



# Richmond City Council

*The Voice of the People*

*Richmond, Virginia*

## **RICHMOND WEST END 1ST VOTER DISTRICT**

### **The Honorable Andrew S. Breton**

Councilmember, Richmond West End 1st Voter District

May 29, 2026

Danny Avula  
Mayor  
City of Richmond

Dear Mayor Avula:

Thank you for your continued leadership on the zoning code refresh, and for collaborating with Council to ensure that this code update supports current and future Richmond residents across the First District and the entire city.

Over the past several months, I have received a number of recurring questions regarding how the City plans to manage the impacts and implementation of potential increases in housing density. In order to respond accurately and constructively to these concerns, I respectfully request additional public information and clear implementation plans on several key topics.

#### **Utilities**

Many residents have expressed concern about whether Richmond's public utilities infrastructure can adequately support additional residential growth. I request that the Department of Public Utilities provide a clear assessment of current system capacity, describe the possible impacts of additional users on both DPU's existing infrastructure and its financial resources to meet the needs of these additional users, and outline any planned investments or upgrades needed to accommodate anticipated growth under the proposed zoning framework.

#### **Traffic and Pedestrian Safety**

Residents are seeking an explanation of how increased density in the neighborhoods may impact traffic safety for children and families. I request clear communication to share with residents regarding how increased residential density is expected to impact street safety. In light of these anticipated impacts, I also request information on how the City is planning to address ongoing needs for pedestrian and cyclist safety, traffic calming, street space allocation, and transit expansion.

#### **Public Schools**

Questions have emerged regarding the impact of new development on Richmond Public Schools. I request additional information on what efforts are being made to plan for possible higher demand for school capacity, and how the City and RPS are coordinating to ensure educational infrastructure keeps pace with residential growth.

#### **Infill and Tax Assessments**

Residents have also requested greater clarity regarding expected property assessment changes related to localized infill and density. I request any available analysis

or guidance regarding anticipated assessment trends and the City's strategy for mitigating displacement pressures and managing property tax burden on existing residents.

### **Housing Targets**

Additionally, I request that the administration provide clear housing production targets associated with the zoning code refresh. Specifically, residents would benefit from understanding how many additional homes the City hopes to see added, and how those targets relate to Richmond's broader affordability and population goals.

### **Evidence from Peer Cities**

Many residents have also asked for evidence from peer cities that have implemented similar zoning reforms. I request examples, case studies, or outcome data demonstrating how comparable reforms have affected housing supply, affordability, and displacement risk elsewhere.

I appreciate the Administration's continued work on this and believe additional clarity on these issues will help foster a more informed, productive, and constructive public conversation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Breton', with a long horizontal stroke extending to the right.

Andrew Breton  
Councilmember