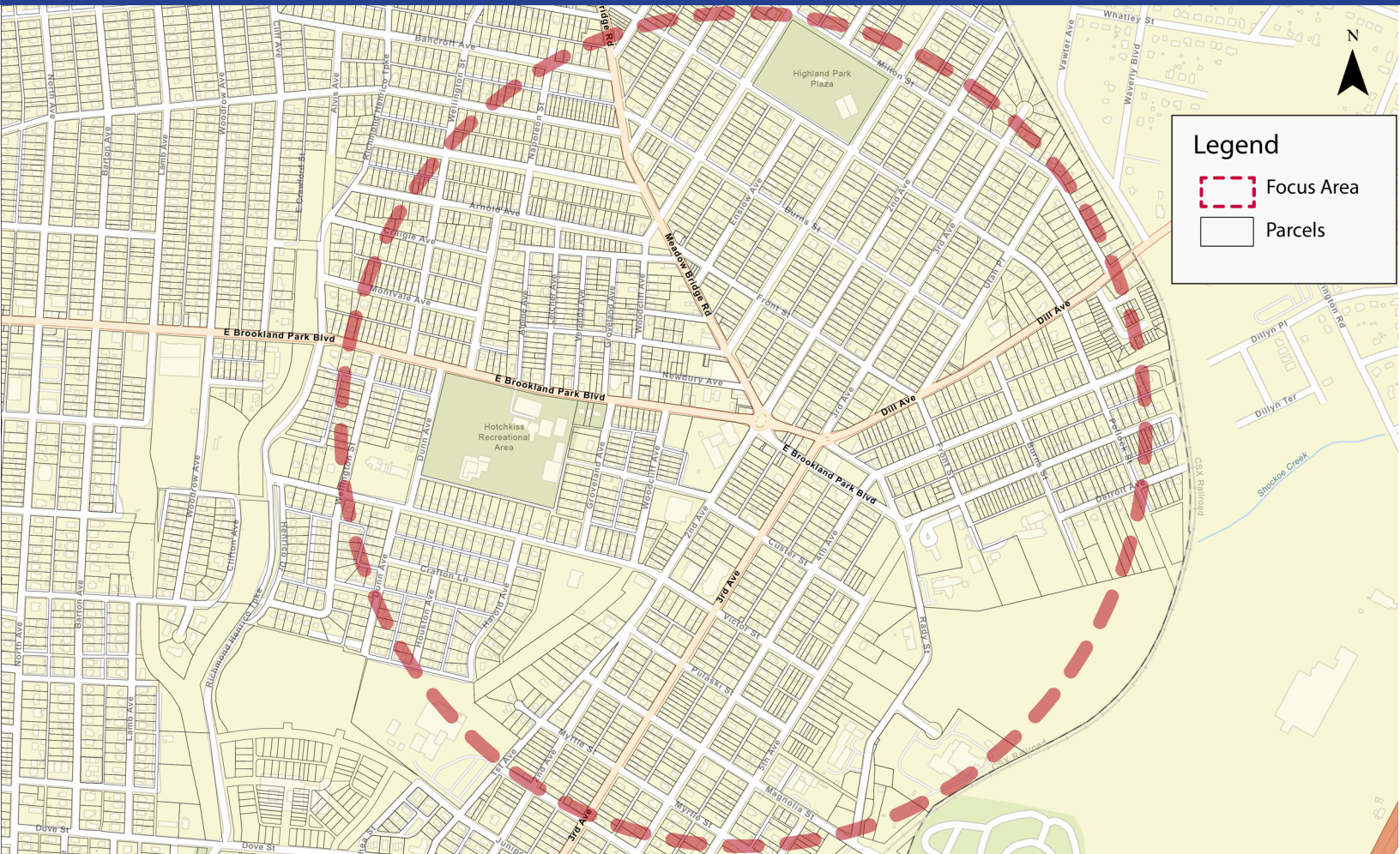




**Six Points  
Engagement Summary  
February - May 2026**

# Focus Area



**Legend**

- Focus Area
- Parcels

\*Circle represents a 10-minute walk, centered on Six Points' commercial core.

## Background and Planning Process

The Six Points Neighborhood Node has had 8 planning efforts since 2015. The scope of these efforts vary from a community organizing focused plan to a parking demand study to a commercial improvement plan, each with varying levels of engagement. The most recent effort, from the Urban Land Institute's Technical Assistance Panel, outlined six key strategies, found [here](#). This report resulted in a resolution directing various departments to update Richmond 300, the City's Master Plan with highly implementable strategies, pulling from the aforementioned plans.

As the community identified similar issues across these plans, the current planning process is focused on the implementation of these strategies and the allocation of City resources accordingly. Engagement was conducted through a community meeting on February 7th, 2026 and an online survey, open to the public from February 11th to May 22nd, 2026. This engagement was focused on verifying the current vision as found in Richmond 300 and amending the Master Plan, including but not limited to: an implementation matrix identifying departments responsible, cost, and time frame.

# Verifying the Six Points Community Vision



Vision as currently listed in the City's Master Plan, Richmond 300



## Potential Transformation of Six Points

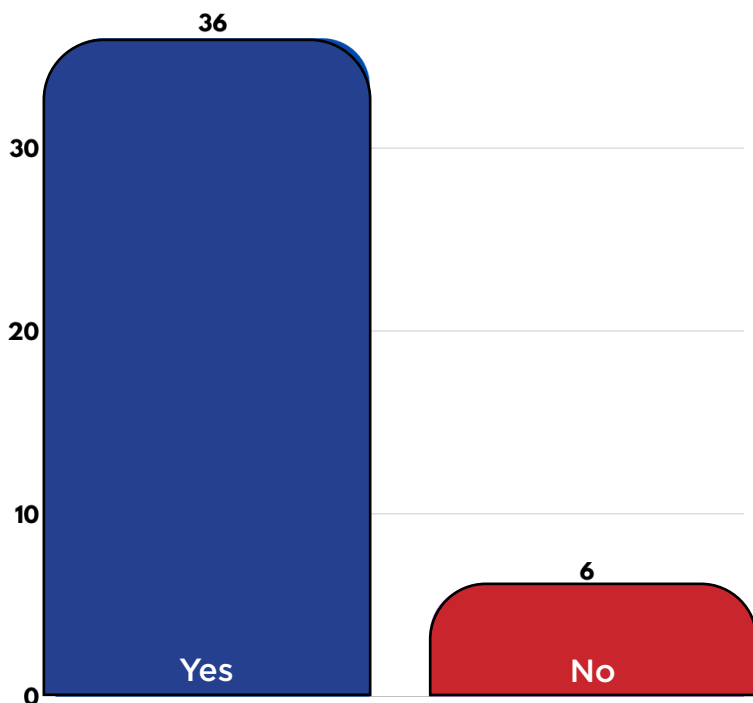
Architecture firm, HKS, led a process to create a schematic plan for a building in Six Points. HKS created the plan through a robust community engagement process.

## Six Points

**Type:** Neighborhood Node

**Vision:** The Six Points Node is centered on a unique six-way intersection that was recently improved with a roundabout and landscaping. Small-scale, neighborhood commercial uses are located at the intersection and extend up Meadowbridge Road. The expansive Highland Park residential neighborhood surrounds this commercial area. In the future, this area can be a more enlivened community center with more neighborhood services and residential uses, better connectivity to and around the area, and more placemaking and public art amenities that focus on the history and cultural assets of the area. Future development should be between 2 and 4 stories and be sensitive to the surrounding residential neighborhood which exists in close proximity. The Hotchkiss Community Center and associated recreational assets can be better linked and incorporated to the activity of this Node.

**Growth Potential:** Low - The commercial area of the Node is relatively constrained and there are few vacant parcels. There are, however, several parcels that are underutilized and could be redeveloped into a building form and use that more closely fits with the vision of the area.



## Do you agree with this Six Points Neighborhood Node Vision statement outlined in the City's Master Plan, Richmond 300: A Guide for Growth (shown above)?

Survey respondents were presented with the *Vision* as outlined in the City's Master Plan, *Richmond 300*, and asked if they agreed. In total, 36 people agreed and 6 disagreed, an 86% approval rating. Those in disagreement highlighted topics they felt were missing or outdated such as community safety, commercial quality, equitability, estimated growth potential, and implementation.

Type	Count
Grocery Store/Market	5
Local/Small Business	4
Bike/Pedestrian	3
Business Incentives	3
Placemaking	3
Healthy	2
Cleanliness/Trash	2
Cafe	2
Safety	2
Gym	1
Recovery Housing	1
Pharmacy	1
Youth Programs	1
First-Floor Commercial	1
Lighting	1

## What should be included in the Six Points Economic Development Strategy?

Responses identified numerous aspects desired in an economic development strategy. The item with the largest share of responses was grocery stores/markets, with related themes like healthy food and pharmacies also included. Additional responses saw themes of local/small business and business incentives. A preference for pedestrian-scale development was also identified.

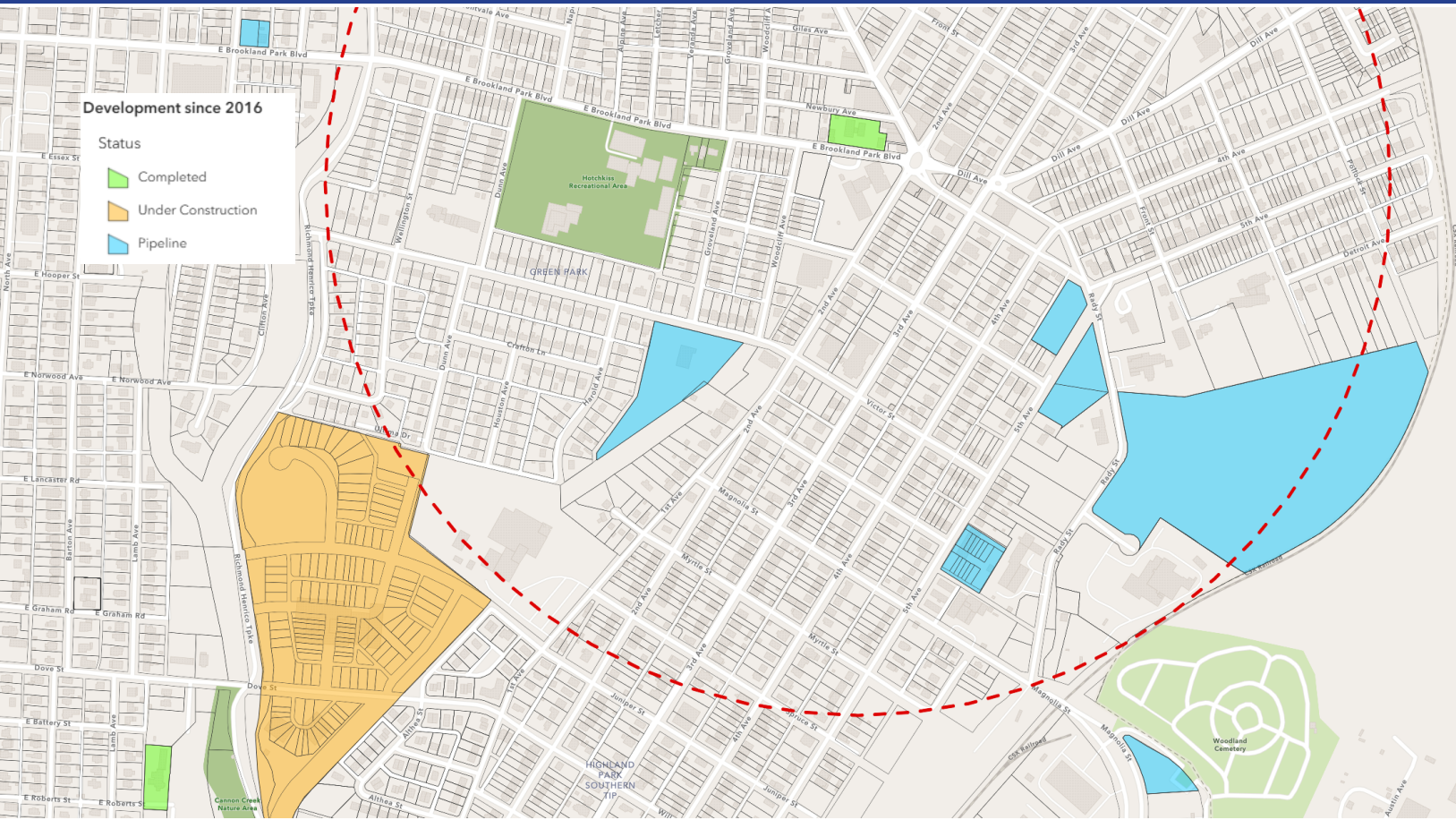


## What types of neighborhood-serving commercial would you like to see in Six Points?

Responses further echoed desires for healthy food options with localized dining (cafe and small restaurants) and convenience retail (grocery markets and pharmacies) receiving the vast majority of votes, with personal services and offices being less prioritized.

Type	Localized Dining (Cafe, Small Restaurant)	Convenience Retail (Grocery Market, Pharmacy)	Personal Services (Salons, Dry Cleaners)	Small Offices (Studio, Offices)
Count	17	16	4	3

# Development in Six Points



\*Map accurate as of 3/30/26

*“Very happy to see vacant lots turning into housing, would love to see more transitions for abandoned/unmaintained housing”*

*“I like the increase of residents in the neighborhood and affordable units. I think we could support more businesses.”*

## Development Map Comments

The above map shows major development projects (over \$1.5 million) since 2016. Projects displayed include single-family and multi-family residential, with varying levels of affordability. Comments provided stated support of new housing while highlighting the need for infrastructure improvements to accommodate the increased demand. Other responses identified the desire for changes to the number of vacant and underutilized properties in the area.

*“Great to see so much housing - but the development plan needs to account for the number of City services needed to support this growth. How will trash pick up, street cleaning, RPD, etc. support this growth?”*

## What placemaking categories are most important to you?

Survey respondents were asked to rank 5 placemaking categories by importance. Pedestrian amenities had the highest average ranking, with lighting and street plantings close behind. Public art was a neutral choice on average while neighborhood signage was the least popular with 3/4ths of respondents ranking the item last or second to last.

Ranking	1	2	3	4	5
Lighting	29%	3%	48%	16%	3%
Pedestrian Amenities	26%	39%	13%	16%	6%
Street Plantings	16%	29%	23%	19%	13%
Neighborhood Signage	13%	0%	10%	23%	55%
Public Art	16%	29%	6%	26%	23%

More Valued



Less Valued

\* Graphic based on average ranking, to scale

# Safety Improvements



## Where are safety improvements needed in Six Points (pedestrian, transit, vehicular, bicycle, scooters, etc.)?

Respondents identified a number of themes regarding safety. The most common involved concerns for pedestrian & bicyclist safety, highlighting a desire to prioritize these groups. Car-related issues such as requests for roundabouts and issues of speed and visibility were present. Additionally, concerns for trash and lighting were shared, as were trees and infrastructure maintenance.

*“Crossing any of the streets on the roundabout is difficult as a pedestrian. Sometimes bushes can block visibility when they are overgrown.”*

*“We need ways to deprioritize cars making walking and biking easier and safer”*

*“Improved lighting and bus stops, trash collection infrastructure, and increased use of traffic calming measures”*

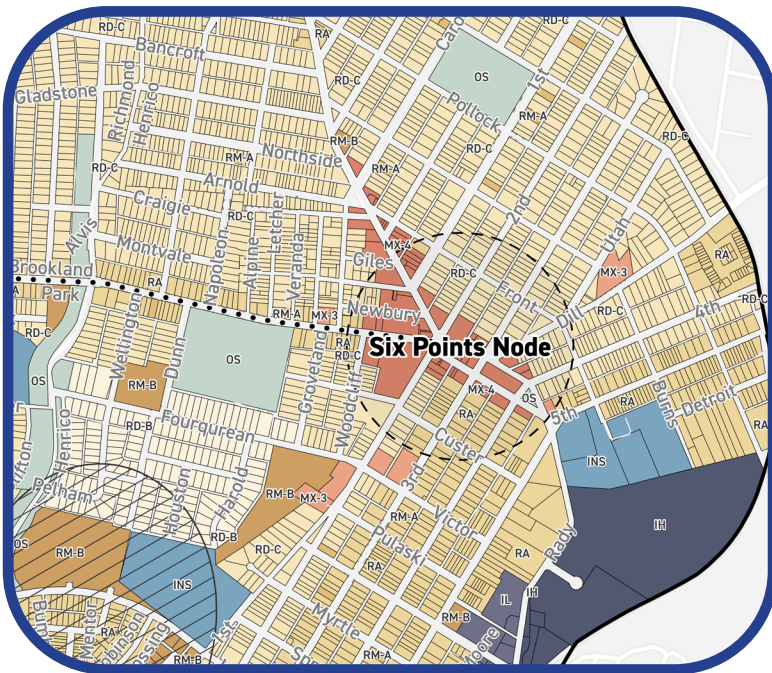
Type	Count
Pedestrian Safety	9
Bike	6
Roundabout	3
Trees/ Landscaping	3
Traffic	2
Speeding	1
Bus Stops	1
Police	1
Pedestrian Amenities	1
Lighting	1
Trash	1



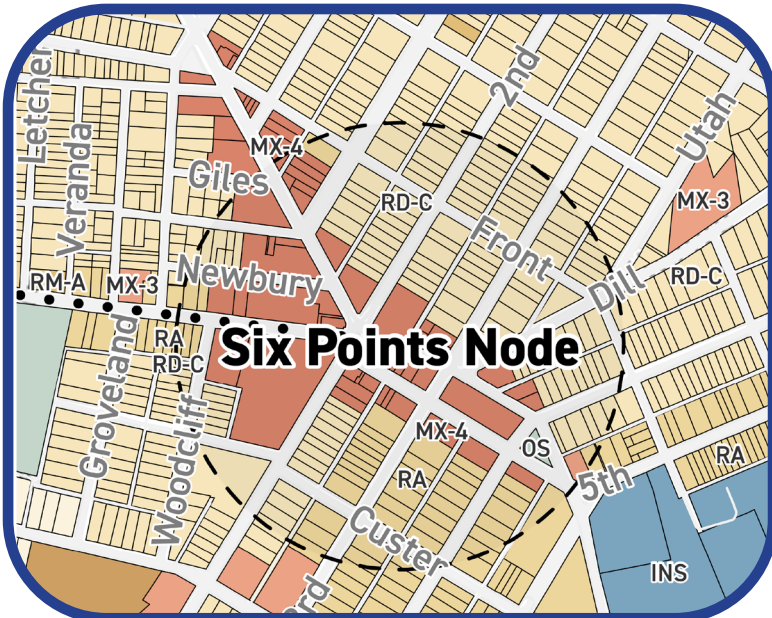


## Code Refresh

Code Refresh, the update of Richmond's zoning ordinance, is an ongoing process with engagement happening citywide. Zoning shapes our City by deciding uses that are allowed on certain properties, the height and bulk of buildings, relationship between buildings and the street, and housing affordability by determining how much housing can be built and where. Six Points-specific feedback primarily centered around the commercial core of the node, with a desire for revitalization and higher quality development. Additional comments echoed themes of the broader code refresh, favoring higher density and preservation of mature tree canopy. Desires for urban agriculture and community gardens as well as alley maintenance were also present.



*"I live within a 2 min walk of this area, and am very excited that this area is being proposed for MX-4. I agree with the MX-4 zoning, and hope this is a neighborhood node [that] sees more development soon."*



*"This should be responsible development for cafes, restaurants, fitness, boutiques, etc. These commercial spaces should NOT be for smoke shops and corner stores."*