

**Code Refresh Draft 2 wrapped up its comment period last week.** If you haven't followed the details, [you can catch up here](#). The Planning Department will now review all submitted feedback and make amendments to the proposed ordinance. I'll also be reviewing what I've received and checking in with staff about how resident concerns are being addressed.

Most of us tend to hear from our own like-minded echo chambers, but I've been hearing from a range of views. Some urge caution, worried that overly aggressive change could backfire. Others are frustrated by our current housing situation and want the city to open up more sustainable housing options. Both perspectives come from a genuine place and sensible reasoning.

My overall view remains consistent: the general direction of Code Refresh aligns with the vision adopted in the [Richmond 300 Master Plan](#) - supporting growth while safeguarding cultural heritage and affordability. (A code refresh was one of [the 6 big moves](#) that were adopted.) The engagement process is improving the details, and the changes between Drafts 1 and 2 gave me confidence that public input is being listened to. (That doesn't always mean everyone gets the exact outcome they want.) Draft 3 will show how well that continues.

What matters most is getting the details right - the zoning map, heights and setbacks, transition areas, tree standards, design requirements, etc. These are the choices that determine how growth fits into existing neighborhoods, they deserve careful attention, and I think we should spend as long as it takes to get them right.

We had some great discussion about those details at our February Town Hall and we are still working on posting the video. I hope to begin posting some "zoning FAQ" to share my perspective on common themes from that event and elsewhere. I'll invite your feedback on what I say.

One concern I have is whether engagement is drawing balanced input. Revisions have been very responsive to established homeowners - which I appreciate, since it's who I also hear from the most. But for a citywide project like this, we must also ensure we're hearing from businesses, renters, and young homebuyers, whose concerns are equally important in cultivating a thriving, diverse community.

Please keep sharing your observations, and encourage others in your networks to engage as well. The more perspectives we hear, the stronger the final outcome will be.