

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
1	1	1	a	Explain which Emerging Activity Centers are to be prioritized. Scott's Addition was just rezoned. What are the priorities?	Cyane Crump	Each Activity Center is/will be designated as "Established," "Emerging," and "Not Established." The thought is that those Activity Centers that are in the "Emerging" phase have the greatest opportunity, and need the most immediate attention as things are happening there and some revision of the Zoning might be necessary. Scott's Addition, even though it is "Emerging," will not necessarily be a priority since the zoning was recently updated. A new section has been added to the overall document introducing the Future Land Use categories and Activity Centers.
2	1	1	b	"Rewrite the zoning ordinance <b>to achieve the objectives set forth in the Land Use Goals.</b> "	Cyane Crump	OK. Incorporated.
3	1	1	b	need to explicitly state why they want to re-write the zoning ordinance (to make it more understandable, to reduce barriers to development???) come to think of it, this could perhaps be better as a standalone objective.	Jeff Eastman	See response to comment 3.
4	1	1	c	Is this about design rights or public realm? See 4.1.a.	Cyane Crump	There is some overlap, but this recommendation focus more on what private development can contribute to the public realm.
5	1	1	c	<del>"Adopt rezone parcels in activity centers with</del> design requirements <del>for parcels in activity centers</del> that encourage walking..."	Cyane Crump	The design requirements will be included in the rezoning language.
6	1	1	d	"Euclidean" is too technical a term	Summit	See response to comment 7.
7	1	1	d	<del>"Evaluate zoning districts in historic areas that were developed prior to Euclidean zoning regulations</del> to ensure new construction similar in form to <del>pre-Euclidean</del> <b>the historic context</b> is allowed." (? Next to <del>Euclidean zoning regulations</del> )	Cyane Crump	OK. Incorporated.
8	1	1		Show equity when rezoning to maintain integrity throughout the entire city	Summit	Equity is addressed through the various vision statements, and citywide 20-year vision of the plan, and will be achieved through myriad recommendations found throughout the plan.

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9	1	2		"Increase placemaking features within activity centers to accentuate their unique qualities <b>and authentic sense of place.</b> "	Cyane Crump	OK. Incorporated.
10	1	3	b	Innovative instead of "innovated"	Cyane Crump	OK. Incorporated.
11	1	3		Capitalize Activity Centers	Cyane Crump	OK. Incorporated.
12	1	3		Add strategy c. "Improve sidewalks and add public spaces to support placemaking."	Cyane Crump	This is included in Goal 1, Obj 1, Strategy C, and also in Goal 4 and 8.
13	1	4	a	Delete this strategy because it's indicative of 1.1.a	Cyane Crump	Ok. Deleted Objective 4 because it's repetitive of information elsewhere. Added commercial corridors to 1.1.a.
14	1	4	c	how? Rewrite zoning ord?	Cyane Crump	See response to comment 13.
15	1	4		Capitalize Activity Centers	Cyane Crump	OK. Incorporated.
16	1	5		Capitalize Activity Centers	Cyane Crump	OK. Incorporated.
17	1	6		Capitalize Activity Centers	Cyane Crump	OK. Incorporated.
18	1	7		"Maintain and improve primarily residential areas by increasing their linkages to activity centers, corridors, <b>parks, and greenspaces</b> and maintaining high-quality design standards."	Cyane Crump	OK, may say "parks and open space."
19	1	7		Add strategy c. "Connect residential areas to greenspaces and James River access corridors where possible."	Cyane Crump	OK. Incorporating this into a edits of Strategy 1.7.b.
20	1	4 and 5		Combine these 2 goals	Cyane Crump	OK. Omitted Objective 4.
21	1			Activity Centers 66.6% accessed by multimodal.	Summit	This is hard to quantify at this point, but a good suggestion for future master plan revisions.
22	1			Create small area plans for undeveloped (or potential) Activity Centers	Summit	OK. Added new strategy 1.1.f.
23	1			Provide access to individuals with disabilities (ramps, visual and sound cues, no corner parking, etc.)	Summit	See Goal 8.
24	1			Add objective to encourage walkable neighborhood centers	Summit	This idea is already addressed through various strategies, objectives, goals, and the Future Land Use category descriptions.

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25	2	1	b	<p>Future Needs of the Fire Department:</p> <p>1) 2 additional Fire Stations in the Downtown area – there are no downtown fire stations, putting in place a 17,000 seat arena, adding new hotels and other infrastructure will require additional support</p> <p>2) 3 additional Fire Stations across the City – suggested locations:</p> <p>a. (1) Station in the Wickham neighborhood – Sussex Street and Wickham Street</p> <p>b. (1) Station between Station 21 Jefferson Davis Highway and Station 22 Broad Rock and Warwick Road – (Southside)</p> <p>c. (1) Station between Station 23 Labrook Concourse and Station 24 Forest Hill and Shelia Lane – (Southside)</p> <p>d. And possibly (1) near Staples Mills Road and Broad Street</p> <p>3) A True Downtown Fire Headquarters – This location will be designed to support growing staff and (1) needed downtown fire station</p> <p>a. New Fire Training Academy - Our current Fire Training Academy remains located in Henrico County 11 miles away – not truly a City facility or responsive to the needs of our organization</p> <p>b. Fire Logistics Center – either stand alone or a part of the (Training Academy) Preferable</p> <p>All of this has to be a part of the overall growth of the city – calls for service will increase and resources will have to keep pace. These are all considerations that have to be included while future economic development plans are being mapped out. These resources also align themselves the Department’s Mission Statement and the Mayors Vision.</p>	Earl Dyer	We will follow up with the Fire Department about how to incorporate these specific recommendations in the plan.
26	2	1	b	"determine if there are needs for creating, <b>relocating</b> , and/or closing police..."	Cyane Crump	OK. Incorporated.
27	2	1	b	Study the fire stations in Southside. One new station is needed between #23 and #24, as well as between #21 and #22.	Summit	This strategy would seek to do that.
28	2	1	c	"determine if there are needs for creating, <b>relocating</b> , and/or closing schools..."	Cyane Crump	OK. Incorporated.

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29	2	1	d	"needs for creating and/or closing community centers to align with population projections <b>and if there are any ways to leverage city parks and access to James River.</b> "	Cyane Crump	Omitted last clause.
30	2	1		Improve existing city-wide parks and facilities.	Summit	This is incorporated into other strategies and goals already.
31	2	1		Improve stewardship of historic parks/features (including un-sexy things like subsurface drainage)	Summit	Stewardship (aka maintenance) is out of the realm of the Master Plan purview.
32	2	2	a	Add the Pump House and Blues Armory	Summit	Changed text to "a. Create and implement a real estate disposition strategy that aligns disposition with helping to reach Richmond 300 goals, and includes redeveloping surplus public facilities, including, but not limited to, school facilities, the Diamond site, and the Coliseum."
33	2	2	a	"Create and implement a real estate disposition strategy, <b>including through the Land Bank</b> , that aligns disposition with <b>community benefits</b> helping to <del>reach</del> <b>achieve</b> Richmond 300 goals, and includes redeveloping surplus school facilities, the Diamond site, <b>the Byrd Park Pump House, Blues Armory</b> , and the Coliseum."	Cyane Crump	See response to comment 32.
34	2	2		Add something about the land bank	Summit	This is addressed further in the "Inclusive Housing" strategies.
35	2	2		"Create real estate acquisition, <del>and</del> -disposition <b>and retention maintenance</b> strategy..."	Cyane Crump	Maintenance is out of the realm of the Master Plan purview.
36	2	2		Add strategy c. "Create and implement a strategy for preservation of dilapidated historic structures."	Cyane Crump	See 2.1.a.
37	2	2		how do they define a "traditionally-marginalized" community?	Jeff Eastman	See forthcoming "glossary."
38	3	1	a	Please let us know how we can help and be a partner for this!	Cyane Crump	OK. Incorporated.
39	3	1	a	Capitalize City, add period at end	Cyane Crump	It's lowercase "city" because it is talking about the city in general not its government. OK, added period.
40	3	1	c	" <b>Review and revise</b> <del>Complete a comprehensive rewrite of....</del> improve the clarity and usability..."	Cyane Crump	OK. Incorporated.
41	3	1	d	"Develop stronger enforcement tools for <b>code</b> violations..."	Cyane Crump	OK. Incorporated.

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42	3	1	e	<del>Evaluate potential zoning changes needed...</del> <b>"Revise the zoning ordinance</b>	Cyane Crump	Omitted this strategy because it's covered in 1.1.d.
43	3	1	e	Capitalize City	Cyane Crump	It's lowercase "city" because it is talking about the city in general not its government.
44	3	1	i	Consider moving to 2.2.	Cyane Crump	This fits more with Goal 3.
45	3	1	j	Reconcile conflicting tax-abatement strategies (between this goal and housing goal). Keep preservation as an important part of the program.	Summit	OK. Incorporated.
46	3	1	j	<b>"Review and revise</b> Evaluate the City's tax abatement program to prioritize preservation <b>projects and projects providing affordable housing.</b> " (*conform to inclusive Housing Objective 1.d.)	Cyane Crump	OK. Incorporated.
47	3	1	k	"Lobby the General Assembly to maintain <del>the</del> historic rehabilitation tax credits."	Cyane Crump	OK. Incorporated.
48	3	1		"Preserve culturally, historically, and architecturally significant buildings, sites, structures, <del>and</del> neighborhoods <b>and landscapes.</b> "	Cyane Crump	OK. Incorporated.
49	3	2	a	<del>Repeal</del> <b>"Revise</b> Create flexibility in the zoning ordinance <b>to incentivize</b> for the adaptive reuse of historic buildings <b>and</b> to deter demolition, such as <del>changes to</del> allowing for compatible densities and uses in historic areas, <b>reducing the deemed nonconformity of historic structures and providing expedited reviews and permit fee discounts for adaptive reuse.</b> " (*Don't require demolitions because of new zoning requirements')	Cyane Crump	OK. Incorporated some of these suggestions
50	3	2	c	"...prioritize disposition to non-profit housing developers <b>and/or The Land Bank.</b> "	Cyane Crump	OK. Incorporated.
51	3	2		Replace x% with a number	Cyane Crump	OK. Incorporated.
52	3	3	a	"...and available incentive programs <b>for historic preservation, adaptive reuse and place-based economic development.</b> "	Cyane Crump	OK. Incorporated.
53	3			Balance preservation of historical markers (buildings etc.) to more equally represent people of color and accurate narrative or our history. (Prioritize African American history)	Summit	OK. Incorporated.
54	4	1		Increase Richmond's walkability along "and across" all streets.	Summit	See Goal 8.

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55	4	2	c	Switch 'existing open spaces' and 'new developments'	Cyane Crump	OK. Incorporated.
56	4	2	f	"(see strategies in Goal 2 <b>and Goal 15</b> )"	Cyane Crump	OK. Incorporated.
57	4	2	f, m	Combine f & m	Cyane Crump	OK. Incorporated.
58	4	2	g	"Encourage <b>any new permitted</b> new development..."	Cyane Crump	Any new development is de facto a permitted development.
59	4	2	i	"...defining views of downtown skyline, historic views <b>of river and other natural and historic resources.</b> "	Cyane Crump	OK. Incorporated some of these suggestions
60	4	2	i	In developing the new Richmond 300 plan, please continue to protect the Views from public places, particularly: The view that named Richmond in Libby Hill Park, The view of the river from the War Memorial, and the view of Hollywood rapids. These are equalizing, rare benefits to all citizens. "A place to find peace, To get perspective when troubled, And a place that lifts the spirit." They are equally available to all citizens and show our city at its finest.  They are equally available to all citizens And show our city at its finest.	Coqui Macdonald	OK. Incorporated.

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61	4	2	i	<p>You already know that the City of Richmond has unique characteristics, attractive to tourists and residents alike. With tourism as the second largest industry in the Commonwealth, it's both aesthetically pleasing and economically wise to do all that is necessary to preserve those assets that are unique to us.</p> <p>Your report to date is quite comprehensive, and Goal #3 addresses the need to protect our precious historic infrastructure.</p> <p>What may be harder to identify, but what clearly drives tourism, are those visually stunning areas they love to visit. The viewshed from Libby Hill Park of 'the view that named Richmond' is certainly one. But others exist throughout the City. It is my suggestion that you integrate and defend the views identified by the Virginia Branch of the American Society of Landscape Architects into the Richmond 300 Plan.</p> <p>Giving developers - both city and private - a clear picture of what we prize and intend to maintain for all to enjoy, saves everyone time and money.</p> <p>Our priceless viewsheds should never be for sale.</p>	Eugenia Anderson-Ellis	OK. Incorporated.
62	4	2	j	"Reserve appropriate riverfront <b>and canal-facing</b> sites for <b>public amenities</b> and river-related development..."	Cyane Crump	OK. Incorporated.
63	4	2	k	"...improve, restore and maintain <b>historic canal system.</b> "	Cyane Crump	OK. Incorporated.
64	4	2	k	they should define which canal, or are they talking about them all? There are several canals in Richmond	Jeff Eastman	OK. Incorporated.
65	4	2	l	"Implement the Riverfront Plan <b>and James River Park Master Plan.</b> "	Cyane Crump	OK. Incorporated.
66	4	2	n	"Encourage the creation of parks <b>and park improvements...</b> "	Cyane Crump	OK. Incorporated.
67	4	2		"Increase neighborhood access to and through <b>a well-designed network of open spaces.</b> "	Cyane Crump	OK. Incorporated.

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68	4	3	a	<del>Evaluate the creation of character districts with guidelines for review of demolitions and encourage context-sensitive infill development...</del> "Adopt design guidelines for neighborhoods"	Cyane Crump	OK. Incorporated some of these suggestions
69	4	3	c	"On development sites outside of the downtown core, <b>require multiple buildings</b> and encompass most of an entire block or block frontage to increase visual interest. On sites in the downtown core, <b>encourage</b> buildings that encompass an entire city block to use massing that is responsive to human scale. Provides-pedestrian through-block connections through existing superblocks <b>and/or</b> re-establish the <b>historic</b> street grid."	Cyane Crump	OK. Incorporated some of these suggestions
70	4	3	d	How? Incentives? Receipts?	Cyane Crump	This would be down via CAR and/or POD review.
71	4	3	d	"Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, <b>and provide maximum adaptability for environmental change and efficiency.</b> "	Cyane Crump	OK. Incorporated.
72	4	3	e, f, g, h, k, l, m, n, o	Rewrite zoning ordinance to include form based guidelines	Cyane Crump	See strategy re: rewriting zoning ordinance.
73	4	3	j	? Next to 'and Activity Center Descriptions'	Cyane Crump	Omitted this strategy.
74	4	3	n	<del>"Update the zoning ordinance in downtown districts and primary street corridors to include..."</del>	Cyane Crump	Omitted this strategy.
75	4	3	r	<del>Evaluate how building placement and massing design that might reduce the heat island effect..."</del> " <b>Encourage</b> Evaluate how building placement and massing design <b>that</b>	Cyane Crump	OK. Incorporated.
76	4	4	b	"...prioritizing areas that are experiencing major <b>changes in demographics, density, and development</b> shifts in population."	Cyane Crump	OK. Incorporated some of these suggestions
77	4	4		"Integrate public art into the <del>built</del> <b>built</b> environment to acknowledge Richmond's unique <b>and authentic</b> history..."	Cyane Crump	Omitted this strategy.
78	4			Replace "interesting" with another word like compelling or engaging	Cyane Crump	Omitted this strategy.



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79	5	1	a	"...incorporated into the decision-making process, <b>including through the development of Neighborhood Conservation Districts with neighborhood driven design guidelines to review demolitions and encourage context-sensitive development to protect and enhance neighborhood character.</b> "	Cyane Crump	See 4.3.a.
80	5	1		Education is not sufficient if community voice is eliminated by increase in by right projects.	Summit	There will be a rezoning process that will include community input. Also , many infrastructure projects also require community engagement. The community will still have a voice
81	5	1		Change to objective 2	Cyane Crump	Re-wrote 5.1.a.
82	5	2		add "neighborhood associations" to the list of stakeholders	Summit	This is included in 5.1 .
83	5	2		Change to objective 3	Cyane Crump	Re-wrote 5.1.a.
84	5			New objective: engage the community through educational and volunteer opportunities	Summit	Re-wrote 5.1.a.
85	5			There is a gap between increasing knowledge and building capacity to organize. How can we empower people to do this?	Summit	That's true. That's why we created Goal 5.
86	5			Create new objective 1. "Encourage public participation in the review of projects that impact the City and neighborhoods." Strategy a. "In connection with any rezonings in accordance with the Future Land Use Plan, and revisions to the zoning ordinance, ensure that city planning decision-making is reviewed to provide public notice of planning decisions, an opportunity for public review of planning decisions and zoning determinations and a requirement that developers meet with the community to discuss proposed developments in connection with the plan of development review."	Cyane Crump	Re-wrote 5.1.a.
87	6	1	a	What is 'major corridors'?	Cyane Crump	Edited this to "enhanced transit corridors."
88	6	1	a	How does this conform or conflict with 1.1.a?	Cyane Crump	Changed text to "a. Rezone the city in accordance with the Future Land Use Plan (see <u>Objective 1.1</u> )."
89	6	3		Add strategy d. "Bike lanes should be attractive, visually distinct (e.g. branded)."	Cyane Crump	Too detailed for city-wide Master Plan.
90	7	1	a	Completed in FY19	Mike Sawyer	OK. Incorporated.

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91	7	1	New	Eliminate turn on red after stop in Downtown area, preferably city-wide	Jim Hill	Too detailed for city-wide Master Plan.
92	7	1	New	Eliminate slip turn lanes in Downtown and other urban/walkable areas	Jim Hill	Too detailed for city-wide Master Plan.
93	7	1	New	Require provision of safe pedestrian and cyclist accommodation for Work In Street permitting	Jim Hill	Too detailed for city-wide Master Plan.
94	7	1		Need to say "Implement the Vision Zero Action Plan"	Mike Sawyer	Changed to "Objective 1: Reduce all traffic-related deaths and serious injuries to zero by implementing the Vision Zero Action Plan"
95	7	1		Call out crossings and crosswalks in an objective	Summit	Too detailed for city-wide Master Plan.
96	7	1		Consider a strategy that calls to use more Barnes Dance style intersections at major intersections	Summit	Too detailed for city-wide Master Plan.
97	8	1	d	I do not believe that this map will have done the legwork required to classify overlays and typologies and modal emphasis.	Mike Sawyer	Omitted strategy "d. Designate roadway typology and overlays for sidewalk requirements tied to the Better Streets classification system."
98	8	1	b	Start with 'a'	Mike Sawyer	OK. Incorporated.
99	8	1	c	This a federal requirement.	Mike Sawyer	OK. Incorporated.
100	8	1		missing disabled and elderly	Mike Sawyer	Revised to "Goal 8: Enhance walking, biking, and transit infrastructure to provide universal access to all users, prioritizing low-income areas and areas within the high-injury network."
101	8	1		1/4 mile - would this be most of the City?	Mike Sawyer	See response to comment 100
102	8	1		Provide tax exemption for bike facilities to promote ridership	Summit	Bike facilities are required in multifamily development.
103	8	1		Improve crossings on all streets	Summit	OK. Incorporated.
104	8	2	b	All of the following are specific projects. Should this plan call out individual projects or reference the bike master plan (and it's needed update) as the guide for selecting and prioritizing projects? Why were these projects chosen and not others that have been identified in various plans?	Jake Helmboldt	Revised to "Develop greenways throughout the city, especially in Southside), including but not limited to the following proposed shared-use paths: Ashland to Petersburg, James River Branch, and Kanawha Canal (see Future Connections Map for a full proposed network of shared-use paths) "

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105	8	2	d	Why explore instead of develop or implement?	Mike Sawyer	See response to comment 104.
106	8	2		What is the distinction between [shared-use paths and trails]? When trails are referenced in this plan what are they referring to? The term "trail" is nonspecific and should generally be avoided because it can be interpreted as a native surface path (e.g. Buttermilk and Northbank), a shared-use path, or even simply a marked route on the sidewalk (e.g. Slave Trail). As such the reader/user of the plan may not have a consistent understanding of what is proposed/planned. This is further confused when greenway is also thrown into the mix.	Jake Helmboldt	OK. Removed mention of greenways. Adding Shared-use paths to glossary.
107	8	3	a	"and this plan" - What about updated Richmond Connects Multimodal Transportation Plan	Mike Sawyer	Not going to refer to this since it is not completed.
108	8	3	a	Proper term is "Level of Traffic Stress" (LTS). Also, LTS isn't a means of prioritization, but rather analysis of the level of accommodation provided by a bike facility or roadway, which can include nodal analysis (e.g. intersections). As written, it is unclear whether this is saying to prioritize improvements on streets with poor LTS, or to prioritize implementation of projects based on those that provide a high LTS. Also, prioritization of projects is dependent upon a range of factors (e.g. network connections, cost/barriers, latent demand, O&D's served, etc), so it is unclear what this actually calls for as an action item.	Jake Helmboldt	OK, omitted "level of traffic stress clause."
109	8	3	New	Retrofit existing bridges to safely accommodate cyclists and pedestrians	Jim Hill	OK. Incorporated.
110	8	3	New	Legalize the Idaho Stop for (non-motorized) cyclists	Jim Hill	Too detailed for city-wide Master Plan.
111	8	3		What about practicing good access management?	Mike Sawyer	Need to follow up with Mike Sawyer to understand what he means.
112	8	4	b	Is this amenities or landscaping or trash or...	Mike Sawyer	OK, added more detail.
113	8	4	c	According to what plan? I believe the TPO has one underway that one may wish to reference	Mike Sawyer	OK, combined 8.4.c and 8.4.j
114	8	4	d	Any priorities for transportation disadvantaged communities etc?	Mike Sawyer	This is already mentioned in the Goal.
115	8	4	d	Objective 4(d) and (k) are the same - delete d and keep k	Jeff Eastman	Ok, combined.

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116	8	4	j	How does this relate to C?	Mike Sawyer	This is already included in Strategy C.
117	8	4	l	Repeat of F above.	Mike Sawyer	Ok, combined.
118	8	4	m	Belvidere/Broad - This location would be difficult.	Mike Sawyer	OK. Incorporated.
119	8	4	m	if they want to create a BRT line on Chamberlayne they will need to have a stop on the Pulse line at/near Broad & Belvidere in order to allow for transfers	Jeff Eastman	Noted.
120	8	4		outlined in the Richmond Connects plan	Mike Sawyer	Not going to refer to this since it is not completed.
121	8	5		Airport connections?	Mike Sawyer	OK, added a new strategy.
122	8	6	b	Our bike parking requirements are really weak. Requirements were created for residential development despite that having the least impact on use of bikes for commuting and utility trips. We still have no requirements for commercial developments (which had been a future action). Facilities for bike commuters/employees are critical to induce any modicum of bike commute mode shift. Most other major cities are way ahead of COR on this.	Jake Helmboldt	Added to objective 8.3.
123	8	6	e	City HR has expressed resistance to offering the bicycle commuter tax benefit because the City doesn't pay taxes, thus it isn't seen as a benefit to the City, ignoring the point that it is a benefit that can be offered to the employee (or prospective employee), and typically at a lower cost to the City than paying for other commuter benefits. Again, COR needs to lead by example.	Jake Helmboldt	OK. Incorporated.
124	8	6		COR should lead by example. The City's TDM offerings are really weak.	Jake Helmboldt	OK. Incorporated.
125	8			Missing disabled and elderly.	Mike Sawyer	See response to comment 100.

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126	9	1	a	I think this is better served by making a recommendation of doing the deeper dive on the alignment and overlays via an updated multimodal plan. This plan is not getting into enough analysis and detail to define those typologies definitively in the absence of an updated multimodal plan that can consider the land use and zoning changes.  The working group typologies map has a number of corridors that don't contextually match, even with regards to likely long-term land-use changes (e.g. the outer extents of Hull, Midlothian, Jeff Davis)	Jake Helmboldt	OK. Incorporated.
127	9	1		As noted by Mike, this covers virtually all of the City. Just the bus route 1/4 metric covers more than 80%. Adding schools and other overlays and it would capture virtually the entire city. Thus, this should be <u>fleshed out further if retained.</u>	Jake Helmboldt	OK. Incorporated.
128	9	1		Why only elementary schools? Middle and high school students are more able to walk and bike without parental accompaniment.	Jake Helmboldt	OK. Incorporated.
129	9	2	b	Should this read...so that less than...?	Jake Helmboldt	OK. Incorporated.
130	9	2	b	"...rehabilitate and repair city bridges so that less than 10% of our bridges are rated as structurally deficient <b>and all bridges have been substantially rehabilitated every x years</b> <del>and no bridges are older than 50 years.</del> "	Cyane Crump	OK. Incorporated.
131	9	2	b	Objective 2 (b) is confusing and needs to be re-written	Jeff Eastman	OK. Incorporated.
132	9	2	c	"...a plan for <b>rehabilitating</b> <del>replacing</del> the Mayo Bridge."	Cyane Crump	OK. Incorporated.
133	9	2	c	these bridges are both historic and iconic and the language in the plan should not be so final - suggest "Explore the development of a plan to <u>renovate or replace...</u> "	Jeff Eastman	OK. Incorporated.
134	9	2	d	This is an RMTA facility, not City-owned. However it is an impediment to bike, ped and transit. This should be worded to recognize the above and emphasize the need to get RMTA to see the value of this. <u>Currently they don't have plans to do so.</u>	Jake Helmboldt	Noted.
135	9	2	d	"a plan for <b>rehabilitating</b> <del>replacing</del> the Nickel Bridge..."	Cyane Crump	OK. Incorporated.

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136	9	2	f	Currently all of those streets (2nd-7th) cross the DTE and have sidewalks, whereas many other streets don't cross the DTE or I-95. Shouldn't those lacking connections be the priority if new structures are to be built?	Jake Helmboldt	This is talking about more than just sidewalks.
137	9	2	New	Devote resources (equipment, personnel) for regular maintenance and sweeping of bike lanes to eliminate build-up of detritus blown from the motorized-vehicle lanes	Jim Hill	See 8.3.a.
138	9	3	c	Has this been evaluated from a cost:benefit perspective? Is it money well spent for the stormwater benefits achieved?	Jake Helmboldt	This is more of an action plan step.
139	9	3		We currently don't have adequate funding for our roadway maintenance, and the state funds don't cover alleys. This should articulate a specific purpose and need for when to add alleys so that any increase in expenditures is targeted.	Jake Helmboldt	Added a strategy to address this
140	9	3		these are all good recommendations but there needs to be more of an acknowledgement in here regarding the current state of maintenance of the alleys. Yes, they can be important to circulation IF they are navigable. Most are in such poor condition that they aren't widely used	Jeff Eastman	See response to Comment 139.
141	9	4	b	This should articulate bike/ped connections between cul de sacs even if roadway connections can't be accomplished to help provide direct bike/ped access.	Jake Helmboldt	Ok. Incorporated
142	9	4	c	Feasible based on what metrics, and to achieve what outcomes? There are pros and cons to both one-way and two-way streets, including operations, traffic management, costs to convert, safety implications, opportunities for roadway conversions to add bike lanes, etc. This should be reflected in an updated multimodal plan.	Jake Helmboldt	Edited this text.
143	9	4	New	Preserve street grid while retrofitting for pedestrian/bike equity	Jim Hill	OK, see 9.4.a.
144	9	4		Strengthen instead of strength	Jake Helmboldt	OK. Incorporated.
145	9	4		"Strengthen the road network by restoring the historic street grid, preventing superblocks..."	Cyane Crump	Ok, it's just about restoring historic street grid, also about making street grids where none have ever existed.

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
146	9	5		This should articulate the need for dedicated annual funding to accomplish that. Currently DPW receives far less in annual maintenance funding than is needed to achieve anywhere close to this level.	Jake Helmboldt	Noted. Most/many of the recommendations in the entire plan require funding/resources - the CIP should follow the Master Plan
147	9			reword so it reads: Build and improve <b>streets</b> to expand connectivity for all users (using another word for roadways)	Summit	OK. Incorporated.
148	10	1	a	Revise to: "Continue to implement technology that improves traffic signal timing for all <b>users and that rewards compliance with posted speed limit.</b> "	Jim Hill	Too detailed for city-wide Master Plan.
149	10	2	e	Revise to: " <b>Prioritize improvements to efficient and useful public transit over accommodation of AVs</b> "	Jim Hill	OK. Incorporated.
150	10	2	g	describe micro-mobility	Mike Sawyer	OK. Incorporated.
151	10	2		tax uber/lyft	Summit	Taxis are regulated at the state-level.
152	10	2		"Expand the existing Shared Mobility Division..."	Jake Helmboldt	OK. Incorporated.
153	10	3	c	vehicles instead of cars	Mike Sawyer	OK. Incorporated.
154	10	3	c	The city doesn't have any designated motorcycle/scooter parking spaces. We are way behind on this. I don't know if the Desmon study includes anything on that. Parking on sidewalks becomes an issue as a result, as well as inefficient use of parking spaces sometimes.	Jake Helmboldt	OK. Incorporated.
155	10	3		Curb Management	Summit	Noted.
156	10	3		create "drop off and pick up" zones for uber/lyft in commercial zones - sort of night time loading zones; no parking	Summit	Studies in other cities have shown that the TNCs don't use those zones and it results in a loss of curbside parking that isn't used.
157	10	4	a	what about other spaces? What if the infrastructure required takes <u>limited space from people who walk and bike?</u>	Mike Sawyer	OK. Incorporated.
158	10	4	d	This needs to be addressed at a state and federal level to a large degree. EV's don't pay fuel taxes (though there is now a state fee to help offset that), so there are impacts to transportation funds with a large shift to EV's. Also, we should be careful about providing incentives that then induce other undesirable actions (encouraging SOV use by providing free parking), effectively trading one problem for another.	Jake Helmboldt	OK. Incorporated.

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
159	10	New		Increase cost of parking	Summit	Added recommendations from the parking study to 9.6.
160	10			in general, too much jargon and too many acronyms. Need to make this something the common resident can understand.	Jeff Eastman	OK. Incorporated.
161	11	1	d	"with" instead of "that"	Mike Sawyer	OK. Incorporated.
162	11	1	d	needs to be re-written. Doesn't make sense as is	Jeff Eastman	OK. Incorporated.
163	11	2	e	Who is this targeting, and what is the purpose and intent?	Jake Helmboldt	Omitted.
164	11	2	e	? Next to whole strategy	Cyane Crump	Omitted.
165	11	3		Need to radically redefine what uses consider "Industrial". Too much accommodation to old style, traditional industry can hold this city back.	Summit	Agreed.
166	11	4	d	Is this part of placemaking?	Cyane Crump	Yes, but it's more than just placemaking, but rather a website/brochures, etc that explain the various areas to outside investors and newcomers
167	11	5	c	"Incubator" instead of small business program	Jake Helmboldt	Incubator is different than supporting existing small businesses.
168	11	5		"and minority and women-owned businesses"	Summit	OK. Incorporated.
169	11	5		Add strategy e. "Adopt a legacy small business program to retain long term small businesses and review potential for BPOL exemption for small businesses."	Cyane Crump	BPOL is too detailed for city-wide Master Plan.
170	11			Reduce BPOL tax		Too detailed for city-wide Master Plan.
171	11			Parking to access neighborhood retail	Summit	see objective 9.6.
172	11			Hold business owners accountable for allowing criminal elements to "take over" their business and set-up shop	Summit	Too detailed for city-wide Master Plan.
173	12	1	b	" <b>Support heritage tourism and</b> expand the number of tourism sites..."	Cyane Crump	OK. Incorporated.
174	12	1	e	"...unique community character, <b>natural, historic, and</b> cultural resources..."	Cyane Crump	OK. Incorporated.
175	12	1		Tourism is all well & good but be sure priority one is to build a city that will delight the people that are already here accessible to all.	Summit	Changed text of Goal 12.



Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
176	12	1		Build a city that delights the people who are already here	Summit	Changed text of Goal 12.
177	12			Please be guided by the knowledge that if Richmond’s parks and public amenities delight Richmond’s residents, tourism will follow. Do not pursue projects in the name of tourism that do not make sense for Richmond residents.	Jim Hill	Changed text of Goal 12.
178	13	1		Create new & support & enhance existing	Summit	OK. Incorporated.
179	13	2	a	How do you increase economic impact of the McGuire VA Hospital?	Summit	This is a good question. Something that can be explored via this strategy.
180	14	1	c	Change Land Bank to Land Trust.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
181	14	1	d	Change to: Review the rehabilitation tax abatement program to determine its usefulness and impact and revamp it if necessary.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
182	14	1	d	Delete strategy "e" unless it's more specific; not sure how you want to do this.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
183	14	1	d	Conform to goal 3.1.j	Cyane Crump	We're keeping both.

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
184	14	1	f	You have to do this anyway.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	Noted.
185	14	1	h	Change "affordable housing regional plan" to "Richmond Regional Housing Framework".	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
186	14	1	j	Delete (see PSH objective above).	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
187	14	1	j	"Amend the zoning ordinance to <del>have</del> require..."	Cyane Crump	Deleted 14.1.j and incorporated into new objective
188	14	1	j	poorly written	Jeff Eastman	OK. Incorporated.
189	14	1		Already done. What is needed? How about more 3br apts? That are affordable	Summit	OK. Incorporated.
190	14	1		Create a plan for increasing affordable housing on a yearly basis through 2037	Summit	This is included in the consolidated plan that the city already manages
191	14	1		"Affordable" housing is not only low income, but housing students can use and afford, recent graduates, and young professionals. Also, single individuals as well as families.	Summit	Noted.

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
192	14	1		Increase code enforcement and deploy community risk reduction activity	Summit	Need more detail to understand this comment.
193	14	1		In general, increase the supply of housing throughout the city and more inclusive zoning	Summit	That is the intention of the Future Land Use map.
194	14	2	c	Add after construction "and/or placement"	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	Omitted this strategy because the zoning ordinance already allows for this.
195	14	3	a	Expand to include education/promotion of existing programs	Summit	OK. Incorporated.
196	14	3		Staying in your home or in your neighborhood. Diverse housing types are needed	Summit	Agreed, see other objectives under Goal 14.
197	14	4	d	The City is currently receiving fewer transportation maintenance funds than are needed to maintain a state of good repair. This would further dilute the funding available.  <i>Also if retained it should be percentage not percent</i>	Jake Helmboldt	Ok. Omitted
198	14	4		20% of affordable housing units along transit corridors	Summit	See 14.4.a.
199	14	4		too much jargon and too many acronyms	Jeff Eastman	OK. Incorporated.
200	14	5	b	Delete the "For instance" sentence. Add instead, Educate/engage developers and promote in T.O.D. zones.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
201	14	5	b, c	Combine strategies b and c	Cyane Crump	no, the strategies refer to affordable dwelling units and accessory dwelling units - we removed the acronyms to avoid confusion

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
202	14	5		What is meant by "corridor"? Commercial v. residential? Clarify that "corridor mixed-use" is what is intended.	Summit	OK. Incorporated.
203	14	5		Define "housing types" in glossary	Summit	OK.
204	14	5		Decrease parking requirements in the zoning ordinance. Place a ceiling on parking allowed within residential developments in the downtown core.	Summit	See parking recommendations in objective 9.6.
205	14	5		spell out ADU and SUP	Jeff Eastman	OK. Incorporated.
206	14	6	new	Add a strategy: c. Ensure that all residents have quality housing and choice.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
207	14	6		All new RRHA properties must be accessible to those with disabilities	Summit	This is already a requirement.
208	14	6		RRHA needs to be completely revamped	Summit	Noted.
209	14	6		#6 is the most important and hardest of these	Summit	Noted.
210	14	6		Provide density to support transit along current and proposed transit lines	Summit	See the Future Land Use plan.
211	14	8	a	"Encourage and facilitate <del>Continue to market</del> the tax relief..."	Cyane Crump	OK. Incorporated.
212	14	8		Fix up eyesore homes before building new unaffordable ones	Summit	See Goal 3 and objective 14.3.
213	14	9	d	Change Strategy d to "Create and fund new programs and coordinate existing programs that will reduce evictions, such as emergency rental assistance and tenant and landlord education and training."	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
214	14	9		"Prevent" is too soft of a word	Summit	It's strong enough to affect the goal.
215	14	6 & 9		Tie both objectives in with redevelopment of RRHA properties without displacement of residents.	Summit	See response to comment 206.

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
216	14	New	New	1. Amend the zoning ordinance to include permanent supportive housing as a permitted use in multifamily zoning with an administrative review of the management plan by the City's Director of Housing and Community Development.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
217	14	New	New	2. Continue to fund homeless services through and prioritize projects serving households at very low-incomes levels (less than 30 percent AMI) with the City's Affordable Housing Trust Fund.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
218	14	New	New	3. Base grants and contracts for City resources (CDBG, HOME, HOPWA, CIP, AHTF) on performance outcomes, data, and best practices as recommended by the City's Department of Housing and Community Development.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
219	14	New	New	4. Encourage and incentivize collaboration with the homelessness services, affordable housing, health care, and justice systems to combine and leverage resources to serve our most vulnerable neighbors.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	OK. Incorporated.
220	14	New		No single family zoning anywhere in the City.	Summit	Removing single-family zoning is not a goal of the plan.

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
221	14	New		New Objective: Mitigate potential impacts of STR's on housing affordability. Address STR policy to prevent increase in housing costs/ decline in available stock of units	Summit	An STR ordinance is currently underway.
222	14	New		By 2025, create 300 units of permanent supportive housing to end chronic homelessness in Richmond.	Alice Tousignant , Bob Adams, Jonathan Knopf, Allison Bogdanovi	Ok. Incorporated
223	14	New		Single Family use should be eliminated. Minimum of 2 units allowed on any lot	Summit	Removing single-family zoning is not a goal of the plan.
224	14			"in all parts of the city" not only downtown, but also church hill, southside, stony point, etc.	Summit	The goal says "throughout the city."
225	14			Need to create more goals - 1-Fair Housing as a goal; 2-keep people in housing (services)	Summit	All of this falls under one goal.
226	14			Preservation and EXPANSION of mixed-income...	Summit	OK. Incorporated.

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
227	14			<p>It seems that lumping everything under one goal is a stretch especially since the goal is about bricks and mortar, preserving existing units and creating new ones.</p> <p>One suggestion is to add a regulation/zoning goal and taking all of the strategies that relate to this issue out putting all of them under a couple of objectives. The goal could be something like: Ensure that all housing regulations and zoning help to achieve desired objectives.</p> <p>Another suggestion is to add the following goal: Ensure that households at all income levels obtain and maintain their housing.</p> <p>Objective 3 could be put under this goal as could Objectives 7, 8, and 9.</p> <p>Finally, a third suggestion is to have a separate Fair Housing goal, especially since this is about Inclusive Housing. Use the last strategy in the last objective as the goal or at least have it be its own objective. It just seems buried when it should be front and center.</p>	Alice Tousignant, Bob Adams, Jonathan Knopf, Allison Bogdanovic	We think one goal works here.
228	15	1	b	"Native Plants" will no longer thrive here when our climate zone changes which it will if we do not focus first on cutting CO2.	Summit	Additional study would be needed to determine the impact of climate change on native species - flowering time, drought tolerance, etc. For now, native plantings can help combat climate change through reduced pollution from lawn mower exhaust and carbon sequestration.
229	15	1	b	Enact enforcement for Native Species only to be used for street tree plantings and revegetation/landscaping (not native cultivars).	Summit	Beyond not knowing how enforcement would work, this is covered by strategies c and d.
230	15	1	d	Invasive species removal must be addressed, in parks and throughout the city.	Summit	Addressed in strategy d.
231	15	1	h	less mowing, more bees!	Summit	Addressed in strategies b-e.

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
232	15	1	new	Add "Convert City-managed large non-recreational mown areas, such as floodwall impoundment areas, to native community wildflower/pollinator species meadows, mown or bush-hogged once or twice each year."	Jim Hill	OK. Incorporated.
233	15	4		Create outreach opportunities for socially vulnerable in these areas.	Summit	Incorporated comments in 15.4.c.
234	15	4		"...prioritizing areas low-income areas..."	Cyane Crump	OK. Incorporated.
235	15	5	b	Stop cutting down healthy trees!	Summit	Addressed in strategy b.
236	15	5	d	Add "Require new developments and additions to existing buildings to retain mature trees..."	Jim Hill	Already included?
237	15	5	new	Add "Require [an aspirational number] % of tree canopy in surface parking lots." Add new - Fairfax requires 5% coverage: <a href="https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/nfm/chapter12.pdf">https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/nfm/chapter12.pdf</a>	Jim Hill	Incorporated comments in 15.4.c.
238	15	5	new	Add "Relocate (to alleys) or bury overhead utilities to accommodate mature canopy street tree planting."	Jim Hill	OK. Incorporated.
239	15	5		In addition to increasing the overall tree canopy cover for the city, a secondary goal would be useful of at least 30% canopy for all neighborhoods, which is a scale that has been associated with improving health: <a href="https://jamanetwork.com/journals/jamanetworkopen/fullarticle/2739050?resultClick=3">https://jamanetwork.com/journals/jamanetworkopen/fullarticle/2739050?resultClick=3</a>	Todd Lookingbill	Added to Objective 5: "Increase the tree canopy to 60% citywide, and at least 30% at the neighborhood level, ..."
240	15	7	g	add " <b>with a priority on improving conditions along Reedy Creek.</b> "	Jim Hill	This might be too specific for the master plan.
241	15	8	new	Green roof incentives.	Summit	Addressed in Goal 4.3.g and 15.6.b.
242	15	8	new	Plant floodwall meadows (impoundment areas) with pollinator-friendly plan materials and bush-hog 1-2 times/year not mown grass that doesn't help bees.	Summit	See response to comment 232.
243	15	8	new	add strategy to greatly reduce amount of lawn that city maintains. Mowing is bad for air quality and grass has low ecologic value.	Summit	See response to comment 232.
244	15	8	new	Add " <b>Restore and maintain the City's springs as public amenities.</b> "	Jim Hill	I think this would need legal research.
245	15			How about mitigate goals and objectives first!	Summit	The strategies take a dual approach of mitigation and adaptation.



Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
246	16	1	g	I question the sustainability of autonomous vehicles versus the proven benefits of efficient and useful public transportation.	Jim Hill	Noted.
247	16	1	g	Add "...and petition the General Assembly for the necessary enabling legislation to allow flexibility under the State Code."	Jim Hill	Added to strategy.
248	16	1		Need a measurable goal here - 90%, 100%?	Summit	We have not set sector-specific targets yet.
249	16	2	new	No new gas hookups and phase out old ones. Work toward all electric energy.	Summit	16-3-a: Revised to add incentive for transition buildings from natural gas to electric (in addition to fuel oil).
250	16	2		All new buildings should be ready for electric and sold ready.	Summit	Need more information to understand this comment.
251	16	5	d	"Create incentives for <b>adaptive reuse of existing buildings and recycling of construction and demolition material recycling.</b> "	Cyane Crump	This is addressed in Goal 3.2.a.
252	16	5	d	Reusing existing buildings is more sustainable than demo & build new	Cyane Crump	This is addressed in Goal 3.2.a.
253	16	5	new	Work with state government to encourage bottle deposit to decrease litter, especially near the river.	Summit	Added new strategy to lobby the General Assembly.
254	16	5	new	Reduce litter in the city by encouraging more trash/receptacles and more frequent cleaning/management of areas with lots of litter, so it doesn't get into the river or storm drains.	Summit	Recycling is addressed in b; I think a litter strategy would go into clean water goals.
255	16			Yes, Paris Accord was 80% reduction in CO2 emissions by 2050, but the science no longer supports that as adequate. We really have no choice - we simply must achieve 100% reduction by 2050.	Summit	Addressed in Objective 4-a.
256	17	1	f	Change to "Implement RVA Clean Water strategy to restore 2,500 linear feet of stream <b>at both Reedy and Gillies creeks.</b> "	Jim Hill	If the Clean Water Plan does not specify then it shouldn't be added here.
257	17	1	new	Restore the city's springs in City parks.	Summit	See response to comment 244.
258	17	1	new	Include reduction of impervious surfaces.	Summit	Addressed in 15.7.f and 17.1.d.
259	17	1		It's nice to see a path proposed south of Ancarrow's Landing. Can we be more ambitious to continue greening the riverfront along this industrial corridor? There is a little of this in the James River Park System Draft Master Plan. Riparian greenways are a signature Richmond characteristic and a good place for ambition.	Todd Lookingbill	Added to 17.1.a, "...particularly in industrial areas along the James River south of downtown."
260	17	2		Can you cite the percentage of perennial streams that the City has land rights access to today? 100 acres would be what percent?	Summit	Need to ask Grace LeRose

Comment Number	Goal	Obj.	Strat.	Comment	Comment by	Response
261	17	4	new	Stop major flooding, all over southside in the 9th district.	Summit	Addressed with strategies throughout the document.
262	Diverse Economy			There should be an economy goal/objective related to preserving "neighborhood affordability" (which is different than housing). i.e. insuring community members can afford coffee from the café and a game of pool at the pool house, and an annual gym membership....	Summit	This is challenging to address in a city-wide Master Plan.
263	Inclusive Housing			Include language that supports effective City strategy for improving/redeveloping aging housing projects	Jim Hill	Tee Objective 14.6.
264	Overall Vision			Therefore, the Richmond300 final report and recommendations should emphasize the need for continued planning on the social and cultural development of the city to fully realize and optimize the use of the improved city infrastructure. Perhaps a tandem effort, similar to Richmond300, that has working groups on purpose, social, financial, community, and physical, should be created, while especially emphasizing social connectedness. The vision to create the thriving city where all individuals feel welcome and enjoy a high quality of life should be a future priority to ensure that the strategic investment in Richmond300's vision is fully manifested.	Susanna Calvert	This is beyond the scope of the city-wide Master Plan. The city-wide vision that we're using for Richmond 300 is the city's overall vision used in budget and other arenas - therefore, it would also apply to non-land agencies and issues.
265	Transportation Vision			Where did the term "beautification" go?	Summit	The Working Group wrote the vision and decided not to include the word beautification
266	Transportation Vision			Increase economic diversity of transit users	Summit	Not sure how to directly achieve this other than making transit viable in as many areas as possible.
267				One of the big issues I see here is all of the other master plans they are advocating for - schools, parks and community facilities, libraries. These should have been undertaken beforehand to inform their master plan - not the other way around. The end result is that this will not be a comprehensive plan.	Jeff Eastman	This plan sets a framework for the city. The other plans are intended to fit within the framework

Comment Number	Category	Topic	Comment	Comment by	Response
1	Activity Centers	Access	How do we access the Activity Centers? Cars, public transit, bike, walking, scooter. Each method of access can be determined by the neighborhood/community. I agree they need some <del>type of access</del>	Summit	More input on the Activity Centers and access to them will be collected during Community Consultation #2.
2	Activity Centers	Mode Hierarchy	So do we need to say what is for low density and med density (autodependent) or what should be (car or transit dependent?)	Louise Lockett	We are not going to include Mode Hierarchy in the Future Land Use category descriptions.
3	All	All	Anytime "highly walkable" or "pedestrian-oriented" or "higher-density pedestrian" is mentioned, it should be paired with "bikeable/bike-oriented" etc	Louise Lockett	"Highly walkable" refers more to a design intent, such as building articulation and fenestration, and less about the bike/ped facilities of a particular street which is the focus of the Future Connections map and the Equitable Transportation strategies.
4	Corridor Mixed Use	Vehicular Access/Parking	Bike parking near commercial developments	Louise Lockett	Added text: "Bicycle, pedestrian, and transit access are prioritized and accommodated."
5	Corridor Mixed-Use	Development Style	This doesn't allow for more density in currently underdeveloped neighborhoods in 10 years	HBAR	It could if parcels are vacant or are developed with buildings that are smaller/less stories than surrounding buildings. The varying size of buildings from neighborhood to neighborhood is an acknowledgement that Corridor Mixed-Use can be applied to many different contexts throughout the city, so a one-size-fits-all description is not feasible.
6	Corridor Mixed-Use	Ground Floor Use	"Active commercial uses <del>recommended</del> required..."	HBAR	We've modified this to require active commercial uses on "Street-Oriented Commercial Frontages" which is zoning component already employed that is a <del>requirement</del> <u>not a recommendation</u>
7	Corridor Mixed-Use	Secondary Uses	This category will draw more retail/service users and planning needs to be flexible with their standards (ie groceries and restaurants)	HBAR	Grocers and restaurants would be considered as a retail use.

Comment Number	Category	Topic	Comment	Comment by	Response
8	Corridor Mixed-Use	Vehicular Access/Parking	"Driveway entrances <b>recommended</b> required to be off alleys whenever possible; <del>new driveways prohibited on street-oriented commercial and priority street frontages.</del> "	HBAR	We've modified this to better articulate the goal of prohibiting driveways off of Priority Street and Principal Street frontages.
9	Downtown	Development Style	"higher density pedestrian and transit-oriented development" → should include pedestrian, BIKING, and transit-oriented development	Louise Lockett	"Highly walkable" refers more to a design intent, such as building articulation and fenestration, and less about the bike/ped facilities of a particular street which is the focus of the Future Connections map and the Equitable Transportation strategies.
10	Downtown	General Description	Add additional uses like entertainment, institutional, public	HBAR	That is included in the "mix of complementary uses" as well as the Primary Uses and <b>Secondary Uses.</b>
11	Downtown	General Description	Change "highly-walkable urban environment" to "highly walkable and bikeable urban environment"	Louise Lockett	"Highly walkable" refers more to a design intent, such as building articulation and fenestration, and less about the bike/ped facilities of a particular street which is the focus of the Future Connections map and the Equitable Transportation strategies.
12	Downtown	Ground Floor Use	"Active commercial ground floor uses <del>required</del> on street-oriented commercial frontages. Active ground floor uses and design <b>recommended</b> <del>required</del> on priority street frontages..."	HBAR	We've modified this to require active commercial uses on "Street-Oriented Commercial Frontages" which is zoning component already employed that is a <del>requirement not a recommendation</del>
13	Downtown	Ground Floor Use	Emphasis on activating hard corners	HBAR	This is a detail that may show up elsewhere in the plan as we think about design principles.
14	Downtown	Vehicular Access/Parking	"Driveway entrances <b>recommended</b> <del>required</del> to be...new driveways prohibited on street-oriented commercial and priority street frontages, <b>except in necessary locations...</b> substantially less in these areas than other areas of the city and are largely eliminated, <b>but maximum parking is only a recommendation.</b> "	HBAR	We've modified this to better articulate the goal of prohibiting driveways off of Priority Street and Principal Street frontages.

Comment Number	Category	Topic	Comment	Comment by	Response
15	Downtown	Vehicular Access/Parking	Should speak to bike parking available via on-sidewalk racks, and/or off- or on-street bike rack corrals	Louise Lockett	Added text: "Bicycle, pedestrian, and transit access are prioritized and accommodated."
16	General Comment	Development Style	No comments on landscaping? Should encourage private or public green space	HBAR	This is a zoning-level detail that is too specific for this section of the Master Plan.
17	General Comment	Vehicular Access/Parking	Incorporate suggestion for scooter/bike/rideshare	HBAR	We'd added language about bicycle, pedestrian, and transit facilities.
18	General Comment		There was considerable discussion of the future land use category matrix. The group generally liked the structure, as well as the flexibility that it offered. However, that flexibility should be promoted through the use of permissive language (i.e. "may") rather than restrictive language (i.e. "shall" or "will"). We have noted various areas in the attached mark-up where this concept arises. Andrew Basham took the time to mark-up a number of other technical comments to the land use category matrix, which I have attached for your reference.	HBAR	Noted.

Comment Number	Category	Topic	Comment	Comment by	Response
19	Industrial	Density	<p>There was some discussion of the overall density in what’s currently labeled as the industrial mixed-use district. The “medium density” of 3-to-8 stories raised some questions, as stick-built construction (i.e. wood frame) over a concrete podium will max out around ~5 stories, which means that to get to 8 stories, a structure must be steel-built construction. The ~3 stories of additional height is typically insufficient to justify the additional expense that comes with steel frame construction. We question why the area comprising North/Central Scotts Addition and adjacent to east/west of the Boulevard Site, which are designated with this use category, are not well-suited to allow high density. They have excellent access to arterial roads and interstates, plus are not immediately adjacent to any established residential neighborhoods that would be antagonized by taller construction. What is the public policy goal in capping height/density in these areas?</p>	HBAR	<p>This height range was established during the Pulse Corridor Plan process, including input from developers and architects.</p>
20	Industrial	Density/Height	<p>Don't limit height</p>	HBAR	<p>The language has been modified to allow for exceptions for unique building features relating to that industrial use.</p>

Comment Number	Category	Topic	Comment	Comment by	Response
21	Industrial	Development Style	New development must be sensitive to natural surroundings, and maximize opportunities for public access to major natural features. New development shall be limited in floodplains. The arrangement of structures, parking and circulation areas, and open spaces shall recognize the particular characteristics of each site and relate to the surrounding environment in pattern, function, scale, massing, character, and materials. Articulation of structures, parking and circulation areas alleviates heat effects and creates connectivity with surrounding areas. Buildings should maximize daylighting opportunities to harvest natural light.	Gray O'Dwyer	Some of this language has been incorporated.
22	Industrial	Ground floor use	Buildings and structures should be articulated to avoid monolithic walls and large areas of exposed flat roof surface that contribute to heat island effects. Create strong street presence by locating building frontage along roadside property lines with minimal setbacks. Encourage pedestrian traffic with approachable entrances. Landscaping creates visual interest and provides appropriate screening for features such as walls and fences.	Gray O'Dwyer	Some of this text might be too prescriptive for areas that are truly industrial.
23	Industrial	Secondary Uses	Include Open Space as a secondary use in Industrial - need to provide open space and river access along James River in far south Richmond.	Summit	OK. Incorporated.
24	Industrial	Secondary Uses	Allow Open Space as a secondary use for Industrial (i.e. along James River).	Summit	OK. Incorporated.

Comment Number	Category	Topic	Comment	Comment by	Response
25	Industrial	Vehicular Access/Parking	Entrances and vehicle circulation must be articulated from pedestrian and bike circulation to avoid conflict. Parking and parking lots should be located at the rear of street-facing buildings, and vehicle entrances should be located on secondary streets. Parking and vehicle circulation areas must be landscaped and shaded using natural vegetation. Prioritize use of landscaped buffer areas as corridors for bike and pedestrian traffic.	Gray O'Dwyer	Some of this language has been incorporated.
26	Industrial Mixed-Use	Development Style	"New light industrial <b>and flex</b> uses..."	HBAR	"Flex" is more of a real estate term that doesn't mean a lot to the general public. "Light industrial" is a more accessible term.
27	Industrial Mixed-Use	Ground Floor Use	Loading must be off-street	HBAR	OK. Incorporated into the Access section.
28	Industrial Mixed-Use	Primary Uses	Include "flex"	HBAR	"Flex" is more of a real estate term that doesn't mean a lot to the general public. "Light industrial" is a more accessible term.
29	Industrial Mixed-Use	Vehicular Access/Parking	"New driveway entrances <b>recommended to be off prohibited</b> on principal streets...Parking lots and parking areas should be located to the rear of street-facing buildings, <b>where possible.</b> "	HBAR	We've modified this to better articulate the goal of prohibiting driveways off of Priority Street and Principal Street frontages.



Comment Number	Category	Topic	Comment	Comment by	Response
30	Industrial Mixed-Use		<p>The Industrial Mixed-Use category received considerable attention. The term “industrial” was a significant sticking point and a common focus of critique. The emphasis upon “traditionally industrial areas” seems to be an outlier to the approach taken in other categories, which appear more concerned with future uses rather than historic uses. In fact, the neighborhoods within this classification are areas that are undergoing transition. While some facets of formerly industrial use (you described as “maker spaces”) may be retained, most of what the Zoning Ordinance classifies as exclusively “industrial” uses will be incompatible with increased residential density. In Scott’s Addition, for example, the heavily truck-oriented uses have largely exited to allow the redevelopment of new flex-space, office, residential, and retail. Just as Manchester is no longer industrial (and so the designation was removed), Scotts Addition is in a similarly late stage of that transition, and it is likely that the areas to the east and west of the Boulevard/Diamond site will do so. All this is to say, identifying these areas as “industrial mixed use” seems both inaccurate and potentially confusing, if the purpose of the Master Plan is to focus on FUTURE uses, rather than historic uses which may transition or become less prominent. We would recommend re-naming this district as “Transitional Mixed-Use” or some equivalent, which speaks more to the future uses envisioned for this district. As an aside, I would suggest that “maker spaces”, flex</p>	HBAR	<p>The term "industrial" can be misleading and a lot of time was given at the Economic Development Working Group in particular to brainstorm other words for this idea, such as manufacturing, production, distribution, etc., but ultimately we stuck with "Industrial" and "Industrial Mixed-Use." While the focus is on future uses, this land use category is only applied to areas that were historically industrial and are transitioning so to allow for existing businesses/industries to remain while new and other uses can be added. If this transition occurs faster in certain areas, their Future Land Use can be amended.</p>
31	Industrial Mixed-Use		<p>We should call this "Transitional Mixed-Use or "Flex Mixed-Use"</p>	HBAR	<p>Because this is already an established Future Land Use category introduced by the Pulse Corridor Plan (2017), renaming it may cause confusion.</p>

Comment Number	Category	Topic	Comment	Comment by	Response
32	Institutional	Ground Floor Use	"Active commercial uses on ground floors are <del>recommended</del> <del>required</del> on primary..."	HBAR	We've modified this to require active commercial uses on "Street-Oriented Commercial Frontages" which is zoning component already employed that is a <del>requirement, not a recommendation</del>
33	Institutional	Vehicular Access/Parking	"New driveway entrances <del>prohibited on</del> <b>recommended to be off</b> primary streets..."	HBAR	We've modified this to better articulate the goal of prohibiting driveways off of Priority Street and Principal Street frontages.
34	Institutional	Vehicular Access/Parking	What about short term parking for drop off or quick visits? Better to allow for some parking than have <del>double-parking blocking traffic.</del>	HBAR	This is a right-of-way/DPW issue since it involves on-street parking/loading zones.

Comment Number	Category	Topic	Comment	Comment by	Response
35	Low-Density & Medium-Density Residential	Density/Height	<p><b>2. We believe that increased density can and should only be allowed in areas in which there is currently a significant amount of non-single family housing.</b></p> <p>Increases in housing density should only be allowed in a manner that is well planned, thoughtful and focused. For example, increases in density could be allowed in areas immediately adjacent to commercial, retail and mixed-use properties. Also increased density could be allowed in areas in which there is already a significant number of duplexes and other multi-family dwellings.</p> <p>With regard to the Richmond 300 land use maps, revisions should be made to more precisely reflect those areas where we believe increased density can and should be allowed. This would be superior to using average lot sizes as the basis of designating varying housing density for many areas in the West End maps. Relying on lot sizes can lead to inappropriate designations. For example, the current land use maps designate the Tuckahoe Terrace neighborhood to become a medium density housing area when in actuality the neighborhood is entirely composed of single-family housing and is not immediately adjacent to commercial, retail or mixed-use areas.</p>	Westhampton Citizens Association	Any significant increase in residential units will indeed occur on Activity Centers. We added dwelling units per acre to the future land use category descriptions. Also see response to Comment 37

Comment Number	Category	Topic	Comment	Comment by	Response
36	Low-Density & Medium-Density Residential	Density/Height	<p><b>3. For those areas where higher density is allowed (see comment 2 above), we believe that there should be rules and regulations to insure a balance in the types of housing that is allowed.</b></p> <p>We are concerned that, without rules and regulations, there can be many unintended consequences from opening areas to higher density housing. Our greatest concern would be the possibility of a residential area being overwhelmed with ADUs, duplexes and triplexes and thereby losing its mix of housing types. For example, for ADUs, there should be caps on the number of ADUs in areas where such units are allowed. Other rules could include no permitting for rental ADUs, requirements that a homeowner occupy the primary property on which there is an ADU, and limits on the size of ADUs and the amenities provided to the ADU occupants. Similar rules and regulations should exist for converting properties to duplexes and triplexes. Neighborhood conservation districts and neighborhood-consistent design guidelines are additional ways to guide development and protect residential neighborhoods.</p>	Westhampton Citizens Association	<p>Zoning will be the primary method to regulate what uses are allowed "by-right." Some may still require a Special Use Permit, which would therefore be done with public input. Implementation of these ideas is the next crucial step after adopting the master plan, where strategies such as neighborhood conservation districts and other guidelines could be considered.</p>

Comment Number	Category	Topic	Comment	Comment by	Response
37	Low-Density & Medium-Density Residential	Primary & Secondary Uses	<p><b>1. We are concerned about the inclusion of duplexes, triplexes and accessory dwelling units (“ADUs”) within single-family residential areas.</b></p> <p>We believe that predominantly single-family neighborhoods should remain that way. Our reasoning is primarily economic. Widespread insertion of multi-family dwelling units into predominantly single-family neighborhoods would definitely change and may destabilize these neighborhoods and negatively affect property values, which is something the City should be concerned about as well. Other reasons for our concern about widespread increased density relate to the stress it would cause on infrastructure (parking availability, street traffic, etc.) and the likely negative impact on neighborhood green spaces.</p> <p>Furthermore, if the master plan inappropriately includes ADUs, duplexes and triplexes in predominantly single-family neighborhoods, this would encourage many more short-term rentals through Airbnb and similar websites. This would substantially increase the concerns expressed above due to likely conversions of residences to rental properties and instances of absentee owners of rental units displacing homeowners. All of this could diminish the experience of living in a neighborhood as well as its long-term stability and property values.</p>	Westhampton Citizens Association	We amended both the low-density and medium-density residential categories to incorporate some of these comments. The goal is not to change the fundamental character of these areas, but rather to acknowledge there are more housing types than only single-family houses in some of these areas today and to allow them to continue and be added as appropriate.

Comment Number	Category	Topic	Comment	Comment by	Response
38	Low-Density & Medium-Density Residential	Primary & Secondary Uses	<p><b>4. We are concerned that the current land use category definitions may carryover into revisions to the zoning laws and thereby lessen the opportunity for public participation in how neighborhoods might change over time.</b></p> <p>If the zoning laws are revised along the lines of the current draft for Richmond 300 land use categories, there would be a wide range of permissible development allowed in residential areas. As a result, the mix of housing types in a neighborhood could be structurally altered without any input from the current residents. We disagree with the idea of foreclosing public opinion. To avoid this, land use categories should be adjusted (see the comments 1, 2 and 3) and this will help insure that public input is sought and respected through the special use permit process.</p>	Westhampton Citizens Association	The zoning may change at some point in these areas, and extensive community input will be needed to make sure the neighborhood goals are achieved.
39	Low-Density Residential	Secondary Uses	Add "live-work"	HBAR	OK. Incorporated.
40	Medium-Density Residential	Development Style	"The homes are quite close to one another"	HBAR	OK. Incorporated.
41	Medium-Density Residential	Development Style	Shared common areas encouraged; adjacent public open space should count toward open space requirements	HBAR	This is a zoning-level detail that is too specific for this section of the Master Plan.
42	Medium-Density Residential	Primary & Secondary Uses	Is duplex/triplex appropriate as a primary use in Residential Medium-Density? Might be better as a secondary use.	Summit	OK. Incorporated.
43	Medium-Density Residential	Primary Uses	Add "quads"	HBAR	Quads are now not listed as Primary or Secondary use.
44	Medium-Density Residential	Secondary Uses	Add "live-work"	HBAR	OK. Incorporated.
45	Neighborhood Mixed-Use	General Description	"...predominantly residential but have a mix of retail, office, <b>service</b> , and institutional uses..."	HBAR	OK. Incorporated.
46	Neighborhood Mixed-Use	Primary Uses	"...small-to-mid-size multi-family residential <b>with retail and service uses incorporated.</b> "	HBAR	OK. Incorporated.

Comment Number	Category	Topic	Comment	Comment by	Response
47	Neighborhood Mixed-Use	Vehicular Access/Parking	"Parking lots and parking areas <b>are encouraged to</b> <del>should be</del> located..."	HBAR	We've modified this to better articulate the goal of prohibiting driveways off of Priority Street and Principal Street frontages.
48	Nodal Mixed Use	Development Style	"higher density pedestrian and transit-oriented development" → should include pedestrian, BIKING, and transit-oriented development	Louise Lockett	"Highly walkable" refers more to a design intent, such as building articulation and fenestration, and less about the bike/ped facilities of a particular street which is the focus of the Future Connections map and the Equitable Transportation strategies.
49	Nodal Mixed Use	Vehicular Access/Parking	Should speak to bike parking available via on-sidewalk racks, and/or off- or on-street bike rack corrals	Louise Lockett	Added text: "Bicycle, pedestrian, and transit access are prioritized and accommodated."
50	Nodal Mixed-Use	Primary Uses	What about service uses like grocers?	HBAR	This would be included as part of retail uses.
51	Nodal Mixed-Use	Vehicular Access/Parking	"Driveway entrances <b>recommended</b> <del>required</del> to be...new driveways prohibited on street-oriented commercial and priority street frontages, <b>except in necessary locations</b> ...substantially less in these areas than other areas of the city and are largely eliminated, <b>but maximum parking is only a recommendation &amp; on-street parking is encouraged.</b> "	HBAR	We've modified this to better articulate the goal of prohibiting driveways off of Priority Street and Principal Street frontages.
52	Public Open Space	Vehicular Access/Parking	Should we talk about access to public open spaces? Should there be bike parking and transit access there?	Louise Lockett	Added text regarding access: "Designed in a manner to allow access by all modes of transportation, while emphasizing connections to bicycle and pedestrian amenities, such as sidewalks, bike lanes, and shared-use paths. Bicycle parking and other such amenities provided as well."

Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
1	Better Streets Typology	Parkway	Citywide	"parkway" - is this better termed Greenway? Path/Trail? Because people readily know Parkway as a driving parkway	Louise Lockett	The term Parkway here is referring to a road designation, not a shared-use path or greenway.
2	Connections	Activity Centers	Stony Point	Bike, walking, transit to Stony Point	Summit	
3	Connections	Bicycle Facilities	Bank Street	I don't know that I would claim Bank St as an existing bike facility. There's some striping, but who has control of that space?	Louise Lockett	OK. Changed to "proposed."
4	Connections	Bicycle Facilities	Citywide	A number of on-street refinements should be coordinated prior to finalization of your plan since some of the bike master plan recommendations have changed, and there are a number of streets that are shown as existing bike facilities which are awaiting implementation.	Jake Helmboldt	OK.
5	Connections	Bicycle Facilities	Citywide	Bike lanes seem to end and not connect to one another	Summit	Some bike facilities may not connect to one another in all cases, but the hope is that where a bike facility ends, conditions would allow for a cyclist to safely travel with traffic.
6	Connections	Bicycle Facilities	Leigh Street	Continue bike facility on Leigh from Dineen St to MLK bridge	Louise Lockett	OK. Added.
7	Connections	Bicycle Facilities	Southside	Add Green Street Project on Minefee Street	Summit	OK. Added.
8	Connections	General	Citywide	Show counties on the map. City does not exist in isolation	Summit	OK.
9	Connections	Great Streets	Citywide	Definition of "Great Streets/Boulevard?" Is this supposed to be a bike boulevard? Or just some subjective assessment? Forest Hill Ave is marked as existing great streets/boulevard and I would beg to differ. This may be pretty subjective and less useful.	Louise Lockett	OK. Changed to "proposed."
10	Connections	Great Streets	Downtown	Add Belvidere and Broad Streets as "Great Streets" in Downtown	Summit	OK. Added.
11	Connections	Pedestrian	Citywide	Improve pedestrian experiences on bridges	Summit	This is found in the strategies document.
12	Connections	Shared-Use Paths	Ashland to Petersburg	Add the Ashland to Petersburg preferred alignment	Bryce Wilk	OK. Added.



Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
13	Connections	Shared-Use Paths	Ashland to Petersburg	Proposed Ashland to Petersburg Trail not drawn here; alignment available, ask Josh Son	Louise Lockett	OK. Added.
14	Connections	Shared-Use Paths	Belle Isle	JRPS service road and foot path from Belle Isle emergency access bridge to the area underneath the Nickel Bridge is shown as a shared-use path. This is inaccurate as none of it is designed or constructed as such, and much of it is not ADA accessible.	Jake Helmboldt	OK. Changed to "proposed."
15	Connections	Shared-Use Paths	Buttermilk Trail	Buttermilk Trail is not "shared use paths." Buttermilk is a single track mountain bike/hiking trail.	Louise Lockett	OK. Changed to "proposed."
16	Connections	Shared-Use Paths	Capital Trail	VA Cap Trail is missing	Louise Lockett	This is already on the map.
17	Connections	Shared-Use Paths	Capital Trail	Libbie Hill / Capital Trail connection?	Louise Lockett	OK. Added.
18	Connections	Shared-Use Paths	East End	29th St in Church Hill is showing a proposed shared-use path. That is soon going to construction as a bike/walk street (with a one-block section of path where the street doesn't continue. Phaup and Kane (at the northern end of the project) are shown as existing, but have no bike facilities.	Jake Helmboldt	OK. Changed to "existing" Bicycle Facilities.
19	Connections	Shared-Use Paths	East End	Make connection from 29th St/Libbie Hill to the Virginia Capital Trail.	Summit	OK. Added.
20	Connections	Shared-Use Paths	JRPS Master Plan	Add the trails from JRPS draft Master Plan	Bryce Wilk	OK. Added.
21	Connections	Shared-Use Paths	Missing Link Trail	Missing Link Trail...is missing	Louise Lockett	OK. Added.
22	Connections	Shared-Use Paths	Riverfront	The Missing Link is missing from the proposed path layer.	Jake Helmboldt	OK. Added.

Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
23	Connections	Shared-Use Paths	Riverfront	The paths through Ancarrow's and Pony Pasture are shown as shared-use paths. None of those are SUP's and many are not ADA. Park paths with natural surfaces, if included, should be designated as their own type of facility as they vary widely and don't meet any design or accessibility standards. Additionally, any future paths of this nature should be distinguished as well so that understanding and expectations of facilities are consistent for readers/users.	Jake Helmboldt	OK. Changed to "proposed."
24	Connections	Shared-Use Paths	Riverside Dr	Riverside Dr is not "shared use paths." Riverside is roadway.	Louise Lockett	OK. Removed.
25	Connections	Shared-Use Paths	Scott's Addition	6. Scott's Addition proposed SUP is envisioned to extend along RR alignment through Hermitage/Leigh intersection, and over to Allen Ave.	Jake Helmboldt	OK. Added.
26	Connections	Shared-Use Paths	Southside	Riverside Drive is improperly shown as an existing shared-use path.	Jake Helmboldt	OK. Removed.
27	Connections	Shared-Use Paths	Southside	Add to the map the shared-use path along Hull Street Road that's currently in-design.	Summit	OK. Added.
28	Connections	Shared-Use Paths	Southside/East End	New pedestrian bridge south of Rocketts Landing, connecting to Orleans Street	Summit	OK. Added.
29	Connections	Shared-Use Paths	Southside/James River	Develop or consider creating a multi-use path south of Ancarrow's Landing. Work with quarry and other industries to use waterfront land. i.e. Conservation easement.	Summit	This is already on the map.
30	Connections	Transit	Citywide	All Corridor and Nodal Mixed-Use areas should be served by 15-minute transit service	Summit	Noted
31	Connections	Transit	Citywide	Refer to regional Transit Vision Plan	Summit	OK. Added.
32	Connections	Transit	Citywide	Shouldn't be any 60-minute transit service, too infrequent	Summit	Noted.
33	Connections	Transit	East End	Add Mechanicsville Turnpike as an Enhanced Transit route	Summit	OK. Added.
34	Connections	Transit	East End	Need better bus service on Oliver Hill Way to Justice Center and new apartments being constructed	Summit	Yes, probably better transit but maybe not enhanced transit as envisioned.

Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
35	Connections	Transit	East End	Remove enhanced transit on Broad Street, replace with Nine Mile Road	Summit	OK. Added.
36	Connections	Transit	Northside & Southside	Bus Transit: Turn the "20" into enhanced transit service	Summit	OK. Added.
37	Connections	Transit	Southside	More frequent transit in Southside and Huguenot	Summit	Good point for discussion as we envision the future of Stony Point Fashion Park
38	Connections	Transit	Stony Point	Enhance frequency of bus service to Stony Point	Summit	Good point for discussion as we envision the future of Stony Point Fashion Park
39	Connections	Transportation Improvements	Deck over Expressway	When we're talking decking over interstates, is this bike/ped decking? Bike/ped/transit? (Seen these, make transit move faster than SOVs)	Louise Lockett	The specifics would be addressed project-by-project, but these could be real streets with sidewalks and even buildings or parks within the blocks
40	Connections	Transportation Improvements	East End	Are there possible connections across Gillies Creek/Stony Run Road from Church Hill to Fulton?	Summit	This is already on the map.
41	Connections	Transportation Improvements	East End	Venable and Leigh St traffic circles are bad	Summit	Noted. This project is already under way and the Master Plan will not be able to influence it in any meaningful way.
42	Connections	Transportation Improvements	N. Jackson Ward	New bridge at 2nd Street	Bill Lafoon, David Lambert	OK. Changed improvement recommendation to suggest that multiple bridges could help reconnect Gilpin to Downtown.
43	Connections	Transportation Improvements	Near West End	Should Patterson Ave have a little more attention in the plan as a connector; like a scaled down version of Hull Street?	Todd Lookingbill	yes, Great Street
44	Connections	Transportation Improvements	Northside	Add connections between Gilpin and Downtown.	Summit	This is already on the map.

Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
45	Connections	Transportation Improvements	Northside	Traffic calming on Brookland Park Boulevard.	Summit	This is too detailed for the city-wide Master Plan.
46	Connections	Transportation Improvements	Shockoe Bottom	Try to increase connections across existing barriers.	Summit	OK.
47	Connections	Transportation Improvements	Southside	Facilitate cross of railroad tracks that separates Nodal Mixed-Use area of Southside Plaza and Neighborhood Mixed-Use area behind Midlothian Turnpike.	Summit	OK. Added.
48	Connections	Transportation Improvements	Southside/Henrico County	New roadway bridge over James River from proposed I-95 interchange at Bellemeade Road to Oakland Road in Henrico County	Summit	OK. Added.
49	Land Use	Activity Centers	Carytown	Carytown is more of an oval shape in geography.	Summit	OK. Changed.
50	Land Use	Activity Centers	University of Richmond	Should UR be labeled as an activity center similar to VCU and VUU? Yes, there are events and such out there, but more importantly, thinking about the hundreds of employees that commute there daily.	Todd Lookingbill	Since UR functions as more of a traditional campus detached from other uses, it is not listed as an Activity Center.
51	Land Use		Ashe/Hermitage	Make Scott's Addition Nodal Mixed-Use, or increase height limit in Industrial Mixed-Use to 8 stories. Or should Industrial Mixed-Use be rolled into Nodal Mixed-Use? i.e. some industrial uses allowed in Nodal Mixed Use.	Summit	Nodal Mixed-Use is designed to be at key locations and concentrated somewhat, not spread across large areas. Industrial Mixed-Use allows for up to 8 stories proposed.
52	Land Use		Ashe/Hermitage	Should develop Area Plan and adopt prior to rezoning.	Summit	Agreed. This is part of the strategies document.
53	Land Use		Citywide	Adjacent to "Corridor Mixed-Use," add "Neighborhood Mixed-Use," to extend and stepdown to the residential uses. e.g. Forest Hill/Westover, Williamsburg, Brookland Park	Summit	This is not possible along all corridors, but the Future Land Use along Route 1 has been modified to incorporate this idea.
54	Land Use		Citywide	Do not allow industrial to become a barrier. All land uses should be permeable.	Summit	Noted, but not sure how to guarantee this.
55	Land Use		Citywide	Higher density!	Summit	Noted.

Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
56	Land Use		Jefferson Davis Corridor	Expand depth of "Corridor Mixed-Use" along Jefferson Davis Highway.	Summit	Other land uses designations have been added to this corridor to address this issue better.
57	Land Use		Jefferson Davis Corridor	Including the description of "industrial" anywhere on Route 1 seems to encourage a development pattern that we don't want long-term. Maybe put in place a more concrete plan to wean Richmond off industry west of Route 1.	Summit	Future Land Use along Route 1 is mainly Corridor Mixed-Use and Industrial Mixed-Use.
58	Land Use		Jefferson Davis Highway	Eliminate corridor mixed use designation along Jeff Davis Hwy - can we make it linear park/transit? Seems too narrow to be corridor mixed use and can't expand due to existing residential.	Summit	Other land uses designations have been added to this corridor to address this issue better.
59	Land Use		Libbie/Grove	It's unclear from the Draft Land Use Map whether 122 Granite is included in the ORANGE-Corridor Mixed-Use. It is presently a SUP Office Building, and would not work well zoned Residential. Can you check this out and extend? Property development would be severely impeded and the intent is to develop the tract in its entirety. [See attached map]	Meril Gerstenmaier	The parcel was in the Medium-Density Residential category, but has been modified to be in the Corridor Mixed-Use category given its existing land use.
60	Land Use		N. Jackson Ward	Want the 15-acre area to allow significant height and density, allow more commercial uses and residential, prohibit surface parking, want something iconic that people can see from the highway (not parking decks, but cool buildings) - change Future LU to Nodal Mixed-Use or Corridor Mixed-Use	Bill Lafoon, David Lambert	Neighborhood Mixed-Use should allow for significant height and density that is still compatible with surrounding neighborhoods.
61	Land Use		N. Jackson Ward	This area needs to be public open space. It is the Second African Burial Ground and it needs to be shown as open space just like the burial ground in Shockoe. We are working on a plan for the property and as soon as I can share I will	Kim Chen	OK. Changed.
62	Land Use		Nine Mile Road/East End	Align Nine Mile Road with Henrico plans to get people biking/walking to Walmart. So goal is to connect well with Henrico infrastructure in East End.	Summit	The Corridor Mixed-Use along Nine Mile Road should help to tie into the County.

Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
63	Land Use		North Jackson Ward	Designate as "Downtown"	Summit	It is separate from Downtown.
64	Land Use		Northside	Chamberlayne Avenue should be Corridor Mixed-Use.	Summit	OK. Changed.
65	Land Use		Northside	Extend Corridor Mixed-Use down Chamberlayne Parkway.	Summit	OK. Changed.
66	Land Use		Northside	Extend mixed-use up Chamberlayne Avenue. Do not make it residential only.	Summit	OK. Changed.
67	Land Use		Northside	Landscape along Chamberlayne Avenue.	Summit	This is too detailed for the city-wide Master Plan.
68	Land Use		Northside	Maintain open space of Battery Park.	Summit	OK.
69	Land Use		Northside	Make Brookland Park Blvd "Neighborhood Mixed-Use" west of its "Corridor Mixed-Use" area and everywhere else that is currently "Residential Medium-Density."	Summit	Don't think this change is appropriate.
70	Land Use		Northside	Make Chamberlayne Avenue "Corridor Mixed-Use" and pair with high frequency transit.	Summit	OK. Changed.
71	Land Use		Northside	No mixed use in Gilpin?	Summit	It is designated as Neighborhood Mixed-Use.
72	Land Use		Northside	Study the McArthur Activity Center. Why does it work? What are the economics that make this work? Find more places where this model could work.	Summit	Noted.
73	Land Use		Northside	The Union Presbyterian Seminary and Veritas School may not all stay Institutional in the future.	Summit	Noted.

Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
74	Land Use		Shockoe Bottom	<p>I look forward to the public input sessions in September and October for the Land Use map and categories. There are some general classifications that I think may need slight refining.</p> <p>In the meantime, there are 2 parcels that I am an owner that seem to be a misfit in the current land use categories. Since these are an individual and not general concern, I did not forward my comment through Danna at HBAR.</p> <p>323 and 325 S 14th Street were recently purchased for a parking lot conversion with the possibility of future high density office use. The proposed map shows them as industrial, maybe since they are adjacent to City owned utility property. However, they are on a corridor, and adjacent to both the Shockoe Bottom Nodal mixed use area on the other side of the floodwall and the Manchester Nodal mixed use area at the other end of the Mayo Bridge. My partner and I request that these 2 parcels be labeled as Nodal Mixed-Use.</p>	Samuel McDonald	OK. Changed this parcel to "Nodal Mixed-Use."
75	Land Use		Shockoe Valley	Make more of the Shockoe Valley Industrial area "Industrial Mixed-Use" to allow more flexibility in future development.	Summit	Don't think this change is appropriate.
76	Land Use		Southside	Future of the quarries?	Summit	Need to follow-up on this, though nothing is happening short-term.
77	Land Use		Southside	Future park space along the James River (near Bells Road). Develop more connections to access area? (James River Park Master Plan).	Summit	A multi-use trail is proposed along the River in this location.
78	Land Use		Southside	No more strip clubs in the 9th District of Southside off Midlothian Turnpike.	Summit	This is too detailed for the city-wide Master Plan.
79	Land Use		Southside	Potential Nodal Mixed-Use at Industrial Mixed-Use area north of Southside Plaza and at the Charnwood Forest Apartments and Norcroft Townhomes north of George Wythe High School.	Summit	Don't think this change is appropriate.

Comment Number	Map	SubTopic	Area	Comment	Comment by	Response
80	Land Use		Southside	Redevelop RPS facility on Joplin Avenue.	Summit	See Goal 2, Objective 2.
81	Land Use		Southside	The large swath of land zoned as "Industrial" could offer a few opportunities for "Neighborhood Mixed-Use"/expansion of Manchester.	Summit	Don't think this change is appropriate.
82	Land Use			What industrial is left here?	Summit	Unsure what area this question is referring to.