



City of Richmond
Department of Planning & Development Review
DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address:

Conditional Rezoning - 1207 School Street

Association Name: Chamberlayne Industrial Center Association

Please Check Appropriate Boxes:

The Association's (check one) Membership or Board met on 12/7/2016
and voted to X Oppose Support Take no position on this proposal.

This Association does not intend to consider this issue because:
see attached

Was a representative for the proposal present? X YES NO

Other comments:

Robert Overholser
Print Name

Association President
Title

[Handwritten Signature]
Signature

12/20/2016
Date

Please send to:
William Palmquist - Senior Planner
Mail:
City of Richmond
900 East Broad Street, Room 510
Richmond, VA 23219
Email: William.Palmquist@richmondgov.com
Phone: (804) 646-6307

To whom it may concern:

The following letter is a result of the Chamberlayne Industrial Center Association (CIC) meeting, and polling the residents, neighborhood business owners, and/or property owners within the neighborhood.

1207 School Street is located in the "Industrial Innovation District" as indicated by the City Master Plan (adopted by Richmond City November 16, 2015). The Master Plan changed the name Chamberlayne Industrial Area to the Industrial Innovation District. Approving this rezoning request of 1207 School St. would change the designated use allowing multi-family housing.

During the Fall of 2016, the membership was briefed by the parties involved. It was noted that members have had the opportunity to meet with the 1207 School St. property owners, property developer (Spy Rock Development) and meet with Richmond City Planning to discuss this issue. Members have also been provided with the 1207 School St. owner's application to Richmond City, project renderings and site plan.

The ballot votes regarding the 1207 School Street Conditional Rezoning Request to develop a multifamily residential project of no greater than 200 units are presented. Ballots also had areas for questions or comments. Ballot Results follow:

7 - In Favor of Rezoning

- Need to address safety and city services for influx of more people and property
- Concerns over parking

8 - Against Rezoning

- Master Plan says industrial, not housing
- Need more transparency in information presented and absolute direction of project
- Current city infrastructure not up to par for this project
- Traffic control
- Concerns on density
- Lack of interstate (I-95) north access

9 - Ok with Rezoning with a Special Use Permit

- Spectrum apartment building on Brook Rd utilizes a special use permit
- What is target market for rental units?
- This move would change neighborhood from Industrial to Residential.

The CIC board has met and discussed the results. The board boiled down all the concerns to one comment. The neighborhood is industrial, and business related. Richmond City adopted our area as an industrial area in the recent comprehensive plan, the 1207 School St project is an antithesis to recent planning. It is our recommendation that the city follows its own plan already in place, leaving the area in question with its current zoning.

Sincerely:



Robert Overholser

President, Chamberlayne Industrial Center Association

12/20/2016

January 31, 2017

Mr. William Palmquist
Senior Planner, Planning & Preservation Division
City of Richmond Department of Planning & Development Review
900 East Broad Street, Room 510
Richmond, VA 23219

Re: 1207 School Street (N0000475020) & 1207 A School Street (N0000475022) Conditional Rezoning to B-7

Dear Mr. Palmquist:

The following letter is a followup of the Chamberlayne Industrial Center Association (CIC) December 2016 meeting, polling the residents, business owners, and/or property owners within the neighborhood. We as a neighborhood have met with the SpyRock Development staff again in January 2017. The board has met this week to discuss the information further.

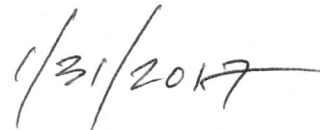
All evidence in the city master plan past, present, future sites the 1207 School St. property in question as industrial. The formal position by the board of the Chamberlayne Industrial Center Association is to hold on our aforementioned letter dated 12.20.2016.

In short, The 1207 School St. property in question is surrounded by active businesses in the "Industrial Innovation District" as indicated by the City Master Plan (adopted by Richmond City November 16, 2015). The zoning needs to remain the same for continued and promotion of future business development.

Sincerely:



Robert Overholser
President, Chamberlayne Industrial Center Association
804.343.3363



Tidewater & Southern Warehouses, Inc.

December 12, 2016

Mr. William Palmquist Senior Planner
City of Richmond - Division of Land Use Administration
900 E. Broad Street – Room 511
Richmond, VA 23219

Dear Mr. Palmquist,

We are the owners of the properties at 1205-1223 School Street, 1510 Webster Street and 1524 Brook Road These properties immediately about the existing metal recycling facility at 1207 School Street

We have had several meetings with the owners and developers of the proposed multifamily project on this site and we support the zoning change and the proposed project.

The proposal addresses several of the key points listed below that were highlighted as needs in the VUU/Chamberlayne Neighborhood Plan and is consistent with the B-7 zoning that is designated for the area under the new Neighborhood Plan.

- Not enough green space
- Elimination of nuisance uses
- Elimination of dead ends and dark places
- 50% of housing stock was built before 1939
- Need to Improve the appearance and usefulness of streets
- Need to Introduce sidewalks, lighting and signage
- Too much razor wire and fencing

Furthermore, this area was designated as an Industrial Innovation district. One of the key ingredients to creating an innovation district of any kind is providing quality workforce housing to allow employees to live close to their work.

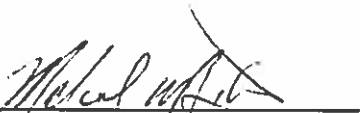
Housing uses also promote retail and service industry development, which is another goal of the VUU/Chamberlayne Neighborhood Plan.

The new neighborhood plan supposes that we will become a place for people to work, live and play and we support a quality housing development that will help revitalize the area by updating and transforming a nuisance use on an underutilized property.

Sincerely,

Tidewater & Southern Warehouses, Inc.

By



Malcolm W. Bates, CPM,
Vice President

From: [Holeman Corey \(US Partners\)](#)
To: [Palmquist, William D. - PDR](#)
Subject: Message from Business Owner- Chamberlayne Revitalization
Date: Thursday, January 26, 2017 6:20:01 PM
Attachments: [PastedGraphic-6.pdf](#)

Dear Mr. Palmquist,

I am the Franchise Owner of the McDonalds Restaurant located at 2011 Chamberlayne Ave, Richmond VA. My property is located a few blocks from the existing metal recycling facility at 1207 School Street.

I have met with one of the developers of the proposed multifamily project on this site and I support the zoning change and the proposed project.

The project will improve the appearance and add to the revitalization of the area. We need to introduce new sidewalks, lighting, and signage to this part of our community. In addition, quality and affordable housing is important to my employees that may live nearby. This project will also bring much needed jobs and additional revenues to my business which is much appreciated.

Please feel free to call me with any additional questions.

Kind Regards,
Corey Holeman
McDonalds Owner Operator
corey.holeman@partners.mcd.com
Ph# (703) 895-3422

From: [Karen Stanley](#)
To: [Palmquist, William D. - PDR](#)
Subject: rezoning at 1207 School Street
Date: Friday, January 27, 2017 10:09:43 AM

Dear Mr. Palmquist,

I write as the CEO of CARITAS, whose administrative offices are located at 1532 High Street, Richmond VA, a few blocks from the existing metal recycling facility at 1207 School Street. I have had the opportunity to meet with the developers of the proposed multifamily project at this location and I offer my support of their pending application to rezone the property to B-7.

The project will improve the appearance and catalyze the revitalization of the area. Considering the current use of the property, the neighborhood stands to benefit from this proposed investment in quality new construction, which will bring added vitality from new residents. In addition, high quality and affordable housing is important to CARITAS employees.

Thank you for diligence in communicating with our community in connection with this application. Please contact me if I may be of further assistance.

Karen J. Stanley
Chief Executive Officer



www.caritasva.org
kstanley@caritasva.org

[d] (804) 887-1577

[p] (804) 358-0964 x304

[f] (804) 354-8220

P.O Box 25790

Richmond, VA 23260-5790

Don't forget to "LIKE" us on Facebook...

<http://www.facebook.com/caritasvaorg>

United by our compassion, we help our most vulnerable neighbors

From: [RVA Paddlesports](#)
To: [Palmquist, William D. - PDR](#)
Subject: 1207 Rezoing
Date: Friday, January 27, 2017 12:06:58 PM

Will,

Thank you for clarify the re-zoning procedure for the property of 1207 for a mixed family housing area. I think this will be a great addition to the area and support this effort put forth by the developer.

Patrick Griffin
Owner & Operator
RVA Paddlesports
1320 School St.

From: [Carra Rose](#)
To: [Palmquist, William D. - PDR](#)
Subject: regarding the 1207 School Street Conditional Rezoning Request
Date: Saturday, January 28, 2017 2:31:16 PM

Dear Mr Palmquist,

I attended the CICA meeting last Wednesday and reviewed the information regarding the re-zoning at 1207 School St.

I believe that this project will be beneficial for the area and improve the quality of life for those that live and work over here.

I am in support of the project, pending that it does resolve any and all traffic concerns that were raised in the meeting.

Thank you again. Please let me know if I can be of further assistance.

Carra Rose

President , Battery Park Civic Association

--

Carra

Interested in revolutionary anti-aging products? See below.

MariaCarraRose.Nerium.com

804.306.4988

"The mystery of life isn't a problem to solve, but a reality to experience." - Calvin

Mr. William Palmquist
Senior Planner, Planning & Preservation Division
City of Richmond Department of Planning & Development Review
900 East Broad Street, Room 510
Richmond, Virginia 23219

January 29, 2017

Re: 1207 School St. (N0000475020) & 1207 A School St. (N0000475022) Conditional Rezoning to B-7

Dear Mr. Palmquist:

We have been business and property owners one block from 1207 School Street for thirty years. We have many business neighbors who have been here longer. In accordance with the recently adopted Master Plan, this area has been designated by the City of Richmond as an Industrial Innovation District. Currently, this area provides employment and small business opportunities for the surrounding community. Unlike Scott's Addition, we are primarily a business district which supports the vision of the Master Plan.

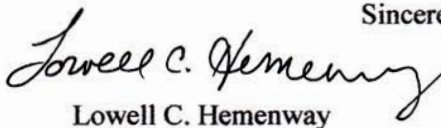

The approval of the 1207 School Street Conditional Rezoning to B-7 in order to construct 200 apartment units will drastically alter the direction of our neighborhood. Instead of providing business opportunities, our community will be dwarfed by residential housing. We already have 374 apartments within a two block radius. We also understand that if approved, this would set a precedent for future multi-family developments in our immediate area. This approach to Scott's Addition has caused several of our new neighbors to move to our business friendly neighborhood because of multi-family use overcrowding.

Furthermore, the infrastructure surrounding the 1207 School Street project is failing. The proposed Sledd Street entrance is barely one lane wide with no sidewalks. The proposed School Street entrance is accessed through two adjacent business parking lots. There is no pedestrian access to this property. The lighting in this community is minimal and inadequate for this type of development. Webster Street is very dark at night and would need serious improvements to handle the additional traffic.

We have attached photos of the existing entrances to the 1207 School Street property including the abandoned railroad tracks at School Street and Brook Road and the one lane intersection of Webster Street and Brook Road. Brook Road has become a thoroughfare to Downtown leading to large traffic volumes in the morning and evening rush hours. Additional traffic created by this project will overburden the intersections at Brook Road.

In keeping with the City's vision for Workforce Development, we ask that you consider the impact a project of this magnitude is going to have on our thriving small business community and the door it will open to future multi-housing developments here. The owners of 1207 School Street have an opportunity to develop their property in accordance with the existing zoning. A development of office/warehouse use, office condominiums or places for small businesses to rent would be more in keeping with our area, the needs of our community and the City Master Plan. Therefore, we do not support this application as proposed. We appreciate your consideration.

Sincerely,

Lowell C. Hemenway

Alesa Y. Hemenway

Chuck's Frame, LLC, 1525 Brook Road, Richmond, Virginia 23220









From: [Tee Daniel](#)
To: [Palmquist, William D. - PDR](#)
Subject: Letter of Support - 1207 School Street Rezoning
Date: Monday, January 30, 2017 5:28:34 PM
Attachments: [unknown.png](#)

Dear Mr. Palmquist,

My company, CHS Industrial Supply, is located across the street from the existing metal recycling facility at 1207 School Street. I bought this building after it had been abandoned for 8 years and am happy to have my business in this area. However, we are lacking services and the 24 hour vitality that I think would greatly benefit the neighborhood. The developers of the proposed multifamily project at this location have made multiple outreach attempts to the neighborhood and held three meetings with the group. I understand there was a letter of opposition sent to you, but I DO NOT support this opposition. I don't think that the association as a whole understood what the master plan called for in this area until the developer came back for the third meeting.

I offer my wholehearted support of their pending application to rezone the property to B-7 because I think cleaning up an eyesore that brings down the neighborhood in many ways will be beneficial. I also like the idea of having some residential in the neighborhood because then we will have people who live here watching the neighborhood at night when we are exposed to crime.

Thank you,



Tee Daniel
President/CEO
CHS Industrial Supply (Micro SWaM)
A Minority Owned Small Business
1605 Brook Rd
Richmond, VA 23220 USA
Office - 804-562-0759
Fax - 800-886-0270
Email - Tee@chsind.com



January 31, 2017

Mr. Will Palmquist, AICP
Senior Planner, Planning & Preservation Division
City of Richmond
900 East Broad Street
Room 510
Richmond, VA 23219

Re: 1207 School Street Conditional Rezoning to B-7

Dear Mr. Palmquist:

I am writing you in regard to the Rezoning request for 1207 School Street that Spy Rock Real Estate Group has requested.

SSI Packaging Group at 1514 Brook Road is in favor of the rezoning based on the presentation that Sky Rock has presented to the Chamberlayne Industrial Center Association. We feel the up to 200 apartments that Sky Rock would like to build will be much better for the area than its current use as a recycling center.

We were concerned at first when this project we presented to us due to the fact we did not think it went along with the City Master plan that was adopted November 16, 2015. With the clarification of the Master plan this past week, we now do support the rezoning of 1207 School Street.

The one concern we do have is the City of Richmond infrastructure to support the area. The sidewalks are in very bad shape (or no sidewalk at all), street/sidewalk lighting is weak, the unutilized railroad tracks being a problem when riding a bicycle, not enough police to cover the area now to patrol, and some of the roads (Sledd St, Webster St, Oak St, School St, Currie St) being able to handle the additional demand for vehicle traffic. We hope the City of Richmond makes an investment in the area at the same time 1207 School Street is being revitalized.

If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads "C.F. Womble" with a stylized flourish at the end.

C.F.(Ricky) Womble
CEO and President

SSI Packaging Group, Inc.
1514 Brook Road Richmond, VA 23220 | phone: 804.649.1111 | sales@ssipkg.com
www.ssipkg.com

"we help you pack and track your image"®

From: BenjFranklin@aol.com
To: [Palmquist, William D. - PDR](#)
Subject: Re: 1207 School St. (N0000475020) & 1207 A School St. (N0000475022) Conditional
Date: Tuesday, January 31, 2017 12:49:50 PM

Re: 1207 School St. (N0000475020) & 1207 A School St. (N0000475022)
Conditional Rezoning to B-7

Dear Mr. Palmquist,

My family has owned the business located at 1528 High Street since 1967. We have many businesses come and go over those years and as such we have had both good and bad changes during our stay here. We have endured crime waves, failing sidewalks and pot-hole ridden streets and alleys. Most recently, this area has been designated by the City of Richmond as an Industrial Innovation District. This area has rebounded over the past several years and is now attractive to the small businesses. It is centrally located and convenient to both I -64 and I-95.

The construction of 200 additional apartment units will drastically alter the direction of our neighborhood. Instead of providing business opportunities, our community will be dwarfed by residential housing. We already have 374 apartments within a two block radius. There is no doubt, that if approved, this would set a precedent for future multi-family developments in our immediate area.

In keeping with the City's vision for Workforce Development, I ask that you consider the impact a project of this magnitude is going to have on our thriving small business community and the door it will open to future multi-housing developments here. A development of office/warehouse use, office condominiums or places for small businesses to rent would be more in keeping with our area, the needs of our community and the City Master Plan. Therefore, I do not support this application as proposed.

Thank you for your due consideration.

Jay Overbey
John R. "Jay" Overbey, III
President, *Benj. Franklin Printing Co.*
1528 High Street
Richmond, Virginia 23220
804-648-6361
www.benjfranklinprinting.com



January 31, 2017

Mr. William Palmquist
Senior Planner, Planning & Preservation Division
City of Richmond Department of Planning & Development Review
900 East Broad Street, Room 510
Richmond, VA 23219

Re: 1207 School Street (N0000475020) & 1207 A School Street (N0000475022)
Conditional Rezoning to B-7

Dear Mr. Palmquist:

I want to thank you for taking the time to meet multiple times with our neighborhood groups and organizations. As you are aware, we have been maligned for five years with the advent of River City Recycling (and subsequent recycling organizations) on the subject property. I think we agree it is the antithesis of what should be encouraged or supported by the City. There has been a ridiculous amount of truck traffic, wear and tear on the streets, pollution of all kinds, fires, and it continues to be a dumping ground visible from I95, the major highway artery going through Richmond.

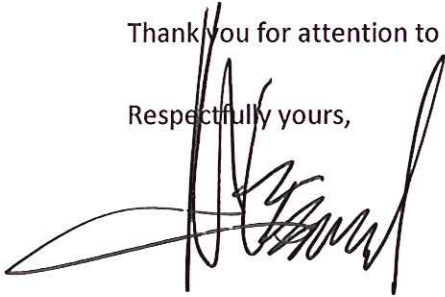
That being said, we are obviously thrilled that the owners of the property have acknowledged how destructive to the community the current use has been and are making strides to change it. We were all encouraged with the Master Plan exercise that the City organized and virtually everyone we talked to about it was encouraged to have the area designated as an Industrial Innovation District. Personally, I had visions of Virginia Union and VCU working with developers and fostering a green sustainable, small business park (not unlike the Virginia Biotechnology Research Park) that could be a model going forward. I realize that a plan needs to make financial sense though too, and I can see how some residential development could also be an important part of the mix.

My concern with the proposed plan that we are considering is its lack of specificity. To their credit, the developers have met with area stake holders on multiple occasions. To me, 200 units seem like a lot to put on that parcel and I'm concerned about the infrastructure necessary to support that many people. The current configuration looks like there will be a 4-story "wall" built, essentially at our property line with a couple hundred people living in it. Our views west will be dramatically impacted and our solar arrays could be literally eclipsed. Our building is the first building the country to be on the National

Register of Historic Places, LEED Platinum and Net Energy Zero, so a negative impact on our solar energy production is a big concern. The developer has said he will be sympathetic to our issues but I am uncomfortable going forward without more specific details. It is my understanding that with this particular rezoning process, the neighborhood stakeholders will not have any more "official" opportunity to have input into the development. That is my biggest worry about moving forward with the rezoning request at this point.

Thank you for attention to this matter.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Julie W. Weissend', written over the 'Respectfully yours,' text.

Julie W. Weissend
VP, Managing Partner

From: [Gene Butner](#)
To: [Palmquist, William D. - PDR](#)
Subject: 1207 School Street Conditional Rezoning Request for Multifamily Residential Project
Date: Tuesday, January 31, 2017 1:42:03 PM

Mr. Palmquist,

I am proud to have established my current business at 1205 W. Fritz Street, Richmond,, VA 23220 in 1968. I chose this location because of the easy access to the Interstate, downtown, Post Office and the close proximity to many business suppliers we utilize. I believe this proposed project will not benefit this thriving small business community as it may lead to more future housing projects and development. Therefore I do not support this application.

Thank you for your time and service to our community.

Sincerely,

--

Gene E. Butner, *President*
Carston E. Butner & Son, Inc.
Direct Line: 804-648-8185
Email: butnerfire@gmail.com

January 31, 2017

Mr. William Palmquist
Senior Planner, Planning & Preservation Division
City of Richmond Department of Planning & Development Review
900 East Broad Street, Room 510
Richmond, VA 23219

Re: 1207 School Street (N0000475020) & 1207 A School Street (N0000475022) Conditional Rezoning to B-7

Dear Mr. Palmquist:

We have owned our building at 1221 Admiral Street since 2013. One of the things that attracted us to this area was the high caliber universities (VUU and VCU), the long standing family owned businesses surrounding us and the designation of this area as an Industrial Innovation Center. We love the idea of fostering the minds of bright, young students in an innovative business area – from a successful donut start up to our own business where we provide cutting edge technology to the window coverings industry. These are just the tip of the iceberg in our Industrial Center.

There is no doubt that finding a new use for the property in question would be a terrific idea over River City Recycling. The businesses in our Industrial Innovation Center have been diligently documenting and informing the city of the misuse (including air and land contamination) and long term ill effects of their continued operation for several years now. However, trading one type of problem for potentially another one hardly seems to be a well thought out solution for the future preservation of a prime industrial center that supports all the surrounding neighborhoods.

Spyrock has requested a rezoning to B-7 zoning (I'll figure out the specifics later because I don't want to nail down details now type of approach) over a special use permit like used by The Spectrum which represented an organized, well thought out plan to address a specific area of need such as accessible housing for Virginia Union University students. Plopping a high density housing development in the middle of our business district with loose parameters as to the final make up of that density does NOTHING to foster the growth of one the few industrial centers left in the city of Richmond. This industrial center has high visibility from I95/I64W and should be a poster child for the city for that purpose.

As you review the pros and cons of this rezoning request, please consider the following;

1. There is no definitive disclosure on the part of Spyrock as to the number of 1, 2, or 3 bedroom units. Unless there is a predominance of 1 or 2 bedroom units, 1.7 parking spaces per unit will create a huge parking issue for neighboring businesses.

2. There is not sufficient infra structure surrounding this project. There is no pedestrian access via School Street or Sledd Street nor a commitment from the city to fund such improvements. What about the 374 nearby apartments and the safety of those citizens – predominately students?
3. The lighting in this area is not sufficient for high density residential and there is no commitment from the city for such improvements.
4. Currie Street to School Street to Brook Road will become a cut-through disaster. People fly through there now and never stop at School Street. There would have to be a traffic light at the School Street/Brook Road intersection to prevent this exaggerated nightmare.
5. The horrible access to I95 N/I64 W from Chamberlayne Avenue will further exacerbate the traffic on Brookland Parkway in a wonderful/ resurging residential neighborhood. We will certainly encourage these folks to weigh in on your decision.
6. What is the long range purpose of high density housing on this parcel of land versus a more residential area? Surely it has to be more than a Kroger up the street.

We do not support this application for B-7 zoning. Further, unless the City is willing to work with the community to provide and build the necessary supporting infra structure, we feel the plan for this housing development is premature.

Thank you for your consideration,

Debbie Lovette
The Specialty Group/Specialty Drapery

Glenn A. Lovette
The Specialty Group/Specialty Drapery

From: [Jimmy Myers](#)
To: [Palmquist, William D. - PDR](#)
Subject: Conditional Rezoning of 1207 School Street
Date: Tuesday, January 31, 2017 2:49:29 PM
Attachments: [Hemenway Planning Letter 012917.jpg](#)

Mr. Palmquist,

I am Jimmy Myers, owner of Auto Paint Supply Co. 2026a Chamberlayne Ave and owner of the properties 2022 -2028 Chamberlayne ave.

I have been at this location since 1971 !

I smile when I say it would be hard for me to tell you the things that I have seen on Chamberlayne Ave. over the last 45 years.

But I am very happy to see some of the changes that have taken place over the last few years. Not nearly as much and as fast as the Scotts addition area, but still moving in the right direction.

Therefore I must tell you that ***I do not support*** the latest proposal for rezoning of the School Street property.

With the cleanup of Brook and Lombardy roads this area is poised to be a thriving small business community that will bring people and revenue to our part of the city.

Office warehouse or office condominiums is much more suited to the future to small business growth.

Not multi-family housing.

Thank you for your consideration

James c. Myers jr.

Owner

From: [Mike Salmon](#)
To: [Palmquist, William D. - PDR](#)
Subject: 1207 School Street - Proposed development
Date: Tuesday, January 31, 2017 2:58:56 PM

Dear Mr. Palmquist,

I own Talley Sign Company and the real estate at 1908 Chamberlayne Ave. The developers of the proposed apartment project at 1207 School St. asked me for a meeting and I was very impressed with their proposal for the site, which is a real nuisance to other businesses in the neighborhood and brings down property values. It also creates a nighttime environment that feels unsafe. I support this project and any projects that will provide a catalyst for redevelopment of the overall neighborhood.

The new master plan for the area suggests that a mix of different types of properties should be built here in the future and that will allow for additional places to live, eat and shop. Quality and new housing is lacking around here and to create a place where people can both live and work, is really advantageous to business owners.

Please feel free to call me with any additional questions.

Sincerely,
Mike
Mike Salmon, President / Owner
Talley Sign Company
1908 Chamberlayne Ave
Richmond, VA 23222
804-649-0325

From: [David P Kohler \(Energy - 2\)](#)
To: [Markham, Lory P. - PDR](#); [Palmquist, William D. - PDR](#)
Cc: [Andrew Basham](#)
Subject: Spyrock Real Estate: Proposed School Street Project Application
Date: Tuesday, January 31, 2017 3:27:00 PM

Dear Ms. Markham and Mr. Palmquist,

I am corresponding in reference to an opposition letter that I sent back on December 2, 2016 regarding the Spy Rock Real Estate Application (Andrew Basham) to rezone an area in the Chamberlayne Industrial corridor. The Project Developers have answered my questions surrounding traffic flow and the City Master Plan and have outlined a strategy for the targeted clientele / tenant base. The Project Development seeks 200 plus families / individuals making approximately \$40,000 per year to fill the new residence space. My concerns continue surrounding the ability of the Project to fill this newly proposed capacity with the targeted clientele base? I am willing to support this project should the Developer be able to guarantee to the City and Community that the development will limit the Low Income Tenancy to only the initial VHDA requirements to secure its project financing. I am adamantly opposed to the expansion of any low income housing in this area or for any project that increases this sector of the community for the Chamberlayne corridor.

Thank you for your review and attention in this matter.

David Kohler
Owner of neighboring property

(O) (804) 771-4470
(C) (804) 921-1456

David.P.Kohler@dom.com

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From: [Marcus Gregory](#)
To: [Palmquist, William D. - PDR](#)
Subject: 1207 School Street rezoning request
Date: Tuesday, January 31, 2017 3:53:49 PM

Mr. Palmquist,

I am a small business owner located at 1301 Admiral St. I feel the addition of this proposed housing structure will negatively impact this community, and as result, my business. I feel the area would be too congested and the type of housing structure proposed could possibly increase crime and poverty in the area. I feel bringing more businesses and traditional single family homes to the area would create a more positive impact. Thank you for considering my thoughts and suggestions, and please feel free to reach out to me if you would like to discuss this further.

Thanks,

--

Marcus Gregory

Owner

Apple Grove Renovations, LLC

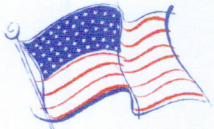


T- 804.358.8800

C- 804.586.3836

F- 804.358.8801

www.applegroveconstruction.com



D.F. LYONS CONSTRUCTION, INC.

1511 Brook Rd.

Richmond, VA 23220

Phone: (804) 788-8906 | Fax: (804) 788-8908

January 31, 2017

Mr. William Palmquist

Senior Planner, Planning & Preservation Division

City of Richmond Department of Planning & Development Review

900 East Broad St. Rm 510

Richmond, VA 23219

Re: 1207 School St. (N0000475020) & 1207 A School St. (N0000475022) Conditional Rezoning to B-7

Dear Mr. Palmquist,

I am a small business owner a few blocks away from the proposed development of 1207 School St. I have been a property owner in this neighborhood for the past 12 years as well as involved in our Chamberlayne Industrial Center Association Group since it formed.

The Master Plan of our neighborhood presented to us was a vision of an Industrial Innovation District. Unlike the developer's previous projects, we are primarily a business district that goes along with the Master Plan. I feel as though if a residential project was allowed in our neighborhood it would slowly push out the businesses and become more residential thus altering the direction of the city's Master Plan. There are several new businesses in our neighborhood due to the Scott's Addition development. It is my understanding these projects would be similar as they are from the same developer. We currently have more than one large apartment complex blocks away. If 1207 School St. was to be built up as office/warehouse complex that would be more beneficial to our thriving business neighborhood.

I would like for you to consider the impact of adding 200 more apartments into our neighborhood. Our current roads are in despair now and need work done. Brook Rd. seems to be a direct route to downtown during rush hours. I do not believe our roads would be able to handle anymore additional traffic. In closing after weeks of thought on this project I cannot support the proposed application. Thank you for your time.

Sincerely,

A handwritten signature in black ink that reads "Daniel F. Lyons".

Daniel F Lyons

President

From: [Nijaz Cirikic](#)
To: [Palmquist, William D. - PDR](#); ahemenway@loughridgeconstruction.com
Subject: 1207 School St.
Date: Tuesday, January 31, 2017 4:22:00 PM

January

31, 2017

To:

Mr. William Palmquist

Senior Planner, Planning and Preservation Division

City of Richmond Department of Planning and Development review

900 E. Broad St. Richmond VA 23219

Re: 1207 School St. (N0000475020) & 1207A School St. (N0000475022) Conditional Rezoning to B-7

Dear Mr. Palmquist,

We are business owners leasing property adjacent to 1207 School St. We have many neighbors that own or lease properties around the subject for 30 plus years. In accordance with recently adopted Master Plan, this area has been designated by the City of Richmond as an Industrial Innovation District.

Currently this area provides employment and business opportunities for the surrounding community.

Unlike Scotts Addition we are primarily a business district.

The approval of the 1207 School St. Conditional Re zoning to B-7 in order to construct 200 residential units will drastically alter the direction of our neighborhood. Instead to provide business and employment opportunities our area will be dwarfed by residential housing.

There are already 347 residential units within just blocks away from 1207 School St.

We understand that if approved, this would set a precedent for future multi-family developments in the immediate area. This same approach in Scotts Addition area has caused several of our neighbors to move to our business friendly area because of multi-family overcrowding. Parking issues, theft and damage to their property were immediate results of overcrowding.

Furthermore the infrastructure surrounding 1207 School St. is failing as it is. Access "streets" to the property, if we can call them that, are in terrible shape, there are no adequate lighting in the area, there is no pedestrian access to the property or walkways of any kind.

Traffic at Brook Rd., Lombardy St., School St. and most nearby streets is heavy as it is. Additional traffic created by this project will overburden intersections at Brook Rd. and access to the City and highway.

In keeping with the City's vision for Development, we ask that you consider the impact a project of this magnitude is going to have on our thriving small business community and the door it will open to future multi-family developments in the area. The owners of 1207 School Street have an opportunity to develop their property in accordance with the existing zoning. A development of office-warehouses or office places for small business to rent would be more in keeping with our area, the needs of this community and the City Master Plan. Therefore, we do not support this application as proposed. We appreciate your consideration.

Sincerely,

Nijaz Cirikic

Virginia Cabinetry, LLC, 1221 School St. Richmond VA 23220



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Mr. William Palmquist
Senior Planner, Planning & Preservation Division
City of Richmond Department of Planning & Development Review
900 East Broad Street, Room 510
Richmond, VA 23219

Re: 1207 School Street (N0000475020) & 1207 A School Street (N0000475022) Conditional Rezoning to B-7

Dear Mr. Palmquist:

Thank you for meeting with our community concerning the proposed rezoning of 1207 School Street. We greatly appreciate being part of this process. W. W. Nash moved to 1400 Brook Road in 1976. We've seen many changes in this community. Most changes have improved our neighborhood. We are excited to be part of the Master Plan of Richmond as an Industrial Innovation Area. That being said, while I believe any change in the use of 1207 School Street will be an improvement, I believe B7 is inconsistent with the intent of the of Master Plan for this area and will cause strain on the already subpar conditions of our infrastructure.

This is an industrial and commercial area. There are many small to medium size businesses that provide a substantial tax base for the City. We tolerate the subpar conditions of our roads, the dangerous condition of our sidewalks, very little street lighting, inefficient stormwater drainage and many more public services because we are here to serve our clients not make a home. The influx of population that this project will bring to our community cannot be sustained with these current conditions.

I believe Spy-Rock intends to be a good neighbor but I do not believe B7 is to proper zoning for this area. They have not provided detail plans for this project or the environmental condition of the proposed site. The Spectrum Apartments were built with a Special Use Permit and therefore many more details, but has still caused unforeseen problems in our neighborhood. The additional traffic and parking needed for those residents have caused many accidents on Brook Road as well as a deficiency of parking space for our businesses.

Please deny the rezoning request until more definite plans for the project are available or improvements to our infrastructure have been completed.

Thank you for your consideration on this matter. Should you have any questions, please do not hesitate to contact me. I look forward to seeing you again at the planning session on February 6, 2017.

Sincerely,

Leslie N. West

Leslie Nash West
Co-Owner and Corporate Secretary

From: [Mike Wiggins](#)
To: [Palmquist, William D. - PDR](#)
Subject: Letter to COR Zoning
Date: Tuesday, January 31, 2017 6:54:19 PM

Dear Mr. Palmquist,

I am an owner of MTK Auto on Brook Rd. which is near the 1207 School St. property currently under proposal for rezoning. I am reaching out in an effort to show my full support of this rezoning initiative. I think it will serve as a much needed spark for new development of retail and other services within this area. It will especially make it more appealing for the clients that I currently service when they visit our dealership. I believe we have long needed infrastructure investment in this neighborhood that is consistent with the mix use masterplan of the Chamberlayne VUU project. New quality developments such as the one being proposed will bring much needed attention which will in turn foster new business and positive growth.

Each day I am often here after dark and the recycling center and it's surrounding areas are very dark and somewhat desolate. It lends itself to being a place where people with ill intentions are often engaging in activities not conducive to the surrounding businesses or community after hours. Increasing the amount of people here around the clock will add additional eyes and decrease the concern for the safety of people and their property within this area, not to mention housing near where people work is also a real benefit. I conclude this letter with hopes that this project will be approved and built. As a business owner within this area I fully support it!

Thank you,

Michael A. Wiggins Jr.
General Manager
MTK Premier Auto Boutique
1605 Brook Rd
Richmond, VA 23220
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