Satterfield
To: Richmond300
Subject: DRAFT ll of CODE REFRESH
Date: Sunday, March 1, 2026 12:55:39 PM

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Andrew Breton and City Council,

My husband C.C. and I have lived in the City of Richmond since 1975 starting out in Churchill, relocated to Seminary Avenue, later moving to Tuckahoe Boulevard, and now living at 4304 Dover Road in Windsor Farms. So for fifty years we have loved being part of Richmond and also enjoyed the beauty and character of these old neighborhoods. We were very concerned when we read plans for Code Refresh and are still concerned about Draft ll of Code Refresh. First, I don't think you will find "affordable" housing in Windsor Farms no matter what other housing is added to an individual's property. Another point is we are currently having problems with the sewer system and a denser population will only add to this problem. The traffic backup to get on the Downtown Expressway and to get over the Huguenot Bridge will become a bigger issue. In fact, we already have much more backup since the traffic light was added at Cary Street and Libbie Avenue. Lastly, Windsor Farms has covenants that should prevent having more buildings for housing on individual's lots. Please continue to revise Code Refresh.

Respectfully,
Rebecca Satterfield

From: Michael Siewers
To: Richmond300
Cc: Beth Siewers
Subject: Oppose the Richmond 300 "refresh"
Date: Wednesday, November 26, 2025 1:03:12 PM

You don't often get email from michael@siewers.com. Learn why this is important

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Dear Richmond 300 – I am writing today to let you know that I am totally against the idea of putting more homes on individual lots throughout the city....especially in my neighborhood of Windsor Farms. We moved there for the the larger lots so our children could have more green space to play. Adding more homes will reduce this and greatly increase traffic, which is not safe for the children either. Also the ideas of having businesses next door is not ideal as it brings more people that can also bring issues for the children. We would have never moved to this part of the city if the neighborhood would have looked like what you are envisioning. The idea of you all implementing this without full consent of EVERY homeowner in the neighborhood is beyond me, but I guess that is where we are with government these days. I am hopeful for a response. I have written 3 or 4 times with NO response. Thank you! Michael Siewers 3906 Exeter Road. 804-839-0372

From: Richmond City Council, First District <rvafirstdistrict@rvagov.ccsend.com>
Sent: Wednesday, November 26, 2025 10:46 AM
To: Michael Siewers <michael@siewers.com>
Subject: First District Newsletter - November 26, 2025

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Welcome!

Welcome to the First District's newsletter. **We want this newsletter to be valuable to you, so please share feedback wi**th us by replying directly to this newsletter.

Were you forwarded this email? Subscribe for future updates here.

Missed a newsletter? Click here to read previous newsletters.

Newsletter November 26, 2025

In This Newsletter:

- City Closure -- Thanksgiving New Fire Chief
- DPU Street Work
- Code Refresh
- New Pedestrian Beacon @ Cary and Commonwealth
- Council Review and Preview
- Community links, events, and more

Hello, RVA First District!

As we head into the Thanksgiving holiday, we want to wish everyone a safe and restful week ahead. City offices, including City Hall, will close starting Wednesday, November 26 in observance of the holiday and will reopen on Monday, December 1. Please note that this will be our final newsletter until the week of December 8.

This week's update includes several important items:

- DPU Street Work is scheduled across the First District for the week of November 24. As always, completion timelines are weather-dependent. Stay informed on these and other utility-related updates by signing up for CivicReady or following @DPUStreetNews. For a map of current street

From: Sande Snead
To: Richmond300
Subject: Oppose Richmond 300
Date: Monday, January 12, 2026 4:10:04 PM
Attachments: image001.png
image002.png
image003.png
image004.png

You don't often get email from [redacted] Learn why this is important

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I oppose this new zoning proposal because developers will only buy up lots and jack up the price for home buyers.

Adding additional homes and making housing more dense only taxes existing resources further — roads, water, sewer, streets, schools, etc.

This is not a good answer to existing housing issues.

Respectfully,

Sande Snead and Martin Brill
11 Canterbury Road
Richmond, VA 23221

RHUDY &CO.
STRATEGIC COMMUNICATIONS

Sande Snead

804-536-7009
[redacted]
www.rhudy.biz

From: [redacted]
To: Richmond300
Cc: Breton, Andrew S. - City Council
Subject: Oppose Code Refresh
Date: Friday, February 27, 2026 5:16:53 PM

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Sir or Madam:

I write in opposition to the adoption of the Code Refresh zoning proposal. By now you will have received many communications far more detailed than will be mine, and I commend them to you. What follows are only a few thoughts that immediately come to mind, far from a comprehensive critique.

To suggest that permitting one or, worse, two additional dwelling units on parcels that presently house only one will create affordable housing in the City of Richmond is laughable. Almost all such lots large enough to *practically* (and I emphatically emphasize that last word) accommodate more than the single dwellings presently thereon are not going to be found in areas of the City where this new construction would be deemed even remotely "affordable." The plan ignores the fact that families owning such parcels *want* the space and the grounds that they own – that's why they purchased them. A perceptible change in the dwelling density of these neighborhoods would take generations if it were to happen at all. And where might such construction occur? In marginal sections of the City where the result would be to overcrowd and cause decline of those neighborhoods that might otherwise with time be rejuvenated.

Even assuming there were to be a sudden rash of such construction, the price of the affected real estate would as a result fall as affected neighbors left, and the City's tax revenue would drop accordingly. Such would feed upon itself and the most desirable areas of the City would disappear as residents moved away, seeking the environment that Code Refresh would eliminate.

One of the goals of Code Refresh is represented to be an increase in City population. Please look around you. There are numerous sites where storm drains overflow with only a modest downpour. Potholes are rampant. Parking and traffic are problems in many areas. We recently endured the failure of the City's water system. If these and other elements of Richmond's infrastructure cannot be maintained with the current population, they certainly cannot be with a greater one. However, if these problems were resolved and the unpaid taxes, rampant incompetence, waste and dishonesty with which the City government is rife were to be eliminated our population would grow of its own accord, with new residents gravitating to a beautiful, well-governed and safe metropolis.

A final anecdotal observation. On February 24, a number of community residents attended at St. Giles Church a presentation purporting to explain the benefits of Code Refresh. It was suggested to your representative that she take a poll of those in attendance to ascertain and report back to you the audience sentiment. Not to be. The request was fended off by her

excuse that all she would entertaining were specific observations on facets of the plan, not a universal approval or disapproval. That attitude flies in the face of even a pretense that the proponents of this proposal care about citizen sentiment.

Code Refresh should be abandoned and the attendant effort and resources devoted to solving exiting City problems. The positive changes that you seek will result.

Ernest C, Vaughan, Jr.

108 Berkshire Road
Richmond, Va 23221
(804) 353-2812

From: nvaughan108
To: Richmond300
Subject: Code Refresh
Date: Saturday, February 28, 2026 12:41:44 PM

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I am opposed to the total implementation of the 2nd draft of the Code Refresh zoning changes. Some of these proposed changes seem extreme and some practical. I believe the preservation of the character of our city is important. Keep what works and address the existing problems before creating new ones. Our infrastructure desperately needs repair. The idea of increasing density in certain neighborhoods will cause more issues. Growth is important to any city but we need to be smart and create a good plan.
Nancy Vaughan
108 Berkshire Rd.
Sent from my iPad

CHARLES VAUGHN WARE
3003 Stonewall Avenue
Richmond, Virginia 23225-3556
(804) 231-0118
[redacted]

Mr. Kevin J. Vonck, Ph.D
Director of Planning and Development Review
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Copies by email to:
[redacted]
The Honorable Mayor Danny Avula
Members, Richmond City Council

February 28, 2026

Re: "DRAFT 2 CODE REFRESH" ZONING ORDINANCE REVISION PROPOSAL

To Mr. Vonck and Elected Representatives of the City of Richmond:

I have lived in the City of Richmond since 1976, and have resided in the Woodland Heights neighborhood since 1986, where I have invested heavily in buying and rebuilding my current residence. I was awarded a Master of Urban and Regional Planning degree in 1992, and became a certified planner {A.I.C.P.} and certified zoning administrator {VAZO}. During my graduate studies, I wrote a paper analyzing the City of Richmond Zoning Ordinance. It was my conclusion and opinion, supported by the work of others, that the city zoning ordinance adopted in the 1970s fostered the destruction of much of the historic fabric of the city, especially in the Gambles Hill area east of Belvidere Street and extending into the then central business district. Speculators acquired and demolished then-existing residences and other structures in anticipation of high-rise development that never materialized to the extent these developers had imagined. The continuing result was the creation of large areas of surface parking lots. Despite a number of highly costly public investment projects that failed, downtown retail uses have largely evaporated. As you are aware, the population of the City of Richmond declined rapidly from peak levels of about 248,000 in the mid-1970s, with many residents moving to surrounding suburban counties. The population of Richmond has seen recent increases, but is not expected to reach its 1970s population until the mid-2030s. Some of the much-heralded changes in the city, such as the resurgence of residential and commercial uses in Scotts Addition, seem to have taken place despite flaws in Richmond's planning ordinances, and not because of city investment in infrastructure or of city planning efforts. As part of my graduate planning studies, I was required to perform a population change forecast using a standard data modelling tool. I used census data from my Woodland Heights neighborhood, and the tool predicted a marked decline in population. In reality, there has been an influx of new residents, many with young children,

who have replaced many of the former residents. The new residents are attracted by the proximity of the James River and the associated James River Park, by a vibrant music and entertainment scene in in city, and by the traditional grid layout and walkability of our neighborhood. I am writing because it is my fear that some provisions of the proposed Code Refresh will reverse the progress that has been made in restoring livability and sustainability in the city.

I have just read the **RVA Design Coalition** response to the Code Refresh proposal, and commend it to City Council and the Mayor. Many Richmond residents, including myself, feel that the Code Refresh has been driven more by corporate-scale developers than by homeowners and families who have worked to improve the city. The response of the **Oregon Hill Home Improvement Council {OHHIC}**, dated February 26, 2026, demands your attention and support. Incidentally, while a planning student at VCU, my group studio project was an analysis of the Oregon Hill neighborhood that was prepared for OHHIC and was met with some satisfaction. My individual studio project was a plan for Mayo's Island, and I am pleased that my vision of seeing this place developed as public open space is approaching implementation.

I have read the Draft 2 Code Refresh online document, and found the following stated purpose: "Plan 300 rewrite zoning ordinance {objective}: Direct growth to <u>appropriate areas</u> within existing neighborhoods, as well as creating new authentic neighborhoods adjacent to enhanced public transit." [emphasis mine]. This is a laudable goal, but it seems to me that the city is getting the cart before the horse. The Woodland Heights neighborhood was developed around a privately-developed street car system, and was an original transit neighborhood, although platted as a Chesterfield County suburb. The streetcar neighborhoods in Richmond were based on a system of employment-based commuting from satellite suburbs into a central business district. The expanding VCU academic and medical campuses, and the state government center within the city, might well support public transit if this has user cost advantage, is safe and clean, and if service is frequent and reliable {which is not the case at this time}. I have no problem at all with the encouragement of high-density, quality development along major arterial streets such as Hull Street, Broad Street, Midlothian Turnpike, and Richmond Highway/Cowardin/Belvidere. The City of Richmond has a vast supply of unused and under-used commercial and industrial property, much of it located along the afore-mentioned streets. Development of fast and frequent public transit along such arterial routes would support new high-density residential development, for which rezoning in anticipation of such development would be appropriate.

I have three major objections to the Code Refresh Second Draft. **<u>Firstly</u>**, making comments on the "interactive" proposed zoning map is a tedious process, particularly as the map key and the map cannot be displayed at the same time. The map key colors are a collection of near-beige shades that are nearly impossible to differentiate. Printed copies of the proposed zoning map have NOT been made available on request by citizens, nor have printed copies of the proposed ordinance and supplementary materials. Although such printing and distribution would be costly, I think that this should be obligatory. I note that a few individuals have dominated the commenting process, and most of those commenting seem to be driven by quite

extreme opinions relating to social engineering, income redistribution, proposed public subsidization of housing costs, and continued support of failed social housing initiatives. Comments have been subject to editing by city staff, and these comments are tied to specific "pinned" property sites and not to zoning changes that apply generally.

Secondly, The Code Refresh process has been guided by a Planning Commission that is itself in need of a refresh. The current Planning Commission chairman is an officer of a major apartment development corporation, which would seem to be a conflict of interest. He selected most of the members of the Zoning Advisory Commission. I ask that City Council name new members, and consider whether the restrictions placed on Planning Commission membership {for example, requirement of certification in architecture} are meeting public interests. I think these steps should be taken before the redraft process continues.

City Council should reexamine the appointment process for members of the Board of Zoning Appeals, and should consider whether the current members support the general public interest or that of the development community.

The Code Refresh does seek to address the current practice of requiring special use permits for most multi-family developments, many of which have been made in areas over-zoned for industrial use. The current practice constitutes "spot zoning," and is illegal in my opinion. The accepted practice is rezoning to the standard necessary to allow a proposed use. Many of the current objections to the Code Refresh reflect concerns that upgrades to water utilities, sewer lines and facilities, street condition upgrades, communications facility upgrades, and electric power supply utilities, have not been a part of the development process. It seems to me that there has been insufficient cooperation between the city public works and public utilities departments.

Thirdly, I have the following specific objections to certain ideology-based density provisions that would negatively affect certain established and viable neighborhoods. These are the provisions that have received the most criticism, and with good reason. Your support of these provisions will certainly imperil your reelection prospects, in my opinion. We do not want changes to establish neighborhoods that will destroy their vitality and sustainability. We are part of a larger region, and the City of Richmond should not bear the full burden of supporting dependent populations.

ACCESSORY DWELLING UNITS

As a former zoning administrator, I found accessory dwelling units within single-family districts to be one of the most contentious subjects I had to deal with. These have often been called mother-in-law suites, and are have often been constructed to provide a second residence for relatives of the occupants of the primary dwelling. The tenancy rights of those in the accessory use were often an issue, especially in cases where divorce and other family changes and estrangements were involved. I believe that most real estate agents would say that

construction of an accessory dwelling on a property would reduce, rather than enhance, the value of the property. This is not to say that some residential uses within detached accessory dwellings, such as home offices, workshops, and perhaps guest rooms, are not acceptable.

Considering that many established neighborhoods in Richmond {including my own of Woodland Heights} are comprised of small lots of around 9,000 Square feet in area, adding a second dwelling that fully meets building code and zoning requirements is difficult. Speculators are likely to seek this type of added density as a means of "block busting," or driving down property values in order that they might buy up areas of land for redevelopment. A high percentage of Richmond's housing stock is already renter-occupied, approaching fifty percent. Renters have far less incentive to invest in maintaining and repairing their homes than do owner-occupants. Cramming more renters into established neighborhoods is a recipe for failure and deterioration. It also imposes significant tax burdens on the city, since younger renters are those who have young children who may enter city schools. Woodland Heights has adequate off-street parking at the present time, but this would be changed as rear-yard or home detached garage-based parking was replaced with accessory dwellings. Other neighborhoods, such as Oregon Hill, already have insufficient parking for residents, as is noted in their referenced comments. The Fan District, Forest Hill, Ginter Park, Swansboro, Brookland Park, and other established neighborhoods would also be adversely affected. Conversion of existing detached garages for second-dwelling use is largely impractical due to building code requirements. Many of the already approved accessory dwellings front upon public alleys {including a recent building permit approval in Swansboro}. Most of the public alleys in the city are poorly maintained, gravel paved, and cannot handle current traffic. They are totally unsuitable for additional frequent vehicle traffic. Therefore, allowance of residential use of accessory structures would impose a huge burden upon taxpayers, who would have to provide for the rebuilding of the city's alleyways.

DUPLEXES AS A MATTER OF RIGHT IN ALL SINGLE-FAMILY RESIDENTIAL DISTRICTS

I want to state my vehement opposition to the provision of the zoning ordinance that allows by-right construction of duplexes in traditional single-family districts. The conversion of single-family residences into boarding houses {where individual rooms are rented, and tenants share kitchen and bathroom facilities} is an undesirable use that generally results in the decline and destruction of established neighborhoods. Shared housing, where unrelated persons share a rented property, is common, and is generally unregulated unless neighbors observe problems. The physical division of existing single-family homes into two {or more} units is generally impractical, and would usually devalue the property. However, the allowance of duplexes as a use by right creates an incentive for developers to buy and tear down existing houses, and rebuild with a two-unit attached structure {duplex}. Duplex conversions are usually impractical because fire code provisions are not easily met. Parking demands are, of course, doubled if duplexes replace a single-family use. Any realtor can tell you that a duplex will sell for less than two single-family dwellings having the same floor area and construction features.

The proposed Code Refresh is especially problematic in that it allows replacement or conversion of a single-family use into a duplex WITH an addition accessory dwelling unit allowed

by right. This situation would triple the vehicle parking demand, would triple the water and sewer demands, would burden the electric grid, and would devalue existing neighborhoods. This approach is extreme in nature. Whatever, the intended effect, the result will be the departure of many middle-class residents for county suburbs.

RC DISTRICTS

"Trailer parks" have been highly profitable for the owners of such facilities, but problematic for the governing bodies of localities having them. Most zoning ordinances address use of properties by persons who reside in recreational vehicles or camping trailers. It is generally recognized that such RV"camping" facilities are problematic, especially if badly managed.

The proposed RC District addresses "tiny homes," "modular houses," and other prefabricated housing that is assembled in high-density configurations. The illustrated example in the Code Refresh Second Draft shows a high-density assemblage of mobile homes with no provision for hard-surface internal parking. Census data shows that lower-income families own more vehicles per person than do middle or high-income families. Therefore, parking and open space demands in mobile home parks are often not met. Inadequate construction standards and this internal crowding creates fire and safety hazards. The example shown would not permit adequate emergency service/fire department vehicle access.

Residents of many mobile home parks own their trailer, which may have provision for removal {i.e., wheels attached}. However, a high percentage of such units are rented, and are often not maintained in good condition. Despite the nomenclature, mobile homes are seldom moved until they become uninhabitable.

RDA DISTRICTS

The objectionable provisions of this district are the allowance of "one dwelling unit and an accessory dwelling," and "limited amount of ground floor commercial use … ." Although the proposed ordinance provides reasonable allowances for home occupations, I have a concern that home day care facilities do not require a special use exception. The ordinance draft allows "family day care homes of 5-13 children under 13." This is an excessive permitted number in the absence of a special use exception and necessary state licensure and inspection. This section needs a cross reference to applicable Code of Virginia provisions applicable to home child care of children unrelated to occupants of a dwelling. Other home use occupations appear to be addressed. Vehicle repair on a commercial basis should be prohibited in all residential districts.

For new or replacement construction, off-street parking requirements of at least two vehicles per residence should be established, such parking to be with the rear yard areas., and hard-surfaced. On street parking of recreational vehicles, camping or boat trailers should be prohibited except with enclosed garage structures or outside of setback areas in rear yards.

RDB DISTRICTS

This district allows lot frontages of less than 50 feet in width with an accessory dwelling. The example shown in illustrations shows the accessory dwelling fronting on an alley. As I have noted, alleys in my neighborhood, and most others, are badly maintained, muddy, and have a graveled surface.

RA and RM-A DISTRICTS

The example shown has four units in attached townhouse style. There is no off-street parking requirement for this district. The example shown depicts three of four units accessible from an alley. This type of density is NOT acceptable in most of the neighborhoods shown as RA on the proposed zoning map. The Fan District could accommodate "fourplex" attached housing, provided structures do not exceed two stories in height, and there is provision for off-street parking.

RM-B DISTRICTS

These "Residential Multi-Unit Medium Density" developments should be allowed by special use exception, but only where the "height contextual or four-story-50 foot maximum height" limits proposed are met, and off-street parking is required. Any surface parking should meet buffer and landscaping requirements.

RM-C DISTRICTS

This district allows "unlimited" apartment numbers with height limitations of four stories and 55 feet in height. There are no off-street parking requirements. This type of development should be subject to planning and council approval of special use exception provision pertaining to parking. I do not see how apartments could be marketable if off-street parking is not available. Such resident parking should not be allowed to spill over into adjacent lower density neighborhoods.

MX-3, MX-4, and MX-5 DISTRICTS

These districts provide three, four, and five story structures, respectively. The same special use exception and parking provisions should be addressed during the approval process. I cannot imagine the City of Richmond ever having a subway, or even light rail. Should this type of transportation system be developed, parking requirements could be reduced.

MX-13 and MX-V DISTRICTS

Structures exceeding 7 stories could exceed the capacity of the Richmond Fire Department to rescue residents from upper floors in the event of building fires. The MX-V "unlimited height" allowance is unsuitable for an historic city such as Richmond. No central city

street has the capacity to support this type of development. Any such development should require a special use permit.

CG DISTRICTS

The "commercial general district" seems intended to address vehicle sales and service operations. New vehicle dealerships have all but vanished from the city. The proposed standards seem appropriate, but this type of use seems incompatible with residential uses.

IX DISTRICTS

This Industrial Mixed Use District seems to be intended to address office-park developments, and should require a special use permit. Traditional Euclidian Zoning was intended to separate potentially dangerous industrial uses from residential uses. Richmond's history of fuel tank farm fires and explosions demonstrates that this theory was developed with good reason.

IL DISTRICTS

Adoption of a new zoning category to include much of the low-value use site zoning in the city might encourage redevelopment of some of these areas. The standards pertaining to outside storage appear reasonable. Standards for noise control, chemical exposure limitations, and control of other industrial nuisances should be adopted.

IH DISTRICTS

Heavy industrial uses should require special use permits, and a standard sixty-foot height limitation is insufficient as a sole regulatory measure. Heavy industrial uses should be by special use permit process only, and should require traffic impact studies, waste and effluent standards, and establishment of health and environmental inspections on a scheduled and unscheduled basis.

CEM DISTRICTS

Cemeteries within the city should be required to have a fully-funded, long-term maintenance fund. Those cemeteries that have been abandoned should be placed under the management of the Parks and Recreation Department, and managed to allow respectful public enjoyment of such open space, not to include spots uses. The European practice of reburials of graves where families or foundations no longer provide gravesite maintenance, to allow more concentrated burials and to create more public open space and easier maintenance, should be studies.

OTHER SECTIONS

The Code Refresh Draft 2 contains sections that are highlighted in yellow. It is not clear whether these provisions are being considered for deletion, study, or amendment.

"Tent encampments" are shown as being allowed in B-3 and M-1 Districts. These zoning designations are proposed for deletion. Tent encampments by vagrants should not be tolerated in any districts, and most certainly not in public parks or on public sidewalks or streets.

Parking lot design standards should allow, and indeed the city should incentivize, solar panel covers for off-street parking.

The city should REQUIRE either green roof or solar panel coverage of roofs on high -rise and commercial/industrial buildings.

Bicycle travel should be facilitated by construction of curb-separated bike lanes. This construction could be part of shared cycle-pedestrian ways {bike paths should be marked with colored pavement, as is the practice in Europe}. Where sidewalks and "clear pedestrian areas" as part of zoning requirements, developers should be required to construct such separate boke and pedestrian ways consistent with a standardized adopted plan.

The draft plan shows required provision for street trees immediately adjacent to street curbs. THIS IS WRONG! Tree planter areas should not obstruct pedestrian and bike ways, and trees should not be planted so close to vehicle parking or vehicle lanes that they are subject to being hit by vehicles and damaged or destroyed.

In summary, I request that City Council make necessary changes to the composition of the Planning Commission, Zoning Advisory Commission, and Board of Zoning Appeals. I also request that the Code Refresh Draft 2 be set aside until such changes are made, and new members can review the Draft 2 proposal. In the meantime, the city code provision allowing duplexes by right should be deleted.

From: Hannah Marie Sattuluri
To: Richmond300
Subject: Comment on Code Refresh draft 2-
Date: Friday, February 27, 2026 9:39:30 PM

You don't often get email from [redacted] Learn why this is important

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Hello,

I was able to comment on the interactive map, but wanted to send a direct comment re: the Code Refresh upzoning for the parcel of land which Woodland Heights Baptist Church occupies (Springhill Ave/31st St for reference). I was really shocked to see it designated MX 3 in the current draft, and I left a comment stating so on the interactive map, but wanted to directly express my dismay to those in charge, too. I was also wondering if there is an available record of what drove this proposed change in zoning?

My husband and I have owned our home right across the street from the church and its parking lot for over five years, and my husband and I rented for 15+ years in Richmond earlier, before buying in our dream neighborhood on the Southside. We are invested in our community and planned for our house to be a forever home for us and our three kids. But when I think about living across from a construction zone and then a busy multi-story development instead of a quiet church with a parking lot where kids scooter or bike and neighbors gather, I am no longer sure.

As people who are rooted in this community, dedicated to Richmond, and do support thoughtful zoning and particularly affordable housing, we still strongly oppose upzoning the land that the church is on and inviting commercial development and / or disruptive construction of a large building into this residential area.

Please consider reverting the proposed zoning to RD-B as it was in the June draft. Thank you for listening to and valuing the thoughts of those who are closest to this proposed change. I will be reaching out to our councilperson and others shortly to express my concern as well.

best,
Hannah

From: Vonck, Kevin J. - PDR
To: Sam McDonald
Cc: Pitts, Marianne G. - PDR; Mercer, Brian P. - PDR; Charles McFarlane
Subject: RE: Code Refresh for 325 S. 14th
Date: Monday, March 2, 2026 1:18:57 PM
Attachments: image001.png

We will consider it as we work through all the requests on the draft two map. \\ kjv

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW

Kevin J. Vonck, Ph.D.
Director
(o) 804-646-3741 (c) 804-292-4854
(e) [redacted]
(w) rva.gov/planning-development-review
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: Sam McDonald <[redacted]
Sent: Friday, February 27, 2026 6:22 PM
To: Vonck, Kevin J. - PDR <[redacted]
Cc: Pitts, Marianne G. - PDR <[redacted] Mercer, Brian P. - PDR <[redacted] Charles McFarlane <[redacted]
Subject: Re: Code Refresh for 325 S. 14th

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Kevin:

Are you good with our request?

Thank you, and have a good weekend.

Sam

C. Samuel McDonald
Property Results, LLC
Propertyresults.net
(804) 467-2020

Best little property management
Company in the City!

On Feb 23, 2026, at 9:35 PM, Sam McDonald <[redacted] wrote:

Kevin:

Thank you for your reply and insights.

Charles and I discussed this, and we formally request that this parcel, 325 S 24th St (E0000073002), be zoned MX-13 under the code refresh process.

While we may not ultimately build it, we feel we cannot give up the opportunity for it to fit in with the similar height Vistas on the James across 14th Street, and the Riverside on the James office and residential towers. As you know, the Riverside on the James properties are also inside the flood wall.

We also understand that any building on this side of the flood wall needs to be built to meet flood code and above flood level.

We appreciate your consideration,
Sam

C. Samuel McDonald
www.propertyresults.net

Property Results, LLC
201 Hull Street, Suite A, Richmond, VA 23224
(804) 233-8330
(804) 233-8340 fax
(804) 467-2020 cell

From: Vonck, Kevin J. - PDR <[redacted]
Sent: Monday, February 23, 2026 6:41 PM
To: Sam McDonald <[redacted]
Cc: Pitts, Marianne G. - PDR <[redacted] Mercer, Brian P. - PDR <[redacted]
Subject: RE: Code Refresh Question

I apologize. Been inundated on Code Refresh as of late.

1. We zoned all properties in a manner that both legalizes what is on the ground and aligns with the future land use designation in the master plan (Richmond 300) – to the best of our ability. We believed that a MX-7 was most consistent in terms of permitted maximum height with adjacent parcels.
2. It is something we can consider. A future land use designation of Destination Mixed Use supports it. The biggest health and safety concern about large development (even without residential) is the that the parcel lies completely within the floodwall area.
3. My read is that the new zoning ordinance will not impact your lease. The activity is likely to be permitted as an accessory use in the new code, but for some reason if it is not, the current user will be able to continue as legal nonconforming in perpetuity – so long as they do not abandon the use for a period of more than two years.
4. Understood. I am not directly involved in those discussions, but I think that is a great opportunity.

\\ kjv

<image001.png>

Kevin J. Vonck, Ph.D.
Director
(o) 804-646-3741 (c) 804-292-4854
(e) [redacted]
(w) rva.gov/planning-development-review
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: Sam McDonald <[redacted]
Sent: Sunday, February 22, 2026 10:15 PM
To: Vonck, Kevin J. - PDR <[redacted]
Subject: RE: Code Refresh Question

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Kevin:

Will you confirm receipt of this email?

And respond to the questions sent below?

Thanks,
Sam

C. Samuel McDonald
www.propertyresults.net

Property Results, LLC
201 Hull Street, Suite A, Richmond, VA 23224
(804) 233-8330
(804) 233-8340 fax
(804) 467-2020 cell

From: Sam McDonald
Sent: Monday, February 9, 2026 2:09 PM
To: Vonck, Kevin J. - PDR <[redacted]
Cc: Charles McFarlane ([redacted] <[redacted]
Subject: FW: Code Refresh Question

Kevin:

Hope all is well at City Hall and things are going your way!

Charles Macfarlane and I own the parcel at 323 S 14th Street. It is currently a parking lot with a portion leased to Riverside Outfitters as their home base for River activities and rafting trips.

We have a couple questions related to the proposed zoning changes:

1. The current zoning is M1. I see in the Code Refresh Draft 2 that it is positioned for MX-7, which allows up to 7 stories. How did it get that designation?

2. Can we request consideration for MX-13 or MX-U? There are taller buildings in the immediate vicinity including Riverside on the James office and condos buildings, Vistas, and South Bank. We understand that this parcel cannot be residential on the River side of the floodwall, but if another CoStar comes along, 7 stories may not be enough for this site to attract another large company.

3. Even with a rezoning, and until further developed or sold, can Riverside Outfitters continue to lease a portion of this property? How would "upzoning" work for the current M1 uses under this Code Refresh?

4. We currently have the property listed for sale and are simultaneously working with the City to trade this parcel for another. We believe a good use of the property may be as parking for the new Mayo Park. We understand a lot of folks that are commenting on Code Refresh want to see this property as a park or part of the JRPS, but until the City or another public entity own it, we want to preserve our rights to develop it at a highest and best use.

Thank you for your input.
Sam

C. Samuel McDonald
www.propertyresults.net

Property Results, LLC
201 Hull Street, Suite A, Richmond, VA 23224
(804) 233-8330
(804) 233-8340 fax
(804) 467-2020 cell

From: RO
To: Vonck, Kevin J. - PDR
Subject: Re: Richmond 300 rezoning impact on Riverside Outfitters
Date: Wednesday, January 14, 2026 4:33:47 PM

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Glad I bumped into you at the meeting this evening. See you next week. Cheers!
-Matt
Sent from my iPhone

> On Jan 10, 2026, at 3:23 PM, Riverside Outfitters <[redacted] wrote:
>
> I have conflicts for all of those, unfortunately. I can meet anywhere if you want to pick a spot for anytime next week or the 20th or 22nd of the following week.
>
> ---
> **Riverside Outfitters, Inc.**
> https://www.riversideoutfitters.com
> **(804) 560-0068**
>
> On Sat, Jan 10, 2026 at 2:21 PM Vonck, Kevin J. - PDR <[redacted] wrote:
>
> > I apologize – I forgot about a conflict on the 15th. If you want to meet at Crossroads, I may adjust the times a bit:
> >
> > WED 21 @ 8:15 a.m.
> >
> > FRI 23 @ 9:00 a.m.
> >
> > TUE 27 @ 9:00 a.m.
> >
> > FRI 30 @ 9:00 a.m.

Will one of these times work?

\\ kjv

<image002.png>
Kevin J. Vonck, Ph.D.

Director

(o) 804-646-3741 (c) 804-292-4854

(e) kevin.vonck@rva.gov

(w) rva.gov/planning-development-review

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: RO <riversideoutfitters@gmail.com>
Sent: Saturday, January 10, 2026 11:35 AM
To: Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>
Subject: Re: Richmond 300 rezoning impact on Riverside Outfitters

You don't often get email from riversideoutfitters@gmail.com. Learn why this is important
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Thanks for getting back with me. How about THU 15th 10:00 @ Crossroads?

Sent from my iPhone

> On Jan 10, 2026, at 10:14 AM, Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov> wrote:

For what it is worth, zoning can never supersede the authority of floodplain, environmental, or building code regulations.

Let me know if any of these dates work or if you want to investigate February.

THU 15 @ 10:00 a.m.

THU 22 @ 10:00 a.m.

TUE 27 @ 9:00 a.m.

FRI 30 @ 9:00 a.m.

Thanks!

\\ kjv

<image003.png>

Kevin J. Vonck, Ph.D.

Director

(o) 804-646-3741 (c) 804-292-4854

(e) [redacted]

(w) rva.gov/planning-development-review

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

From: Riverside Outfitters <riversideoutfitters@gmail.com>
Sent: Wednesday, January 7, 2026 6:10 PM
To: Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Riverside Outfitters <riversideoutfitters@gmail.com>
Subject: Richmond 300 rezoning impact on Riverside Outfitters

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

Hi Kevin...happy new year! We've met at the Riverfront Stakeholders meeting that Venture Richmond moderates each quarter. I believe you are a good person to help me understand what looks like a catastrophic impact to my small business from the latest zoning proposal. We lease property owned by Charles Macfarlane at 319 S. 14th. Given information over the past 3 years from Charles's company and city officials, I have invested quite a bit to build out the infrastructure and amenities to operate within the restrictions. Specifically, it has been my understanding all along that there are restrictions on the property- given its location on the "wrong" side of the flood wall resulting in no utilities other than the electricity I myself trenched and pulled from the street 100' away from my shop, as well as modularity of any structures- that

preclude development indefinitely. That gave me the confidence to invest in this location.

Do you have 30 mins to grab a coffee or a beer to help me understand the impact of the proposal and for me to explain Riverside Outfitters' situation?

Cheers!

Matt Perry

Riverside Outfitters, Inc.

https://www.riversideoutfitters.com

(804) 560-0068