

July 9, 2025

**VIA EMAIL (Jonathan.brown@rva.gov)**

Jonathan Brown  
Senior Planner  
City of Richmond  
900 E. Broad Street, Room 511  
Richmond, VA 23219

**Re: Request to Rezone – 1220 and 1260 Ingram Avenue  
Tax Map Parcel IDs: S0070836002 and S0070836003 (the “Property”)**

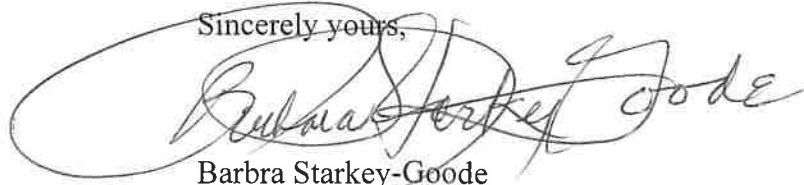
Mr. Brown:

My name is Barbara Starkey-Goode and I am the president of the Oak Grove Civic Association. On behalf of the Association, this confirms our support for City Central LLC’s request to rezone the Property to Transit Oriented Nodal District (TOD-1) and B-5 Central Business District to permit construction of commercial and retail developments, and multifamily dwellings. We have reviewed the Applicant’s Report, and we fully support the approval to rezone the Property.

The proposed uses of the Property will further catalyze the significant growth and revitalization of Oak Grove. New development here will be an asset to the community, and it will bring new homes to the area which will in turn generate and support much needed commercial development for South Richmond. Accordingly, we support the City’s approval of the rezoning application without qualification.

Please include this letter of support in the file when the rezoning application is presented to the Planning Commission.

Sincerely yours,

A handwritten signature in cursive script that reads "Barbara Starkey-Goode". The signature is written in dark ink and is positioned above the printed name and title.

Barbra Starkey-Goode  
President

July 9, 2025

**VIA EMAIL** ([Jonathan.brown@rva.gov](mailto:Jonathan.brown@rva.gov))

Jonathan Brown  
Senior Planner  
City of Richmond  
900 E. Broad Street, Room 511  
Richmond, VA 23219

**Re: Request to Rezone – 1220 and 1260 Ingram Avenue  
Tax Map Parcel IDs: S0070836002 and S0070836003 (the “Property”)**

Mr. Brown:

My name is Charles Snellings and I am the president of the Oak Grove Neighborhood Association. On behalf of the Association, this confirms our support for City Central LLC’s request to rezone the Property to Transit Oriented Nodal District (TOD-1) and B-5 Central Business District to permit construction of commercial and retail developments, and multifamily dwellings. We have reviewed the Rezoning Application and the Applicant’s Report, and we fully support the approval to rezone the Property.

The proposed uses of the Property will further catalyze the significant growth and revitalization of Oak Grove. New development here will be an asset to the community, and it will bring new homes to the area which will in turn generate and support much needed commercial development for South Richmond; I find that this plan is in line with Richmond 300, the upcoming small area plan OGHB, and is in line with our association’s thought process of “people first” after review and conversations. Accordingly, we support the City’s approval of the rezoning application without qualification.

Please include this letter of support in the file when the rezoning application is presented to the Planning Commission.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Charles Snellings", written over a light gray circular stamp or watermark.

Charles Snellings

President

**From:** John Kricorian (Krico)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 9:44:01 PM

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Dear Ms. Oliver, Respected Colleagues and Hard-Working Staff

I offer support, with a strong moral need for return support for our area. I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly request and urgently require the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am indeed excited about the possibilities that can come from this project. I am notwithstanding deeply concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, \*\*\*affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.\*\*\*

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
John Kricorian Jr  
Broad Rock and Decatur

**From:** Shatrice  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 8:57:25 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Shatrice Johnson  
Swansboro Resident

**From:** Louise McQueen  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 8:24:00 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
(Name)  
(Neighborhood or Relationship to Southside)

**From:** Carolina Luna  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 8:02:12 AM

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Dear Ms. Oliver, I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project. I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor. Respectfully,  
(Name) (Neighborhood or Relationship to Southside)

**From:** Bill Nickerson  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [PDR Land Use Admin](#); [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 10:53:57 AM

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Dear Ms. Oliver, I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project. I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor. Respectfully,  
(Name) (Neighborhood or Relationship to Southside)

**From:** Rupa @ VACV  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Friday, July 11, 2025 5:59:20 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Rupa Singh  
Southside Advocate



**From:** Carolina Luna  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Friday, July 11, 2025 6:07:45 PM

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Dear Ms. Oliver, I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project. I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor. Respectfully,  
(Name) (Neighborhood or Relationship to Southside)

**From:** Ellen Foskey  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Saturday, July 12, 2025 8:38:48 AM

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Dear Ms. Oliver,

This letter expresses my strong support for the proposed rezoning of 1220 and 1260 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. However, my support is contingent upon a robust and meaningful community engagement process.

The current state of these properties – vacant warehouses and lots – is undeniably detrimental to the Blackwell, Oak Grove, Bellemeade, and Hillside Court communities. These vacant spaces contribute to elevated temperatures, increased flooding, and a general sense of insecurity within our neighborhoods. This rezoning presents a crucial opportunity to revitalize this area, but it's imperative that the revitalization benefits our residents directly.

While I am excited about the potential positive impacts of this development, I also share the concerns of many residents regarding the potential increase in real estate taxes and rents. Therefore, I urge the Richmond Planning Commission, City Council, and Mayor's Office to strongly encourage the Applicant to prioritize a comprehensive and transparent community engagement strategy. This engagement must extend beyond cursory meetings and involve sustained dialogue with neighborhood leaders and residents to ensure their voices are heard and their needs are addressed throughout the planning and development phases.

Specifically, we must ensure that the redevelopment prioritizes:

- \* \*\*Environmentally Sustainable Development:\*\* The project should incorporate green building practices and infrastructure improvements designed to mitigate flooding from stormwater runoff. This is critical given the existing flooding issues in our communities.
- \* \*\*Improved Access to Essential Services:\*\* The development should include affordable and accessible fresh food markets and pharmacies, addressing crucial gaps in our community's infrastructure.
- \* \*\*Affordable Housing:\*\* A significant portion of the development should be dedicated to affordable housing for families earning between 30% and 50% of the Area Median Income (AMI).
- \* \*\*Support for Senior Residents:\*\* The project should incorporate strategies to support senior homeowners and renters, ensuring they can remain in their homes and neighborhoods.

The size and scale of this development offer a unique opportunity to reshape the Richmond Highway corridor for generations to come. For decades, our communities have endured disinvestment, but we remain committed to actively participating in shaping our future. The Applicant must demonstrate a sincere commitment to detailed discussions and serious consideration of our needs, particularly during the development of the site plans.

I am confident that through open communication and collaboration, we can achieve a redevelopment that truly benefits our communities and creates a stronger, more thriving, and resilient Richmond Highway corridor. I look forward to partnering with the Applicant to ensure both their goals and the needs of our residents are met.

Respectfully,

Ellen Foskey  
Resident, Southside Richmond

**From:** Brent Bowden  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Saturday, July 12, 2025 7:16:02 PM

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Dear Ms. Oliver,

I support the consideration of rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes must prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
(Name)  
(Neighborhood or Relationship to Southside)

**From:** Alex Smith-Scales  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Sunday, July 13, 2025 2:06:45 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

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Respectfully,  
Alex Smith-Scales  
Manchester

**From:** Rupa Singh  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Sunday, July 13, 2025 2:49:37 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

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Respectfully,  
(Name)  
(Neighborhood or Relationship to Southside)

Sent from my iPhone

**From:** Azaria Lewis  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Sunday, July 13, 2025 7:13:23 PM

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Dear Ms. Oliver, I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project. I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,

Azaria Lewis (Southside resident)

**From:** Timshel Purdum  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 8:06:52 AM

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Dear Ms. Oliver,

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Respectfully,  
Timshel Purdum Richmond Resident



**From:** M Thompson  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 9:48:49 AM

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Dear Ms. Oliver,

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Respectfully,  
Margaret Thompson  
(Neighborhood or Relationship to Forestview Heights)

**From:** Amber James  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 10:12:35 AM

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Dear Ms. Oliver,

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Additionally, I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

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Respectfully,  
Amber James  
Manchester Resident

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**From:** zoranicole9@gmail.com  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 10:14:47 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

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The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Candice Turner  
Family and Employment Ties in Southside Richmond

Sent from my iPhone

**From:** Emily Thrush  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 10:15:09 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders - like those within Virginia Community Voice — to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. The communities who have taken the brunt of disinvestment for decades have always been ready to voice their needs. I am asking as a neighbor to these affected neighborhoods for detailed discussions and serious consideration of their needs when the Applicant is ready to determine the finer details of their site plans. I look forward to community leaders building a strong relationship with the Applicant so that their needs and the community needs are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Emily Thrush  
(Swansboro neighborhood)

**From:** K L  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 10:37:33 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

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Respectfully,  
Kristin Lennox, LCSW  
Southside resident, neighbor, and community member

M. Kristin Lennox, LCSW  
she/her/We  
[mklennox@gmail.com](mailto:mklennox@gmail.com) <<mailto:mklennox@gmail.com>> | 804-647-8376

**From:** Rosalyn Gibson  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 10:44:00 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

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The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Rosalyn Gibson  
Cullenwood Neighborhood

**From:** Cheryl Fleming  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 10:44:04 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

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Respectfully,  
(Name)  
(Neighborhood or Relationship to Southside)

**From:** Frances Scott  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 2:16:04 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

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Respectfully,  
(Name)  
(Neighborhood or Relationship to Southside)



**From:** Rachel Hefner  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 4:00:22 PM

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Dear Ms. Oliver,

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Respectfully,  
Rachel Hefner  
Lead Organizer  
New Virginia Majority

**From:** Lynda Perry  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 5:18:09 PM

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Dear Ms. Oliver,

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Thank you so much! I have deep roots in Southside, having lived in South Richmond for most of my life, from the Turner/Elkhart Road area, to Southampton off Cherokee Road, and now the Stony Point Road area. My grandfather was raised on Hull Street, in old time Manchester, where he learned (and taught his grandkids!) never to take a wooden nickel. His daughter, my mother, grew up on Semmes Avenue, in a Woodland Heights duplex, and walked to Patrick Henry School (which my daughter attended in the first years of it being a charter school).

Respectfully, and with great appreciation for your work,  
Lynda Fleet Perry  
Hobby Hill Farms, in the Stony Point area of South Richmond

**From:** Eden Trenor  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 5:34:32 PM

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Dear Ms. Oliver,

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Respectfully,

Eden Trenor

**From:** Amelia Wilt  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 9:24:47 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Amelia Wilt  
RVA Resident

Sent from my iPhone

**From:** Josh Scott  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#); [Pitts, Marianne G. - PDR](#); [Sean Crippen](#); [Barbara Goode](#); [Louise McQueen](#); [Virginia Mejiaortiz](#); [Sherika Chew](#); [Lea Whitehurst-Gibson](#)  
**Subject:** Support and Additional Action re. Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 4:07:45 PM

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July 14, 2025

City of Richmond Department of Planning and Development Review

City Hall, 900 East Broad Street, Room 511

Richmond, Virginia 23219

Re. Rezoning request:

1220 Ingram Avenue S0070836002

1260 Ingram Avenue S0070836003

Ladies and Gentlemen:

On the behalf of impacted neighborhoods of Blackwell, Bellemeade, Oak Grove and Hillside Court we support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally we strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with our communities so that residents have a meaningful role in shaping both the design and benefits of the project.

We are excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. We are equally concerned how this project will raise our real estate taxes and rents. We are requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. We are asking for detailed

discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. We look forward to building a strong relationship with the Applicant so that their needs and ours are met. We look forward to the redevelopment of these parcels to the extent it truly benefits our communities. We look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,

Barbara Goode, Oak Grove Civic Association

Louise McQueen, Bellemeade Civic Association

Sean Crippen, Blackwell, Virginia Community Voice Board Chair

**From:** [Shay Auerbach](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 10:55:44 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Shay Auerbach  
Manchester

Sent from my iPhone

**From:** [Stephanie Power](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 4:04:32 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The outcomes should also prioritize public transit amenities and safe pedestrian and cycling infrastructure where appropriate, like shelters, benches, trash cans, safe crosswalks and protected bike lanes to encourage a dignified and seamless experience for community members, especially families and children, and those commuting through the neighborhood.

The size and scale of this development can reshape the corridor for the next generation. Southside communities have taken the brunt of disinvestment for decades but remain ready to voice their needs. I am asking for detailed discussions and serious consideration of those needs when the Applicant is ready to determine the finer details of their site plans. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor. Thank you for your time and consideration.

Respectfully,  
Stephanie Power  
Former Southside resident,  
Richmond-Region Transit Advocate



**Stephanie Power** (she/they)

*Community Engagement & Programs Manager*

RVA Rapid Transit

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**From:** [Erica Sims](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 8:37:59 AM

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Dear Ms. Oliver,

I'm not a resident of the Southside but a resident of Carytown. I work in affordable housing, building affordable rental and homeownership projects in Richmond and beyond. I stand in support of the resident's asks on this project.

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Erica Sims  
5th District Resident, who works in Southside in affordable housing

**From:** [Robert Nickles](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 8:20:46 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project. I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe.

I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans.

I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,

Bob Nickles LCSW  
Children's Mental Health Provider in zip codes 23224 and 23234

**From:** [Stephanie Hammerk](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 8:02:10 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
(Name)  
(Neighborhood or Relationship to Southside)

Stephanie Hammerk, LCSW, RPT  
Program Supervisor, MHS OP Clinic  
(she/her)

ChildSavers  
804.382.0045

**From:** [Nicole Holstein](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 10:18:03 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. However, I strongly ask the Richmond Planning Commission, City Council, and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade, and Hillside Court communities so that residents have a *meaningful* role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded, and generally unsafe. I am equally concerned about how this project will impact affordability in the adjacent Southside communities. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families **at 30%-50% AMI** and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to the redevelopment of these parcels to the extent that it truly benefits our communities. I look forward to a stronger, thriving, and more resilient Richmond Highway corridor.

Respectfully,  
Southside Resident

**Nicole Keller**

(She/Her)  
304-437-5876

**From:** [E'laine Williams](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 10:17:03 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
E'laine Williams, Community Advocate

**From:** [Mitchell, Shekinah](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Monday, July 14, 2025 9:50:09 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Shekinah Mitchell  
Director of Community Health, Neighborhood Engagement  
Bon Secours Richmond  
Lifelong Richmond resident

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**From:** [Danita Green](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Sunday, July 13, 2025 5:12:38 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more

resilient Richmond Highway corridor.

Respectfully,

Danita Rountree Green

Exec Director, Coming Together Virginia

Lifetime resident of Richmond and Surrounding Area

<https://www.comingtogethervirginia.org/>

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**From:** [Kasey Miller](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#); [Newbille, Cynthia I. - City Council](#); [Patterson, Samuel - City Council Office](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Sunday, July 13, 2025 1:37:24 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project. I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Kasey Miller  
Resident of District 7

**From:** [Brian McGurk](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Saturday, July 12, 2025 12:47:13 PM

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Dear Ms. Oliver, I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project. I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of the local residents needs when the Applicant is ready to determine the finer details of their site plans. I expect that local residents will have opportunities to build a strong relationship with the Applicant so that residents needs are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor. Respectfully,

Brian McGurk, RVA resident

**From:** [Carlene Jackson](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Saturday, July 12, 2025 2:46:11 AM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,

**Carlene Jackson** (she/her/ella) Southside Resident

***PRO Central Virginia 2023 Rookie of the Year***

Office: 804.482.1879 | iMessage: [Carlene@CarleneCan.com](mailto:Carlene@CarleneCan.com)

313 E. Broad Street Suite 100 Richmond, VA 23219

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**From:** [CYNTHIA MASHBURN](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Friday, July 11, 2025 10:28:28 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Cynthia Mashburn  
Forest View Neighborhood

**From:** [gina.wojtysiak](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Friday, July 11, 2025 8:16:13 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts, provided that the developers serious consideration and engage the community in planning the development.

Additionally, I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents.

I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs.

I am asking for detailed discussions and serious consideration of our community's needs when the Applicant is ready to determine the finer details of their site plans.

I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.



Kind Regards,  
Gina Wojtysiak, southside homeowner

**From:** [jenlis137](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Friday, July 11, 2025 6:38:26 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Lisa Aikins-Afful  
Southside resident

Sent from my Verizon, Samsung Galaxy smartphone



**From:** [LaKeisha Cook](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Friday, July 11, 2025 6:14:53 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project. I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents.

I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place. The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans.

I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Rev. Dr. LaKeisha Cook  
Former Southside faith leader

**From:** [Kate West](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Robertson, Ellen F. - City Council](#); [Avula, Danny - Mayor](#); [Vonck, Kevin J. - PDR](#); [PDR Land Use Admin](#)  
**Subject:** Rezoning Request 1220 and 1260 Ingram Avenue  
**Date:** Tuesday, July 15, 2025 12:32:03 PM

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Dear Ms. Oliver,

I support the rezoning at 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. Additionally I strongly ask the Richmond Planning Commission, City Council and Mayor's Office to urge the Applicant to ensure a deep and thorough process of community engagement with Blackwell, Oak Grove, Bellemeade and Hillside Court communities so that residents have a meaningful role in shaping both the design and benefits of the project.

I am excited about the possibilities that can come from this project. Vacant warehouses and lots are detrimental to our community along Richmond Highway and Commerce Road. They keep our neighborhoods hot, flooded and generally unsafe. I am equally concerned how this project will raise our real estate taxes and rents. I am requesting that the Applicant work deeply with neighborhood leaders to find ways to deliver outcomes that our communities want. These outcomes should prioritize and attract investments that promote green building infrastructure, infrastructure improvements to mitigate flooding from stormwater runoff, affordable and fresh food markets, pharmacies, affordable homes for families at 30%-50% AMI and supports to senior homeowners and renters to remain in place.

The size and scale of this development can reshape the corridor for the next generation. Our communities have taken the brunt of disinvestment for decades but have always been ready to voice our needs. I am asking for detailed discussions and serious consideration of our needs when the Applicant is ready to determine the finer details of their site plans. I look forward to building a strong relationship with the Applicant so that their needs and ours are met. I look forward to the redevelopment of these parcels to the extent it truly benefits our communities. I look forward to a stronger, thriving and more resilient Richmond Highway corridor.

Respectfully,  
Kate West

Westover Hills, in support of my friends and neighbors in Blackwell, Bellemeade and beyond