

**The Warsaw Condominium Association**  
**1401-1457 Floyd Avenue 23220**  
**National and City Historic Designation**  
**(194 Year Old Structures)**

Dear Mayor Avula:

As part of the historically successful Fan and Uptown District mixed use neighborhood, we have followed your Code Refresh initiative with close attention and believe that, with appropriate modifications, the Draft 1 map and regulations could lead to something positive and workable in our neighborhood. Our neighborhood is currently a model for the kind of walkable, mixed use development that is the envy of many communities throughout the U.S.

However, the unexpected and dramatically different Draft 2 map and regulations depart from the Richmond 300 Plan and require us to register our emphatic opposition.

Here are a few examples of Draft 2 Code Refresh changes to the mixed use zoning (from MX3 to MX4) in the 1300 through 1500 blocks of West Main Street:

- Draft 2 increases the allowed height of buildings in the area from three stories and 45 feet to four stories and 55 feet. Since most of buildings on these three blocks are two stories, this change makes likely the eventual replacement of the current historic and diverse building stock with much larger multi-family structures.
- Draft 2 allows 17 or more housing units per lot, with no separation requirements and no restriction on short-term rentals.
- Draft 2 allows commercial development, including vape shops, restaurants, bars and clubs of 3,000-plus square feet by right on the ground floor of any building(s) in the district.
- Draft 2 allows alcohol sales by right on any property in the district, eliminating the conditional use permit requirement in the current regulations.
- Draft 2 allows for drive-through windows and outdoor entertainment stages under unspecified conditions.
- Draft 2 eliminates the existing noise protections contained in the Urban Business zoning regulations, which state that “No music or public address system shall be operated in such a manner that sound produced therefrom is audible beyond the boundaries of the premises.”

Inexplicably, the Draft 2 Code Refresh also changes the zoning of our historic, 194-year-old condo building from residential (RX6) to mixed use (MX5). This would eliminate the

protections against noise and noxious uses provided to residentially zoned properties and potentially make our current building into a non-conforming use. In theory, it would also allow the redevelopment of our property, which comprises an entire city block, into series of 75-foot-tall multi-family towers with ground floor commercial.

Notably, the Draft 2 Code Refresh does all of the above without requiring any accommodation for additional parking by developers in an area where parking is already a serious problem.

The presence of the Warsaw has been a key component in the current successful mixed use development of our neighborhood. The coexistence of small, independent businesses and restaurants, varied housing options, and historically significant structures has created a vibrant and livable environment. The Draft 2 Code Refresh would destroy that successful mix and replace it with high-density multifamily buildings accompanied by a largely unregulated, alcohol-fueled entertainment district.

The Warsaw Condominium Board strongly opposes the Draft 2 Code Refresh map and regulations for the 1300, 1400, and 1500 blocks of West Main Street. We would like to understand the basis for this sudden about face that appears to conflict with the Richmond 300 Plan.

We request that you:

1. Provide us with any background analyses, communications, citizen comments, and supporting documentation for the changes from Draft 1 to Draft 2 of the Code Refresh.
2. Restore the Draft 1 zoning categories and regulations for the Warsaw Condominium (RX6) and the West Main Street Uptown Corridor (MX3).
3. Retain/enforce the current Urban Business zoning that requires conditional use permits for alcohol and tobacco sales and requires noise to be contained within the premises.
4. Eliminate any potential for Drive Through or Outdoor Entertainment Uses in Mixed Use districts.

Respectfully submitted with the expectation of a prompt and comprehensive response,



Karen Geiss  
Warsaw HOA President

CC: Katherine Jordan; Stephanie Lynch; Code Refresh 300; Kevin Vonck; The Fan District Association; Historic Richmond Foundation