



Richmond City Council

The Voice of the People

Richmond, Virginia

RICHMOND NORTHSIDE 3RD VOTER DISTRICT

The Honorable Chris A. Hilbert

Councilman, Richmond Northside 3rd Voter District

December 2, 2019

Richmond City Planning Commission
Planning and Development Review
City of Richmond
900 E. Broad St., Room 511
Richmond, VA 23219

Dear Members of the Planning Commission,

I write to you today to express my opposition to the Special Use Permit for 1900 Chamberlayne Parkway and to request a continuance of this paper.

The usage of the building as a cold weather shelter is not congruent with the City Master Plan for business redevelopment in the Chamberlayne Industrial Area. Because this area falls within a Target Enforcement Zone, the further concern would be that the individuals most helped by the center, would also become the most vulnerable as it pertains to safety and crime issues.

The Salvation Area has been asked to do a public meeting to help residents be informed on this plan, however they have not participated in such a meeting at this point. Additionally, local business owners, the heart of this community and most vital to the continued growth and success of the area, have expressed grave concerns and a firmly opposed to this plan.

It is for these reasons, that I am asking you to oppose this Ordinance.

Respectfully,

Chris A. Hilbert, Council President
Third District Representative
Richmond City Council

CAH:ift

January 2, 2020

Department of Planning and Development Review
900 E. Broad Street
Room 511
Richmond, VA 23219
Attn.: Matthew Ebinger or Jonathan Brown
(804)646-6304

Re: Special Use Permit Application for the Salvation Army "Center of Hope"
1900 Chamberlayne Ave (Tax Map Parcel N0000478031)

To Whom It May Concern:

Third Response, For the record.

The Salvation Army 1900 Chamberlayne Ave. SUP does not fit the defined Richmond City master plan for our area. A few years ago, the City of Richmond spent hundreds of thousands of dollars with very involved neighborhood participation. Citizens, residents, business and property owners, gave feedback, coming away with a very thorough understanding of our city. The potential direction, and desires of the neighborhood were thoughtfully laid out. The city adopted this master plan in November 2015.

The Salvation Army SUP does not fit within this adopted and recorded plan. As a neighborhood association, we have raised concerns several times since May 2019 without a single direct response from the Salvation Army or the City of Richmond as to why the Salvation Army SUP should be carried out.

The city advised the Salvation Army and its acting agents to hold a group neighborhood open forum at the Police Academy before this SUP goes to the city planning commission or city council. This public meeting was held on December 17, 2019. Members of our neighborhood association were in attendance. This meeting should have been an opportunity for all concerned citizens and business owners to voice their concerns and create a dialog. But instead, there was considerable 'grand-standing' by city officials, including the mayor. It was obvious to those who attended that there was also recruitment by the Salvation Army and its partners to voice the reasoning behind homeless activism. This was not the concern nor the problem that was supposed to be addressed at this open forum. The forum was not about the merits of social aid, but was supposed to be about the SUP and how and why to integrate it into the Northside neighborhood.

Several concerns were brought up by the neighbors with no direct response by the city officials or the Salvation Army as to how it would be resolved. None of our concerns that

have been raised in the two previous response letters were addressed. Those concerns still stand.

In our first meeting with the Salvation Army, they stated that their downtown facility was currently at capacity **“some of the time.”** In this recent open community forum, the same question was directly asked by a concerned citizen, and they said they were at capacity **“all of the time.”** What is the truth?

In November 2019 there was another neighborhood meeting organized by neighboring civic associations in the Northside. Their unresolved concerns centered around the lack of a current traffic study, the consequences of introducing a bike lane, removing one lane in each direction from Brook Road, lack of pedestrian crosswalks, sidewalks in disrepair, and concerns around mass transit. All of these concerns are about neighborhood safety. With the introduction of the Salvation Army property, this adds another layer of complication around foot and vehicle traffic in our area.

There is currently no zoning for social aid in the City of Richmond. This proposed SUP allows it, our neighborhood already has facilities that operate under this guise. It is unfair for any neighborhood to bear the brunt of a large concentration of homelessness facilities.

How many more zoning changes, or SUPs will be granted for this kind of activity?

Our previous two response letters have listed concerns about this SUP and have still not been addressed, nor have we received a direct response. The first response letter was submitted over six months ago. The recent neighborhood meeting held by the SUP participants missed the mark and did not accomplish its goals of answering legitimate concerns and questions from the neighborhood.

Sincerely:

The Chamberlayne Industrial Center Association

cc: Chris Hilbert – 3rd district Richmond City Councilman,
Anita Hackett - Edgehill Civic Association
Jonathan Brown – Dept. of Planning and Development Richmond, VA

November 19, 2019

Department of Planning and Development Review
900 E. Broad Street
Room 511
Richmond, VA 23219
Attn.: Jonathan Brown
(804) 646-6304

Re: Special Use Permit Application for the Salvation Army (TSA) "Center of Hope"
1900 Chamberlayne Ave (Tax Map Parcel N0000478031)

To Whom It May Concern:

The following is an additional response from our neighborhood association, the "Chamberlayne Industrial Center Association" (CIC). The city informed us of a Special Use Permit (SUP) request for 1900 Chamberlayne Ave in May 2019, additional materials have been presented via the City of Richmond in Mid- November 2019. The CIC board has met again to discuss the additional materials presented by Preston Lloyd.

- It is against Richmond City's master plan for our area. Period.
- The described support services (MCV, DMV, etc) in relation to the new 1900 Chamberlayne Ave. location are either the same distance from the current TSA location, or further away.
- These materials describe a homeless shelter, not "putting families first"
- The Chamberlayne Industrial Center Association has attached their previous response letter to this latest response with detailed concerns that still apply.

Sincerely:

The Chamberlayne Industrial Center Association
cicrva@outlook.com

cc: Chris Hilbert – 3rd district Richmond City Councilman,
Edgehill Civic Association,
Ginter Park Civic Association,
Sherwood Park Civic Association,
Bellevue Civic Association,
Bellevue Merchants Association,

May 2, 2019

Department of Planning and Development Review
900 E. Broad Street
Room 511
Richmond, VA 23219
Attn.: Matthew Ebinger
(804)646-6304

Re: Special Use Permit Application for the Salvation Army "Center of Hope"
1900 Chamberlayne Ave (Tax Map Parcel N0000478031)

To Whom It May Concern:

The following are additional notes in direct response from our neighborhood association, the "Chamberlayne Industrial Center Association" (CIC). The city informed us via email of a Special Use Permit (SUP) request for 1900 Chamberlayne Ave. dated March 29, 2019 on April 22, 2019. The applicant "The Salvation Army, and counsel P. Lloyd" met with our board on April 3, 2019 to inform us of their plans. Our neighborhood association met as a group on May 1, 2019 to inform the group and those interested about the Salvation Army SUP. A vote was made after discussion and information exchange. The group in attendance was overwhelmingly against the plan. Only one was for the plan. Points made at the group meeting were as follows:

- It is against Richmond City's master plan for our area. It is not conducive to what is in the CIC currently nor what is proposed. The "locked down" (as described by the Salvation Army presentation) nature of this proposed facility is counter-intuitive. The current active Industrial area, combined with growing universities and ongoing redevelopment, is not in the same ballpark as a homeless shelter.
- The Lombardy/Chamberlayne corridor with its recently revised multi-use planning is welcomed.
- The proposed Richmond City cold weather shelter (that has no vetting towards individuals), combined with the children that are part of the "families" housed in the Salvation Army Center of Hope gives grave concern, especially with inadequate supervision.
- There are two banks that reside in all of the Richmond City 3rd District. One of these two banks is directly next to this property and the proposed use. This fact was of concern to all in attendance.
- Our councilman Chris Hilbert was in attendance at our group meeting. He was direct and forthright. He would not under any circumstance support this SUP. He informed us that he had spoken with Preston Lloyd, legal counsel and applicant, before the SUP was submitted to Richmond City Planning, and before our introduction to the proposed idea at the CIC board meeting.

- The Salvation Army provided data that showed the Richmond City homeless situation has dropped by almost 50% in the last 10 years. This drop in the homeless rate, coupled with their current location being at capacity "some of the time" makes it unclear why the Salvation Army needs a new facility that nearly doubles its current size. The Salvation Army also has a viable parking lot that could be developed at its current location if there is a real need for expansion.
- The proposed facility that shows 75% of their proposed capacity is for single men only, and is not a "family center" as was described.

The Chamberlayne Industrial Center Association wishes the Salvation Army well in their future. Through this process we have learned they have made a valuable difference in the Richmond area.

Sincerely:

The Chamberlayne Industrial Center Association

cc: Chris Hilbert – 3rd district Richmond City Councilman,
Anita Hackett - Edgehill Civic Association
Jonathan Brown – Dept. of Planning and Development Richmond, VA



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

Development Proposal / Address: 1900 Chamberlayne Avenue

Special Use Permit - Parcel No. N - File No. N0000478031

Association Name: Chamberlayne Industrial Center Association

Please Check Appropriate Boxes:

The Association's (check one) ^{5/1/2019} Membership or ^{4/3/2019} Board met on _____
and voted to Oppose Support Take no position on this proposal.

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

Was a representative for the proposal present? YES NO
4/3/2019

Other comments: _____

R. Overholser
Print Name

acting President
Title

[Signature]
Signature

5/2/2019
Date

Please send to:
Matthew Ebinger, AICP - Principal Planner
Mail: Matthew Ebinger, AICP - Principal Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219
Email: Matthew.Ebinger@richmondgov.com
Fax: (804) 646-5789

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

Mr. Johnathan W. Brown, Senior Planner
Land Use Administration/ADU Program Manager
City of Richmond
900 East Broad Street, Suite 511
Richmond, VA 23219

November 26, 2019

Re: 1900 Chamberlayne Pkwy. Proposed SUP-052135-2019

Dear Mr. Brown:

We are writing to express our opposition to The Salvation Army (TSA) proposed Special Use Permit (SUP) for 1900 Chamberlayne Parkway. As land owners, business owners and Board Members of the Chamberlayne Industrial Center Association we have a vested interest in our neighborhood. This SUP would create a negative impact on the revitalization of our area.

When The Salvation Army met with our Board, they did not reveal who they were until they entered the meeting room. They said that their proposal was going to be used to help families in crisis. When they showed us the floor plan, we realized that the majority of this building will be used to house men and a cold weather shelter.

We asked TSA where their clients would be once they leave the facility and they could not assure us that these individuals would not be walking the streets of our neighborhood. We already have more than our share of vagrancy in our area and feel that this facility would compound this problem.

We also asked TSA to hold a community wide meeting so all neighbors could hear their proposal. This meeting did not occur. They were invited to attend and participated in a meeting held by the Edgehill Chamberlayne Court Civic Association but they did not hold a community wide meeting.

The Chamberlayne Industrial Center Association members took a vote on this SUP and only one member was for this SUP. Councilman Hilbert was in attendance and can confirm this statement.

The Salvation Army stated that homelessness is decreasing and we are happy to hear this and find it odd that they need a larger facility. Their current location on Grace Street is very accommodating to their clients since it is downtown and close to City services. TSA also owns a parking lot adjacent to their existing facility which could be expanded to get the 45,238 sf that they need. We wonder if they are being nudged out of this location due to the Navy Hill Proposed redevelopment. We are not at all comfortable with behind the scenes negotiations that are taking place to determine the future of our lives and our land.

As an area targeted for revitalization by the City Master Plan we do not feel this is a positive addition to our neighborhood and it will discourage future development. Furthermore, this does not conform with any aspect of the Master Plan for the area.

Sincerely,

Chuck and Alesia Hemenway

AUTO PAINT SUPPLY CO., INC.

2026A CHAMBERLAYNE AVE

RICHMOND VA. 23222

November 27 2019

Mr. Jonathan Brown, Senior Planner
Land Use Administration
City of Richmond
900 East Broad St
Richmond, Va. 23219

Re: 1900 Chamberlayne Pkwy Proposed SUP-052135-2019

Mr. Brown

I own the property at 2022-2028 Chamberlayne Ave (Pkwy). I also operate a business, Auto Paint Supply Co. located at 2026a Chamberlayne Ave. We have been here since 1970. A lot of changes over the years.

It has always been my hope that this corridor would enjoy the growth like the recent explosion in Scotts Edition. Having seen the plans for the Lombardy Ave. revitalization I think that we are on our way.

I do not feel that The Salvation Army Special Use Permit is beneficial to potential revitalization of our neighborhood. In fact I feel it will have a negative impact on future investors and ultimately on development. I can't imagine Wells Fargo Bank is excited about sharing a parking lot with a homeless shelter. Were it me, I would move.

We, Auto Paint Supply, already have issues with people sleeping in our doorways, and in the beds of our delivery trucks. Not to mention unspeakable finds behind our dumpster at the rear of our building.

I believe the good intentions of the Salvation Army is only going to result in a greater burden to the surrounding neighborhood.

I oppose Special Use Permit-052135-2019

Please don't let those of use that have paid our taxes and our dues fall victim to political tradeoffs.

Respectfully,



James C. Myers Jr
Auto Paint Supply Co., Inc.

Brown, Jonathan W. - PDR

From: ABLE GLASS SERVICES OF RICHMOND <ableglassservices@hotmail.com>
Sent: Tuesday, November 26, 2019 3:19 PM
To: Brown, Jonathan W. - PDR
Subject: Fw: 1900 Chamberlayne Ave. Proposed SUP for the Salvation Army Planning and Council Dates
Attachments: 2nd Civic Notice Letter 1 111419.pdf; Applicant's Report and Management Plan 111419.pdf

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Dear Sir,

The City says they are trying to clean up Chamberlayne Ave., by saying what kind of business THEY want on Chamberlayne and surrounding areas. The City needs to listen to the business's that are PAYING taxes, before they approve the Salvation Army's special permit, who aren't paying taxes. We have our share of homeless and such on Chamberlayne Ave. already, take a look around. We don't need any more!!! Paying customers are leery of coming on Chamberlayne Ave., they can hardly get out of their car without being asked for money.

It is a sad state of affairs for the City to even think that business's would support such a proposal. Pretty soon the City will have more takers than givers, if it isn't already happening.

I already see them cleaning out the building so does it even matter how WE feel???

Our buildings have become a public BATHROOM already, literally!!!

This not cleaning up the neighborhood it will be going 2 steps back. If you don't have a business on Chamberlayne you can not appreciate or concern.

Sadly,

Lia F. Lawson/Owner
Able Glass Services

Ebinger, Matthew J. - PDR

From: Brown, Jonathan W. - PDR
Sent: Tuesday, November 26, 2019 11:41 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Special Use Permit

FYI: From adjacent property owner

From: Parker Dillard [mailto:parker.dillard@arc3gases.com]
Sent: Tuesday, November 26, 2019 11:30 AM
To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
Cc: Alesa Hemenway <ahemenway@loughridgeconstruction.com>
Subject: Special Use Permit

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We would like for it to be known that we are strongly opposed to the issuing of the Special Use Permit which would allow the Salvation Army to convert 1900 Chamberlayne Avenue into a 97 bed Group Home and Cold Weather Shelter. We think this can only have a negative impact on the Chamberlayne Industrial Community, which we have seen grow and prosper since our moving from Cary Street (purchased by VCU) in June 1980. We are adjacent to this property, separated only by a Wells-Fargo branch and School Street. We ask that you please reconsider this request.

Parker Dillard
Co-President
o: 804.644.4521 | c: 804.512.6609 | f: 804.788.8904
PO Box 26269, Richmond, VA 23260
1700 Chamberlayne Avenue, Richmond, VA 23222
www.arc3gases.com



Ebinger, Matthew J. - PDR

From: PDR Zoning Administration
Sent: Friday, January 3, 2020 12:57 PM
To: Ebinger, Matthew J. - PDR
Cc: Olinger, Mark A. - PDR
Subject: FW: Relocation of the Salvation Army to 1900 Chamberlayne Ave.

FYI.

From: david.kohler@sevenhillsholdings.net [mailto:david.kohler@sevenhillsholdings.net]
Sent: Friday, January 3, 2020 9:22 AM
To: Robertson, Ellen F. - City Council <Ellen.Robertson@richmondgov.com>; Hilbert, Chris A. - City Council <Chris.Hilbert@richmondgov.com>; Trammell, Reva M. - City Council <Reva.Trammell@Richmondgov.com>; Trammell, Reva M. - City Council <Reva.Trammell@Richmondgov.com>; 'Kyle Stephenson' <kstephenson@greatrichmondrentals.com>; 'Ben Partridge' <partridge22@gmail.com>; 'Michael - Michael' <michael.j.sida@store.lowes.com>; 'Joe Keen' <keenj3@att.net>; 'susan haas' <susanhaas1@msn.com>; hugh_edmunds@yahoo.com; 'josh bilder' <josh.bilder@gmail.com>; tom.rosman@onesouthrealty.com; 'Cindy Anderson' <cindya63@gmail.com>; Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; Bieber, Craig K. - City Council Office <Craig.Bieber@richmondgov.com>; Stoney, Levar M. - Mayor <Levar.Stoney@richmondgov.com>; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>; Larson, Kristen N. - City Council <Kristen.Larson@richmondgov.com>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@richmondgov.com>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@Richmondgov.com>; Jones, Michael J. - City Council <Michael.Jones@richmondgov.com>; PDR Planning and Preservation <PDRPlanningAndPreservation@richmondgov.com>; Ask PDR <askcommunitydevelopment@richmondgov.com>; PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; PDR Zoning Administration <PDRZoningAdministration@richmondgov.com>; Ackermanrealty@gmail.com
Cc: 'Audra Scott' <audra.scott@sevenhillsholdings.net>; Ray Dillard <rhillard@aol.com>; Alesa & Chuck Hemenway <ahemenway@loughridgeconstruction.com>
Subject: Relocation of the Salvation Army to 1900 Chamberlayne Ave.

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City of Richmond Planning Commission and City Council,

I am very disturbed to learn that the City of Richmond is endorsing a plan to relocate the current Salvation Army facility on West Grace Street in Monroe Ward to 1900 Chamberlayne Avenue. This proposal is without consideration for the residences and businesses in the Chamberlayne Industrial District (CID). The City Master plan as presented to the CID back in 2015 did not call for the stifling concentration of a Homeless / Cold Weather shelter that goes against the revitalization progress that has been gaining momentum in our neighborhood and businesses. The positive growth and increased Tax base will suffer immensely should the relocation of the Salvation Army be allowed to make the Chamberlayne corridor the destination for Richmond's Homeless.

I would like to share with you my "Shelter" business experience and hope it will help you gain more knowledge on the issues of Homelessness and over concentration of this sector of humanity. The shelter facilities and services provided naturally draw the needy to these establishment locations. These individuals many times have mental disorders and substance dependencies which are accompanied by bad societal norms to include loitering, disorderly public altercations, litter, blight, public drinking and drug use, etc. Creating a landmark designation and reputation as the

Homeless shelter corridor will be interpreted by many as an unsafe area to live, do business and frequent. In 2014 I opened "Kanoa" a restaurant in the 400 block of W. Grace street challenged with the area shelters (Daily Planet, Dabney House and Salvation Army) which gave pause to many of our patrons; however our restaurant was able to draw enough customers to remain sustainable with only the existing shelters in operation. In mid-2015 Catholic Charities was allowed to locate another shelter among the other homeless facilities increasing the concentration of vagrancy to the point where it was not possible to attract enough customers to keep our restaurant viable. Our restaurant closed its doors in mid-2016 because no one wanted to come down to the 400 block of W. Grace St. due to the reputation of being the epicenter of the homeless and concerns for personal safety.

I have since invested in the growing momentum of the CID with 2 different buildings hosting various artist and craftsman seeking to replicate the renaissance experienced in Scott's Addition and Manchester. The Chamberlayne corridor has been making tremendous progress attracting home owner, appreciating property values and investors much like me witnessing the positive developments of the CID. Our community who have invested their savings and sweat into removing blight by restoring and revitalizing homes, streets and business will be dissuaded and seek to move their livelihood elsewhere should the Salvation Army be permitted to relocate and increase the size and concentration of their operation; it will lead to the exodus of a positive growing contributing community. Please do not allow this concentration of shelter capacity to be located in our community.

Thank you for your attention,

David Kohler

Business Owner Chamberlayne Industrial District

Brown, Jonathan W. - PDR

From: shannon hopkins <hopkinsproshop@yahoo.com>
Sent: Monday, January 6, 2020 10:50 AM
To: Brown, Jonathan W. - PDR
Subject: Special use permit / Chamberlayne Ave homeless shelter

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. Brown,

I am writing to you this morning because I have just learned about the above referenced proposed special use permit being applied for the Salvation Army to put a homeless Shelter on Chamberlayne Ave. I will not be able to attend today's meeting, but I wanted to voice my opinion.

I own two pieces of commercial property in this neighborhood on 1017 and 1015 W Graham Rd. I am opposed to the City granting this special use permit. In an effort to revitalize our neighborhood and redevelop our area I do not see how bringing this into our area helps that effort. Our area was just recently rezoned and our section of Lombardy Ave by VUU is under consideration for redevelopment. In an effort to see this area redeveloped and revitalized I strongly disagree with the city granting this permit. It will be counter productive to that effort. Having a homeless population living in our neighborhood is not going to make our neighborhood better.

I hope this letter reaches you and it helps the planning committee understand the desires of the tax paying property owners in the Chamberlayne Ave area.

Shannon Hopkins
Hot Rod City, LLC
804-240-6164