



Office of the President
1500 N. Lombardy Street
Richmond, Virginia 23220
December 17, 2019

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street
Richmond, Virginia 23219
ATTN: Mr. Mark Olinger

Re: Community Support for The Salvation Army Homeless Shelter

Greetings:

On behalf of Virginia Union University, I write to offer support for The Salvation Army's Homeless Shelter at 1900 Chamberlayne Avenue contingent upon equal support by the residents and business owners of Northside. We believe in the support and uplift of the least amongst us. However, we also believe in the best interest of the community we reside and partner.

We hope Northside residents and business owners will agree to a plan that satisfies all parties involved. We commend The Salvation Army for their dedication to assisting families and individuals who experience a financial or housing crisis in our community and expanding services to the Richmond community members facing hardship and struggling to make ends meet. We recognize that The Salvation Army has peacefully co-existed with its neighbors in its current location at 2 West Grace Street for decades and believe that The Salvation Army has the framework in place to assure the shelter and its residence will continue to peacefully co-exist with its neighbors at the 1900 Chamberlayne Avenue location.

We look forward to working collaboratively with Northside community and The Salvation Army to foster opportunities for partnerships with our educational programs and students. The Salvation Army has committed to working with our community. We are pleased to offer this support to ensure that The Salvation Army continues to be a positive contributor to our neighborhood and the City at large.

Best Regards,

Hakim J. Lucas, Ph.D.
President & CEO



Office of The President
1500 N. Lombardy Street
Richmond, Virginia 23220
December 2, 2019

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street
Richmond, Virginia 23219
ATTN: Mr. Mark Olinger

Re. Community Support for The Salvation Army SUP Application

Ladies and Gentlemen:

On behalf of Virginia Union University, I write to offer support for The Salvation Army's Application for a special use permit at 1900 Chamberlayne Avenue. Following our detailed review of the proposal with the applicant and its representatives, we encourage the Planning Commission and City Council to approve the application.

The Salvation Army is dedicated to assisting families and individuals who experience a financial or housing crisis in our community. We support the proposed use as it would allow The Salvation Army to expand its present offerings and add additional services to the Richmond community members facing hardship and struggling to make ends meet. We recognize that The Salvation Army has peacefully co-existed with its neighbors in its current location at 2 West Grace Street for decades and believe that The Salvation Army will continue to peacefully co-exist with its neighbors at the 1900 Chamberlayne Avenue location. We look forward to working collaboratively with The Salvation Army to foster opportunities for partnerships with our educational programs and students.

The applicant has committed to working with our community, and we are pleased to offer this support to ensure that The Salvation Army becomes a positive contributor to our neighborhood and the City at large.

Best regards,

A handwritten signature in black ink, appearing to be "HJ Lucas", written over a horizontal line.

Hakim J. Lucas, Ph.D.
President & CEO





Natalie N. Rogers
4340 Innslake Drive
Floor 1
Glen Allen, VA 23060
804-398-7899
natalie.n.rogers@wellsfargo.com

November 26, 2019

Via email to matthew.ebinger@richmondgov.com

City Planning Commission
Richmond City Hall
900 E. Broad Street, Room 511
Richmond, VA 23219
Attn. Matthew Ebinger, Secretary

Re. 1900 Chamberlayne Avenue | Special Use Permit Application
Letter of Non-Opposition

Ladies and Gentlemen:

Wells Fargo Bank, N.A. ("Wells Fargo") does not oppose the application filed by the Salvation Army Central Virginia Area Command in connection with its proposed relocation from 2 W. Grace Street to the above captioned property.

Wells Fargo owns adjacent property located at 1800 Chamberlayne Avenue, on which Wells Fargo currently operates a retail banking branch. Based on a review of the proposed conceptual site plan and discussions with representatives of the applicant concerning the proposed special use, the Bank does not anticipate that this application will have an adverse effect on the operation of the Wells Fargo branch at this location. Accordingly, the Bank has no objection to the special use permit application.

Sincerely,
Wells Fargo Bank, N.A.

Natalie N. Rogers
Vice President

QUIRK

November 21, 2019

Department of Planning and Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, Virginia 23219

Re: Support for The Salvation Army SUP Application

Dear Ladies and Gentlemen:

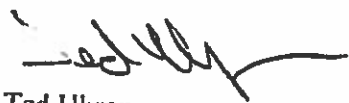
On behalf of Quirk Hotel, I write to offer support for The Salvation Army's special use permit application at 1900 Chamberlayne Avenue.

The Salvation Army has called 2 West Grace Street home since the 1970s, which is long before we began development of Quirk Hotel. When evaluating the location of the hotel, the proximity to The Salvation Army in no way deterred us from investing in this vital economic corridor of downtown. Since Quirk Hotel opened in fall 2015, The Salvation Army has been an exemplary neighbor. Its operations have never been a distraction to our employees or guests.

Given The Salvation Army's long history of providing crisis and family stabilization services in Richmond, and considering our recent time as neighbors, I believe The Salvation Army will have a positive presence and impact in the Chamberlayne area business and surrounding neighborhoods.

I encourage you to look favorably upon their special use permit application.

Best regards,



Ted Ukrop



207 North Foushee Street
Richmond, VA 23220
Tel (804) 823-2900
www.pricesimpsonharvey.com

November 26, 2019

Attn: Secretary of the Planning Commission
Department of Planning and Development Review
City of Richmond
900 East Broad Street, Room 511
Richmond, Virginia 23219

RE: The Salvation Army Special Use Permit Application

To Planning Commission Members:

The architecture firm of Price Simpson Harvey is located directly across from The Salvation Army, at 207 North Foushee Street. The firm purchased this property and established its office here more than two years ago.

During that time, the programs and services The Salvation Army administers have never been problematic for our employees and visitors. The Salvation Army operates quietly and unobtrusively in relation to Price Simpson Harvey's location and its professional architecture services. Our experience suggests the same will be true if the City of Richmond allows The Salvation Army to relocate their programs and office to 1900 Chamberlayne Avenue.

The Salvation Army is a respected community-based organization. Given the compassionate and dignified service The Salvation Army provides to homeless persons and families in crisis, I encourage the Planning Commission to approve their application.

Sincerely,

PRICE SIMPSON HARVEY

Rohn Price, RA, LEED AP
Principal



**FOR YOUTH DEVELOPMENT •
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

November 15, 2019

Attn: Secretary of the Planning Commission
Department of Planning and Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, Virginia 23219

Re: Support for The Salvation Army SUP Application

Dear Sir or Madam:

On behalf of YMCA of Greater Richmond, I am writing to express support for The Salvation Army's special use permit application for the Chamberlayne business district.

The Downtown Y is located directly across Grace Street from The Salvation Army and they have been an excellent business neighbor in the 36 years since it opened its facility.

Hundreds of Y customers use the downtown facility daily and many of them walk directly past The Salvation Army to enter the Y. The Salvation Army's Grace Street operations have never adversely affected ours; nor have any of their clients. Based upon YMCA's experience, I expect The Salvation Army will meld smoothly into the Chamberlayne business district.

If relocating the Salvation Army emergency housing program significantly increases their capacity to alleviate homelessness in Richmond, then it is in the public's interest and our duty as good citizens for the Planning Commission to recommend approval of the application.

The YMCA supports the mission of The Salvation Army and their planned program expansion. Thank you for your consideration.

Respectfully,

Tim Joyce
President and CEO

YMCA of Greater Richmond
Strengthening the Foundations of Our Community

9211 Forest Hill Ave,
Suite 200
Richmond, VA 23235



phone (804) 343-2045
fax (804) 343-2049
www.homewardva.org

December 5, 2019

Dr. Cynthia Newbille and Members of Richmond City Council

Via email

Dear Madame Chair and Members of City Council,

I write on behalf of the Greater Richmond Continuum of Care in support of the special use permit application for 1900 Chamberlayne Avenue, filed by The Salvation Army Central Virginia Area Command. As you know, Homeward has partnered with the City's Department of Housing and Community Development to make strategic recommendations for the City's approach to homeless services. The proposed (i) expansion of The Salvation Army's existing emergency housing program, and (ii) inclusion of up to 30 beds for emergency cold weather shelter use, together with wrap-around services at this location, completely aligns with those strategic recommendations for the reasons that I will share below.

On January 23rd and 24th 2019, Homeward and our partners conducted our community's 21st winter survey and count of people experiencing homelessness. During this count, 345 men, women, and children were staying in an emergency or transitional shelter programs operated by more than 11 non-profit partners throughout the Greater Richmond region. Additionally, 152 individuals were sleeping outdoors or in places not meant for human habitation.

We know that many people who are "unsheltered" would accept a shelter bed or other resources if these resources were available to them. Our region lacks sufficient emergency shelter capacity to meet the needs expressed by people experiencing homelessness. Currently, the City of Richmond operates a stand-alone Cold Weather Overflow which provides some additional hypothermia beds when the temperature is forecast to be below 40 degrees. On the night the survey and count was conducted in 2019, the temperature was above the limit for the City shelter and the nonprofit shelters were at capacity.

In order to better understand directly from the people experiencing homelessness, Homeward added a question to our January 2019 survey and count to ask unsheltered individuals if they would have stayed at the City's overflow shelter had it been open. We also surveyed individuals at the City's overflow shelter on the night after the count to better understand patterns of shelter usage and demand. 50% of respondents replied that they would have stayed in the overflow shelter had it been available. Had additional housing-focused shelter beds been open in January 2019, the number of people sleeping outside would have been fewer and more people would be able to exit to housing throughout the year.

Using performance measures from our nonprofit emergency shelter partners such as the length of stay in shelter and the rate that people exit to a permanent housing destination, Homeward estimates that adding one year-round, housing-focused emergency shelter bed would allow one of our partners to serve **seven** more individuals throughout the course of a year. The Salvation Army's proposal to relocate and expand their emergency shelter program would help us to address this critical gap.

The application from the Salvation Army is a part of our data-driven and coordinated network of homeless service providers, including the other ten shelter providers (some of whom serve households fleeing domestic violence, human trafficking, and sexual assault.) This coordinated effort prioritizes referrals for housing-focused emergency shelter beds so that we can serve the most vulnerable members of our community.


The Salvation Army connects program participants to needed community resources including employment and workforce services. The Salvation Army participates in bi-weekly "case conferencing" meetings where many of our partners come together to work to connect households experiencing homelessness to stable housing and the resources each household identifies as a priority for them.

At Homeward, we know that shelter alone does not end homelessness and that some individuals may refuse a shelter bed when offered. Our community has made progress on addressing this crisis of homelessness by focusing on connecting people to permanent housing and by facilitating a robust collaboration of many inter-connected components. We do not currently have all of the resources we need to address this crisis. The lack of housing that is affordable to people with extremely low incomes is the primary driver of homelessness in our community and across the country. In particular, we estimate that our community needs an additional 300 units of permanent supportive housing to meet our current need.

That said, housing-focused emergency shelter is both the immediate, compassionate response for someone in crisis and the launching pad to greater stability. Having more housing-focused emergency shelter beds with case management supports as part of a coordinated network of services would help to fill a critical gap in resources. Combined with other housing-focused strategies and resources from the City's Department of Housing and Community Development, this proposal would be transformational for our community and especially for our neighbors sleeping outside.

In conclusion, on behalf of the Greater Richmond Continuum of Care and its partners, I write to urge your support of The Salvation Army's special use permit request. This proposal marks an important next step toward significantly reducing homelessness in our City and metro region. We thank you for your ongoing advocacy and support of our work for those who are most in need at the margins of our community and for your public service to the City.

Sincerely,


Executive Director, Homeward

Attn: Secretary of the Planning Commission
Department of Planning and Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, Virginia 23219

Re: Support for The Salvation Army SUP Application

To Planning Commission Members:


As the owner of Tarrant's Café and Bar Solita restaurants on West Broad Street, I am writing in support of The Salvation Army's special use permit application.

The Salvation Army's administrative office and emergency shelter are located directly behind Tarrant's Café. We have been business neighbors for many, many years. The Salvation Army's presence and proximity neither affects our customers' experience nor the operation of Tarrant's Café. The same is true for my newer restaurant, Bar Solita, located two blocks away. The Salvation Army is cooperative and friendly with Tarrant's Café's management.

The Salvation Army is a force for good in the City of Richmond. Based upon our business experience with The Salvation Army, I believe their emergency housing services would be a neutral influence on retail or commercial businesses in the Chamberlayne Industrial area. Enabling them to expand those services will undoubtedly benefit Richmond as a whole.

Please factor Tarrant's Café's positive experience with The Salvation Army when deciding the suitability of their relocation plans.

With kind regards,


Frances Santarella,
Owner and Executive Officer
RVA Hospitality, Inc.

From: Eric Phipps <ephipps@snp-properties.com>
Sent: Wednesday, November 27, 2019 1:01 PM
To: Ebinger, Matthew J. - PDR
Subject: The Salvation Army's Special Use Permit Application

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Mr. Ebinger,

Good afternoon! I am one of the owners of The Mezzo at City Center (17 W Broad St) and The Penny at Jackson Ward (2 W Marshall St). I wanted to write to you in support of the Salvation Army's special use permit application by sharing our experience as their neighbor.

We have been a neighbor of the Salvation Army since September 2017. The Salvation Army's emergency shelter and social services are located directly behind The Mezzo at City Center, which contains a mix of +5,000 sq ft of retail, 3 restaurants, 102 apartments, and 24,000 sq ft of commercial offices. The truth of the matter is, we didn't even know that The Salvation Army operated a emergency housing program for the homeless until last year after I began inquiring about the potential relocation of their operation that was reported in the news. I believe this speaks to the quiet manner The Salvation Army blends in with the Monroe and Jackson Ward business districts. It also speaks to the professional management of Salvation Army programs.

My company has never received a complaint from any of our commercial or residential tenants about the presence or programs or clients of The Salvation Army. They are also a very cooperative business neighbor. The Salvation Army allows SNP Properties to maintain an oversized dumpster on their property to provide my company adequate trash storage and removal capacity for its tenants.

I'm sure everyone on the planning commission knows of The Salvation Army's long history serving Richmond families and individuals who need help the most. I feel confident that my company's peaceful co-existence with The Salvation Army will be repeated at the Chamberlayne Avenue site!

In my professional opinion, The Salvation Army will be a great business neighbor for the Chamberlayne Industrial Center area. Thank you for considering SNP Properties' experience as evidence for the approval of their application. Please feel free to reach out to me with any questions! Hope you and your family have a Happy Thanksgiving!

Eric G.Phipps
Principal

23 West Broad Street | Suite 301
Richmond, VA 23220
M.804-366-0815

