

WINTER 2022



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FANFARE

60th Diamond Jubilee

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SATURDAY, DECEMBER 10
SUNDAY, DECEMBER 11
12-5PM

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President's Message By Rebecca Keller



Rebecca Keller
FDA President

Welcome to our latest Fanfare!

I am particularly proud of this issue because it has a whole new team behind its creation. Katie Schwieder is our new editor, and Pattie Kennedy has stepped into a new role focused on advertising. Fanfare will return to a quarterly publication, featuring photos and stories about our wonderful neighborhood. Look for articles from the Board of Directors on many topics that affect the Fan. For example, this issue includes an update on the rebuilding of Fox Elementary as well as an article on the status of safety in our community. We are happy to introduce our new "Eco-Friendly Fan" corner and share photos from summer events and of course, Halloween! Look for an in-depth article on three proposed zoning changes before the Richmond Planning Commission.

I am pleased to announce the return of our traditional Holiday House Tour on Saturday, December 10, and Sunday, December 11, from noon to 5:00 p.m. It promises to be spectacular! This year is our 60th Diamond Jubilee, and all proceeds from this festive event will go toward grants that benefit our community. Please consider purchasing a ticket even if you can't attend. Holiday House Tour tickets also make wonderful holiday presents! You can obtain more information as well as purchase

tickets on our website (fandistrict.org).

Thank you to Priscilla & Tom George, Christy Lantz, Lacy Williams, Madison Pastore, and the countless volunteers who have given their time and talent to make this special event possible.

We provide our members with a variety of ways to stay informed and involved. Our redesigned website (fandistrict.org) is your "go to" place for all FDA happenings, including contact information for board members, FDA meeting minutes and reports, and a calendar of upcoming events. The website, together with the weekly e-newsletter and our quarterly Fanfare, keep you up to date on what's happening in our neighborhood. If you are an FDA member and not receiving the weekly e-newsletter, contact news@fandistrict.org. If you're not a member, please join using the form at the end of this news magazine!

As always, feel free to contact me at president@fandistrict.org with any questions, concerns, or recommendations. I look forward to hearing from you.

Thank you for being a member of the FDA, and I hope you enjoy this issue of Fanfare!

Yours in community,

Rebecca

Fanfare is published four times a year (November, February, May, & August) by the Fan District Association (FDA) for the benefit of Fan residents and businesses. Fanfare is mailed directly to all FDA members. Non-FDA members can download Fanfare editions from our website at www.fandistrict.org or pick one up at several drop sites around the Fan.

Editor: fanfare@fandistrict.org
Advertising: advertising@fandistrict.org

Table of Contents

| | | | |
|---------|---|---------|---|
| 1..... | President's Message | 14..... | Eco-Friendly Fan & Upcoming Events |
| 2..... | Holiday House Tour 2022 | 16..... | Code Enforcement & Zoning Update |
| 6..... | News & Updates: Fox Elementary | 18..... | Halloween in the Fan |
| 8..... | Fan Safety Information | 20..... | Fan Kids! |
| 10..... | National Night Out | 22..... | Communications |
| 12..... | Lombardy Park: New Sand! | 24..... | FDA Membership Form |



The Fan Holiday House Tour Saturday, 12/10 & Sunday, 12/11

Article by Priscilla George,
Chair of the 2022 Holiday House Tour

Dear lovers of everything historical, beautiful, and festive,

Run, don't walk to get your tickets for the Fan's Holiday House Tour, to be held from 12:00 to 5:00 on Saturday, December 10, and Sunday, December 11. It is our 60th anniversary - our Diamond Jubilee - and we promise that the homes this year will sparkle!

This year's Holiday House Tour will showcase 11 exquisite homes, each unique and with its own story to tell. The homes will be beautifully decorated - inside and out - and we promise that this event will put you, your family, and your friends in the holiday spirit!

Tickets can be purchased online before the event for \$30 using the QR code displayed on the flier. Visitors must pick up their tickets prior to beginning the tour at the Fan District Association office (208 Strawberry Street). The FDA office will open at 11:30 a.m. on December 10 & 11. If you choose to purchase your ticket(s) on the day of the event, you may do so at the Fan District Association office. Tickets will cost \$35 on tour day.

We will have tuk-tuks available at house-stopping points ready to transport visitors - especially those with mobility challenges - from home to home.

The Fan District Association is a non-profit organization that is proud to serve our community. Proceeds from the Holiday House Tour, one of the Association's largest money-making events, benefit several local programs including school projects, park and alley refurbishments, neighborhood concerts, and collaboration with the City of Richmond Police and VCU. In addition, the FDA provides grants to those in need.

We need volunteers! If you'd like to be a docent, you will not only have a wonderful time greeting guests and learning the story of one of the featured homes, you'll receive one free ticket! Docents will work 2½ hour shifts on either Saturday or Sunday. It's a great way to meet your neighbors and join the celebration. If you'd like to volunteer, please email membership@fandistrict.org

We are thrilled to be part of this Diamond Jubilee year. Come join us - it will put a sparkle in your smile!

Happy holidays,

Thomas and Priscilla George
Co-Chairs, 2022 Fan Holiday House Tour



2022 Fan District Association



HOLIDAY HOUSE TOUR

60th Diamond Jubilee

Start your Holiday with a sparkle!

December 10th & 11th

12pm-5pm

Tickets: \$30, \$35 Day of Event

*To learn more & purchase tickets,
scan the QR Code below*



2022 Holiday Houses



2701 Hanover Ave.



2209 Monument Ave.



2003 Monument Ave.



1618 Hanover Ave.



1502 Floyd Ave.



2315 Monument Ave.



2306 W. Grace St.



1825 Monument Ave.



1815 Monument Ave.



1811 Floyd Ave.



2112 Hanover Ave.



Update on Fox Elementary School

Article by Ted Theofanos, Schools Liaison



William Fox Elementary remains one of our neighborhood treasures. Built in 1911, it has a storied history. Many of us attended Fox, while others taught or sent our children there. Others have purchased Christmas trees from the Fox PTA or enjoyed the wonderful playground. Fox's devastating fire last February saddened the community, but plans are well underway to rebuild and reopen the school.

Here's an update on the progress toward reconstruction, based on information provided by the RPS's School Board, Principal Jacobs, and the Fox School Reconstruction Advisory Committee.

- Richmond Public Schools has selected the architectural firm, Quinn Evans, to design Fox's reconstruction based on "their experience with historical projects and their familiarity with RPS's infrastructure," according to Dana Fox, RPS's Director of Construction.
- RPS's Construction Team has given Fox faculty and staff as well as Principal Jacobs the opportunity to provide feedback to Quinn Evans as they develop blueprints. Special emphasis will be given to the cafeteria, music, bathrooms, storage, and safety.
- It will take approximately 9 months to complete the design and construction documents. The entire project will take 3 years or possibly more to complete.
- RPS has hired a project/construction manager, John Balasa, to work with Quinn Evans.
- According to Mariah White, School Board Representative for the Fox District, the school system is finalizing the insurance settlement.
- Quinn Evans and the structural engineers are designing a wood-framed temporary roof to protect the property and will submit detailed drawings to the City for approval.

The project timeline remains fluid, so keep an eye out for updates. Neighbors can consult the Richmond Public Schools website (www.rvaschools.net) for updates on Fox as well as obtain information from School Board meetings and minutes.





Rob Wright is Cabinetry & Construction. He's on every job. He's the designer/builder, owner/worker, dreamer/pragmatist. Rob envisions improvements and makes them happen, always careful to honor the spirit of the original architect. So whether he's enlarging a small closet or renovating an entire kitchen, you know the change is in harmony with the home.

Rob has numerous credentials and awards, all earned through long experience. He is a Class A licensed design/build contractor, a Certified Green Professional, an accredited HVAC system installer, and a Certified Aging-in-Place Specialist. Yet there is no board of accreditation to validate his most significant skill—creativity. Hundreds of proud homeowners do that for him.

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Safety in the Fan

Article by Kimberly Hitchens, Safety Liaison

Many of you know the time-honored saying, “It takes a village.” When it comes to safety in our community, please remember this adage, especially as we enter the holiday season. It’s easy to get caught up in all the fun and festivities and forget basic safety measures. It’s critical that we look out for one another.

The Richmond Government website reports that both violent and property crime in the Fan (3rd Precinct) has increased significantly as compared to 2021. (<https://www.rva.gov/police/weekly-city-crime-stats>) Ultimately, it is our responsibility as Fan Residents to help thwart opportunities for crime to occur. Each of us plays an integral role in looking after each other and protecting the “village” that is The Fan. Here are some friendly reminders to keep you safe all year round:

1. Stay alert in your surroundings. Avoid being distracted by your smartphone while walking. When it’s dark, use a flashlight and know where you’re going before you leave your home. Criminals will be more prone to target you if they think you are not paying attention.
2. Observe street signs, use sidewalks, and wear bright or reflective clothing.
3. As you decorate your home for the holidays, make sure steps, sidewalks, porches, and paths are well-lit and free of decorations and holiday props.
4. Keep decorations away from fireplaces and candles.

5. Use extra caution while driving, and watch carefully for pedestrians and bicyclists, especially at night.
6. Remember to lock your home whenever you leave it. Use timers or other smart technology to control lights and door locks. For longer absences, inform a trusted neighbor to watch for and remove any mail/door hangers/packages from the front porch. Criminals will target homes that they think are empty or vacant.
7. When exiting a vehicle, NEVER leave the keys in the ignition with the engine running. Turn it off. Remove all valuables. LOCK IT UP! Every time. This is one of the biggest areas of crime in the Fan. It only takes a few seconds for a criminal to access an unlocked car and gather money, computers, clothing, or other valuables.

8. Remember, **IF YOU SEE SOMETHING, SAY SOMETHING....**



Call or text 911 for emergency situations. For non-emergency or to file a police report call (804) 646-5100.

If you witness an illegal activity, try to remember important facts about the incident such as location, time of day, and number of perpetrators. Report it to RPD at the above phone number. Unreported crime leads to more crime.

If you have questions, concerns, or are interested in safety in The Fan, please contact Kim Hitchens at safety@fandistrict.org.

Here’s hoping that your friends & family have a fun and SAFE holiday season!



3RD PRECINCT LIAISON
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Richmond Police Department – Sector 313
NIJ / IACP - LEADS Scholar
David.naoroz@richmondgov.com
Mobile 804-646-1728
Twitter: @RPDLtDave
<https://twitter.com/RPDLtDave>

VCU DISTURBANCE?

The VCU police jurisdiction is bounded to the west by Lombardy St. In the event of a disturbance within this area, contact Officer Luke Shrader by phone at (804) 828-9649, or via email at lshrader@vcu.edu.

To report anything west of Lombardy, contact the Richmond City Police.

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THE FAN
DISTRICT ASSN.

Bulletin Board

For the latest goings-on in the **Fan** and about town, please see Madison Pastore's **weekly e-newsletter**, published each weekend!



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Parks Update

Article compiled by Katie Schwieder with help from Kimberly Hitchens, Ben & Maureen Ackerly, and the fandistrict.org website

National Night Out Photography by Kimberly Hitchens
Lombardy Park Photography by Ben Ackerly

National Night Out

In early August, Fan residents gathered to celebrate National Night Out. Talented musicians from VCU serenaded the crowd, and Richmond's Police and Fire Departments, together with VCU Safety officials, supported the event. Starbucks provided sweet treats and cold drinks, and McGruff the Crime Dog played corn hole with the children! Everyone had a wonderful time!

Lombardy Park Receives a Gift of Sand

Longtime Fan residents Brian and Jayne Shaw have lived in the Fan since 2008 and have been frequent visitors to Lombardy Park with their grandchildren. In honor of Mrs. Shaw's birthday earlier this year, her children donated 7500 lbs - that's 150 bags! - of sand to replenish the park's sandbox.

Volunteers Needed

The Trees & Parks Committee, together with Fan residents, work to maintain the neighborhood's alleys and parks. Volunteers are encouraged to join in seasonal garden and clean-up projects. Check the fandistrict.org website for more information.



Here is a listing of Fan Parks and their locations:

Lombardy Park - playground at the intersection of Lombardy, Hanover, and Park

Scuffletown Park - pocket park between Stuart & Park, Strawberry & Stafford

Paradise Park - pocket park between Floyd & Grove, Vine & Allen

Federal Park - pocket park between Main & Floyd, Rowland & Shields

Monroe Park - nestled in the middle of VCU at Belvidere, W. Main, Laurel, and W. Franklin

Grace Park - median park of Allen Street, from W. Broad to Monument



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Lombardy Park Receives a Gift of Sand

Article and Photos by Ben & Maureen Ackerly

Longtime Fan residents Brian and Jayne Shaw have lived in the Fan since 2008 and have been frequent visitors to Lombardy Park with their grandchildren. In honor of Mrs. Shaw's birthday earlier this year, her children donated 7500 lbs - that's 150 bags! - of sand to replenish the park's sandbox.





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We share a collective voice — identifying shared opportunities and collaborating with city government in a united effort to overcome shared challenges.

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Tucking in our Yards and Parks for the Winter

Article by Julia Seward

Cool November nights announce winter settling in the Fan District. As we tackle seasonal to-do lists, it's good news that "messy" yards can benefit our urban environment. Leaves fertilize the soil, spent seed-pods provide food for migratory and local birds, grass refuse teams with creatures preparing for cold days ahead. So, maybe less is more - a refreshing thought as hectic holidays approach. Want to know more? Audubon provides a short, very readable guide to winterizing gardens and outdoor spaces. Relax and enjoy! www.audubon.org/news/to-help-birds-winter-go-easy-fall-yard-work



Waste Cans and Water Leaks

Article by Greg Holzgreffe, Infrastructure Chair

The Infrastructure Committee is working on purchasing additional decorative metal waste cans to be located throughout the Fan. The waste cans will be anchored to the existing concrete sidewalks and will look similar to the green waste cans that are located near some bus stops in the area. In addition, the Committee has assisted Fan residents in getting the City's Department of Public Utilities to repair major leaks at the junction of residents' water meters and the main water line. If you have questions or concerns for the Infrastructure Committee, please email us at infrastructure@fandistrict.org

Upcoming Events

nov
19 Fan Fall
Clean-Up

dec
5 **FDA Board Meeting**
FDA Office,
208 N. Strawberry St.
7:00 pm
If you would like to present
to the Board, please email
president@fandistrict.org
by noon Monday

dec
10
&
11 **Holiday House Tour**
Volunteers needed!
Contact membership@fandistrict.org



Church Hill Holiday Weekend 2022

Dec. 9th - 11th

Vespers and Candlelight Walk
December 9th 7:15pm

Following a 7pm Vespers service at Historic St. Johns Church, this Church Hill tradition led by Richmond Pipes & Drums will take us from Jefferson Park through our historic gas-lit streets to arrive at Libby Hill Park overlooking the James River. The crowd will then be led in holiday caroling. Bring your own candles and lanterns to light up the night. Santa will welcome you at the finish of the parade with hot cocoa, cider, light snacks and a food truck!

Traditional Holiday House Tour
December 11th 12pm-5pm

The Traditional Holiday House Tour Returns! See how Classic Architecture and Modern Living join in Richmond's oldest and most historic neighborhood. Tickets are \$35 and support our Grants Program for the community.

Holiday Decorating Contest
Register starting November 1st

Throughout the weeks leading up to our two days of events, neighbors are encouraged to participate in our Holiday Decorating Contest! Our winners will be voted on and awarded special prizes - so make sure to go visit these spruced up homes and submit your favorite at ChurchHill.org!

Visit **ChurchHill.org** to learn more about this and other events!

Three Proposed Zoning Changes and How They Will Affect The Fan

**Article by Melissa Savenko,
Code Enforcement & Zoning Chair**

In December 2020, the City of Richmond adopted a Master Plan, “Richmond 300: The Guide for Growth,” also called RVA300. This Master Plan is intended to guide all land use decisions in the City of Richmond for the next 30 years. The Master Plan can be found here: www.rva.gov/sites/default/files/2021-03/R300_Adopted_210331_0.pdf

Based on RVA300, the City of Richmond is proposing three (3) significant zoning changes, each of which will impact the Fan. **

Accessory Dwelling Units (“ADUs”)

PROPOSAL: This zoning change, proposed by the Planning Staff, would make ADUs permissible by right in any residential zoning district in the City.

What are ADUs? ADUs are often called mother-in-law suites or “granny flats.” They are smaller independent living spaces subsidiary to a primary residence. An ADU can be a completely separate structure or an internal unit, like an attached garage or basement apartment.

Reasons to permit ADUs include:

- Allowing individuals to age in place;
- Providing affordable housing;
- Accommodating individuals with special needs; and
- Providing a homeowner with the opportunity to supplement their income.

Currently, the Planning Staff is conducting outreach on whether or not ADUs should be permissible of right - meaning with no special permit - in all of the residential zoning districts of the City. At this point the question is only a “Yes/No” and does not address issues about *what* ADUs would look like if permitted. Questions remain about

details like lot coverage, building height, maximum square footage, acceptable building materials, design requirements, and parking, to name just some open issues.

Eliminate Parking Minimums

PROPOSAL: This zoning change, proposed by Councilman Addison (1st District), would eliminate all minimum parking requirements for any kind of new development - commercial, retail, residential - anywhere in the City.

Arguments in favor of this proposal include:

- Less burden on the Planning Staff;
- Less cost to developers, leading to more affordable projects;
- If parking is warranted, the market will require developers to build appropriate amounts; and
- Small business owners must incur excessive costs to get relief - in the form of a Special Use Permit - from current parking requirements.

Arguments against this proposal include:

- No parking minimum requirements put a significant burden on neighborhoods and shifts the costs from the developer to surrounding communities;
- Recent developments like the 12-story tower at Broad and Lombardy show that any cost savings are not passed on to the residents of the project, but rather further enrich the developers;
- Residential communities like the Fan, Carver, and Jackson Ward have already agreed to significantly decreased parking requirements in the TOD-1 and B-4 Districts along the Pulse Corridor; and
- If ADUs are allowed of right in every residential zoning district in the City, and parking minimums are eliminated, this will further impact parking availability for the residents of the surrounding neighborhoods.

Short Term Rentals (“STRs”)

PROPOSAL: The current STR ordinance was adopted in 2020 and is being re-evaluated. The original ordinance requires this re-evaluation.

What are STRs? STRs include brand names such as “Airbnb” or “VRBO.” Any rental for a time period shorter

than thirty (30) days is a short term rental. Currently, the City short term rental ordinance states:

1. Only the property owner may be an operator;
2. The property must be the primary residence of the owner/operator for at least 185 days of the year;
3. The property owner does not have to be on site during the rental; and
4. There is no limitation on the number of nights a property may be used as an STR.

Per the Planning Staff's January 18, 2022, presentation to the Planning Commission, Richmond had 555 STR units and 677 STR listings. At that time, the City of Richmond had only 14 correctly registered STRs.

It is unclear what changes to the current STR ordinance will come out of the public engagement process. It appears that some STR operators are lobbying for the primary residence requirement to be eliminated.

Concerningly, in several of the public engagement sessions held in August 2022, the Planning Staff repeatedly suggested it was too time-consuming and difficult to manage the STR registration and licensing process.

Many communities similar to or larger than Richmond - including Austin, Texas; New Orleans; New York City; and Washington, D.C. - require any STR to be compliant with local registration requirements before they may be listed on a particular hosting platform. In several instances, the hosting platform collects and remits appropriate state and local occupancy taxes.

If the primary residence requirement is eliminated, this will allow investors to purchase property in the City solely

for the purpose of operating that property as a short term rental.

In a worst-case-scenario, if the primary residence requirement for short term rentals is eliminated, ADUs are permitted of right, and there are no minimum parking requirements, investors could buy a single family home or multi-unit building, add an ADU in the rear yard, and operate all units as STRs, while providing no additional parking.

While this scenario may seem far-fetched, many communities across the country have grappled with this exact scenario, as well as other unintended consequences of new land use policies. It is critically important that the impacts of these proposed zoning changes - related to ADUs, eliminating parking requirements, and STRs - be thoughtfully considered and measured. We must ensure that the nature and character of Richmond's historic neighborhoods along the Pulse Corridor continue to be the vibrant, unique, and welcoming communities that draw tourists and new residents to our City.

If you have questions about this or any other land use issue impacting the Fan, please feel free to reach out to zoning@fda.org.

****Please note, at the time of this writing, the Planning Staff had conducted four public engagement sessions (August 2022) and smaller (8-10 individuals) focus groups on each of the proposed zoning changes (September-October 2022). Feedback on these sessions is not currently available, but is expected in November 2022. For more information go to www.rva.gov/planning-development-review/zoning-changes**

City Council Contacts



District 2
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Amy Robins
Council Liason
amy.robins@rva.gov
Office: (804) 646-5724





HALLOWEEN IN THE FAN



Photo credit: Katie Schwieder

MORE HALLOWEEN FUN



Photo credit: Katie Schwieder



Find the words from the list below.
They could be backward, horizontal, vertical or diagonal.

[illegible]



Communications

Article by Madison Pastore,
Communications Chair

Are you a member of the Fan District Association? One of the many perks of becoming an FDA member is that you'll receive information directly from the FDA Board to keep you aware of happenings in our community as well as help you get involved if you wish. These communications come in a variety of forms: weekly e-newsletter, FDA website, and Facebook page.

Each week we publish an e-newsletter that announces upcoming FDA events, alerts our neighborhood to important policy and zoning changes, offers opportunities for volunteer work, and keeps a calendar of dates for activities in the city.

Did you know that the FDA also has a website? If you are interested in the most up-to-date information about the Fan District Association, or events happening within the neighborhood, you can find all of the details you



need on the website at fandistrict.org. We completely overhauled the website this spring to make it easier than ever to navigate.

The website also holds a wealth of information about the FDA Officers and Board of Directors, each of the corresponding committees, monthly board meeting minutes, and all Governing Documents. The mission of the FDA

Board is to promote the preservation, restoration, and betterment of the community, and the website in an intentional effort to be transparent to the members of the FDA. Additionally, the website contains a membership portal, access to community resources such as parking zone information, a robust history of the neighborhood, and so much more.

Finally, the FDA has a Facebook page! Its purpose is to communicate important and relevant community events that you might want to attend. Be sure to give us a like!

Importantly, we want to hear from you! The e-newsletter and other FDA communication tools are meant to be informative and catered to what you want to know about your community. If you would ever like to see certain content featured, advertise a specific business or event, or have any requests, suggestions, or questions, please send an email to news@fandistrict.org.

Important Links

- Fan District Association Website fandistrict.org
- Museum District Website - museumdistrict.org
- Richmond City Council Meeting Calendar <https://bit.ly/3Tdyuhm>
- Richmond City Government - rva.gov
- Richmond City Health Department <https://www.vdh.virginia.gov/richmond-city/>
- Richmond City Public Schools - rvaschools.net/
- GRTC News & Updates - ridegrtc.com
- RVA311.com

Won't You Be our Neighbor?



ADVERTISE LOCALLY AND AFFORDABLY WITH THE FDA

Convert your local Fan neighbors into your best customers by advertising with The Fan District Association as one of our valued business partners.

The FDA is a non-profit association that represents residential owners, renters, business, educational and religious entities within the boundaries of the Fan District Neighborhood, the largest neighborhood in the city of Richmond.

The FDA works hard and is dedicated to the preservation, restoration, and betterment of the community.

Let the FDA work for you!

There are several affordable advertising opportunities provided by the FDA that will help your business reach thousands of locals.



advertising@fandistrict.org

www.fandistrict.org



FANFARE MAGAZINE

Fanfare is the FDA's quarterly magazine publication that reaches 3,000+ households. Issues are published in November, February, May, and August.

\$160 = 1/8 page (3.60" x 2.2")

\$265 = 1/4 page (7.5" x 2.5" or 3.75" x 4.875")

\$420 = 1/2 page (7.5" x 4.5")

\$725 = full page (7.5" x 10")



WEEKLY E-NEWSLETTER

Reach 1,000+ members of the Fan District Association on a weekly basis.

\$100 = 1 week

\$175 = 2 weeks



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Become a member of the Fan District Association for just \$50 a year to have your business featured on the FDA's Fan Business Directory page as one of our valued business sponsors.



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If you place one ad in Fanfare and two ads in the weekly e-newsletter, you will receive 50% off of your FDA membership fee!



membership

Fan District Association Membership



Join or renew online at fandistrict.org/membership/join (existing member use your email as your username), OR complete the form below. Please make your check payable to Fan District Association and mail to:

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Richmond, VA 23220

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☐ New

☐ Gift, courtesy of _____

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☐ Household: \$30

☐ Organization/Business: \$50

☐ Student/VCU: \$5

☐ Friend of the Fan: \$25

Mailing Address: _____

Fan Property Address: (if you own a home in The Fan, but do not reside there) _____

Primary Contact

Name: _____

Email: _____

Phone (h/w): _____

(c): _____

Secondary Contact (if Household)

Name: _____

Email: _____

Phone (h/w): _____

(c): _____

The FDA is an all-volunteer neighborhood organization. Please let us know your interest in serving on any of the following committees:

- ☐ Code Enforcement and Zoning
- ☐ Communications (Fanfare/Social Media)
- ☐ Fan Village
- ☐ Grants
- ☐ Historic Preservation
- ☐ Holiday House Tour
- ☐ Lighting
- ☐ Membership
- ☐ Parking
- ☐ Programs and Events
- ☐ Safety / VCU
- ☐ Trees and Parks

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Questions or Comments: email membership@fandistrict.org



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