



May 24, 2023

Mr. Kevin Vonck
Director, Office of Planning and Development Review
City of Richmond
900 East Broad Street
Richmond, VA 23219

RE: Special Use Permit application – 301 W. 6th Street

Dear Director Vonck:

Manchester Alliance is a neighborhood organization which represents the interests of business owners, residents, developers, and property owners in Manchester.

A special use permit (SUP) has been filed for the redevelopment of the 301 W. 6th Street here in the Manchester neighborhood of Richmond, Virginia. The applicant has presented the request and plans for the site to the Manchester Alliance board and its membership on several occasions. The Manchester Alliance board has made several requests that required design changes in the project to accommodate improving river views for existing structures that would be impacted by the proposed building, allowance for greenspace, support of Venture Richmond in Manchester, public dog park and addressing of affordable housing. These requests have been agreed to by Avery Hall, the developer. Specific requirements are listed below.

The Manchester Alliance Board of Directors has reviewed this SUP and has voted to support it. Thank you for your continued support of our community.

Sincerely,

Glenda Kotchish
President, Manchester Alliance

cc: The Honorable Ellen Robertson
Jonathan Brown, PDR
T. Preston Lloyd, Jr.

Requirements

- As a baseline, Manchester Alliance requests that it be provided with proposed design and SUP documents simultaneously when submitted to the City, and expects that the project design will be substantially similar to that shown at your presentation.
- Advocate for and support the Venture Richmond Business Improvement District to be passed in advance of or simultaneously with this site's Special Use Permit
- Make a contribution of \$1,000,000 to the Affordable Housing Trust Fund (or equivalent) for the express purpose of making grants toward affordable housing units in the community.
- Create a designated area in your project for dogs to relieve themselves to mitigate dog waste on sidewalks
- Provide public access to ground-level greenspace on the western end of the project, as well as access easements to future public parks and amenities.
- Create an aesthetically pleasing design with articulated elevations that raises the bar for design on the growing Manchester skyline.

A handwritten signature in black ink, appearing to be 'JL' or 'JLH', written in a cursive style.



March 14, 2023

Mr. Kevin Vonck
Director, Office of Planning and Development Review
City of Richmond
900 East Broad Street
Richmond, VA 23219

RE: Special Use Permit (SUP) - 301 W 6th Street

Dear Director Vonck:

Manchester Alliance is a neighborhood organization which represents the interests of business owners, residents, developers, and property owners in Manchester.

We are in receipt of your email of March 2 informing us that the PDR will not do an independent analysis of the view from the deck at Legend Brewing to assess the impact of the proposed development at 301 W 6th Street. Although the view from Legend Brewing is not public space—as your letter notes, it has been an integral part of our neighborhood for many years—the first brewery on the southside, and an important part of Richmond. With that said, we ask that PDR to do a view analysis from both McDonough Streets and Perry Streets. Additionally, since 6th Street from McDonough to the Manchester Bridge is a public easement and has been infilled as greenspace in front of the two town home developments located there, we believe that this is indeed “a prominent view of the James River from public spaces” as defined in the code and believe that a view analysis at this location is warranted.

Of great concern to us with respect to the proposed development is the traffic and parking in the neighborhood. The current two-lane road as ingress and egress does not seem sufficient as currently designed. Additionally, the further impact of increased vehicles on 7th Street should be examined thoroughly. One of the criteria for approving an SUP is that the proposed use will not “tend to create congestion in streets, road, alleys or other public ways and places in the area involved.” We urge PDR and the city of Richmond to conduct a comprehensive traffic study that examines the impact of this project as well as projects that are currently under construction or proposed in the neighborhood.

Thank you for your continued support of our community.

Sincerely,

A handwritten signature in black ink that reads "Glenda Kotchish". The signature is fluid and cursive, with the first name "Glenda" and last name "Kotchish" clearly visible.

Glenda Kotchish
President, Manchester Alliance

cc: The Honorable Ellen Robertson
Jonathan Brown, PDR
Richmond Planning Commission
T. Preston Lloyd, Jr.

May 31, 2023

Mr. Rodney M. Poole, Esquire, Chair
City Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Dear Mr. Poole:

By letter dated May 24, 2023 to Kevin Vonck from Glenda Kotchish, the Manchester Alliance Board stated that it voted to support the Avery Hall SUP application for the 550 + unit apartment building with two 16 story towers and one 17 story tower at 301 W. 6th St., Richmond, Virginia. The undersigned members of Manchester Alliance who were present at the regular monthly Manchester Alliance meeting on May 11, 2023 wish to inform you that the letter does not reflect the view of Manchester Alliance membership nor the broader Manchester community.

On the date of that meeting, the following motion was passed by 95% of the members present (19 out of 20):

Manchester Alliance vigorously opposes the Special Use Permit for the Avery Hall apartment complex proposed for 301 W. 6th Street until the size of the project is significantly reduced and the City conducts thorough studies of the project's impact on parking, traffic, and other congestion in Manchester and concludes that the project will not create congestion and will not be detrimental to the general welfare of the community as required by the City Charter.

Immediately after the passage of this motion, another motion was offered requesting that the Board write a letter to the Richmond Planning Commission stating that the position of Manchester Alliance is as stated above including the vote tally. That motion was also passed.

Without any notice to the members of Manchester Alliance, a meeting of the Board of Directors was called for May 18, 2023. We note that members of the Alliance are permitted to attend Board meetings under the Alliance's bylaws but were unable to do so due to the fact that it was never announced to the membership. At that meeting, there was a secret ballot taken which resulted in the letter to Mr. Vonck. There is no public record available which identifies who voted for or against the letter to Mr. Vonck. Further, no explanation has been offered as to why the Board chose to ignore the two motions described above and instead imposed the will of a small number of board members on the neighborhood.

For these reasons, we believe that the letter to Mr. Vonck does not represent the position of the residents, businesses, and other members of the Manchester Alliance and, in fact, the motion set forth above does.

Sincerely,

Amber Emery
Rob Emery
Dave Gott
Thomas Grant
Eric Hawes
Jackie Jackson
Kirk Johnson
Mark Joseph
Selina Joseph

Darl Jewell
Dianne Jewell
John Pearsall
Kirk Pickerel
Ashley Shapiro
Conor Shapiro
Joseph Yates
Joanna Lee
John Cherenzia

CC: All Members of Richmond Planning Commission
All Members of Richmond City Council
Dr. Kevin Vonck

Dogtown Dog Spa
1102 Hull St.
Richmond, VA 23224
T: (804) 546-5011

April 18th, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
ATTN: Mr. Matthew Ebinger, Senior Planner

Re: Community Support for Avery Hall's Special Use Permit

Mr. Ebinger,

I'm writing as the owner of the Dogtown Dog Spa, located at 1102 Hull St, to offer support for Avery Hall's proposed Special Use Permit for the 301 W. 6th Street property. I have reviewed information related to the proposal with representatives from the applicant, and I encourage the Planning Commission and City Council to approve the application.

Avery Hall has demonstrated a willingness to be a good neighbor, as they've modified their proposal multiple times in order to accommodate community feedback even though a by-right residential zoning exists. Developers such as Avery Hall, who have proven that they are committed to acting in good faith, are who we want to make a home in Manchester.

Furthermore, I believe this project will bring broad benefits to the community, particularly our local restaurants and shops. As a Dog Spa Owner, I am supportive of their initiative to provide a public dog park and greenspace. There are many residents in Manchester with dogs, making this amenity much-needed.

The applicant has repeatedly shown a commitment to working with our community, and we know they will make a positive contribution to our neighborhood and the City at large.

Sincerely,

Shanice Brown





Expensive Pain Tattoo
1437 Hull St.
Richmond, VA 23224
T: (804) 510-7797

April 20th, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
ATTN: Mr. Matthew Ebinger, Senior Planner

Re: Support Avery Hall SUP-120190-2022

Mr. Ebinger,

I am the owner of Expensive Pain Tattoo on 1437 Hull St. I moved to Manchester a few years ago and opened up my business in November. I've seen the benefits of new residential developments in Manchester and support Avery Hall's proposed Special Use Permit.

I met with representatives of the applicant and firmly believe they will be great members of our Manchester community. They've been out in the community meeting with residents and business owners to answer questions regarding their project, and I'm aware that they have modified their proposal multiple times to accommodate community feedback.

This development will bring quality homes to the area, allowing more people to make a home in Manchester. These new residents will support our restaurants and shops, giving our businesses much-needed help. As a tattoo shop owner, I'm excited to share the art of my talented team with local residents and more. This development will certainly provide a boost for my business.

Avery Hall has shown commitment to Manchester and I know their development will bring many benefits to our community. I encourage you to approve their Special Use Permit.

Sincerely,

BRIAN STEWART

From: Jack Pearsall [<mailto:pearsallaw@comcast.net>]
Sent: Monday, May 15, 2023 10:37 AM
To: Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>
Subject: Avery Hall highrises 301 W. 6th St.

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.

Dear Mr. Addison:

We on the riverfront in Manchester are opposed to the mega towers being proposed by Avery Hall.

They are huge, one at 17 stories and two at 16 stories, exceeding the most liberal zoning in Richmond (RF 2) allowing 13 stories by right. This will be the largest residential project in Manchester, existing or planned. Views of the river and downtown, which the Richmond 300 plan and RF2 require and which induced many to live in Manchester, are blocked between McDonough and Perry Streets all the way up the hill to 11th Street. The opposite view of Manchester from downtown will forever be of the angry finger.

With 553 units, on a dead end, pouring into narrow streets without traffic lights, Manchester will be clogged with traffic. And this project will come online when the Mayo Bridge is closed for construction.

Street parking is already nonexistent, and they provide onsite parking for only one car per unit. Most households have more cars. Moreover, if they are not requiring tenants to pay for parking, the natural inclination will be to park on the street. (Our City may be unpleasantly surprised with its elimination of required onsite parking. We are nowhere near the density of the big cities where city dwellers have already given up their cars.)

There is little greenspace. Buildings come up to the former 6th Street. We have been told that they have conceded not to build on the former 6th Street, so that the possibility of connecting to a Manchester Green park may come to pass if and when Norfolk Southern Railroad agrees to sell. But that obligation should be clarified, as should their commitment not to build on their west side plaza.

I urge you to make a site visit. This is city planning at an extremely crucial point, which will also set a precedent for the rest of the City. The RF2 zoning existed when the City began to

emphasize density. But instead of revising the zoning code, it has relied on special use permits repeatedly to disregard zoning on which people have relied.

Thanks.

Jack Pearsall

804-644-5491

513 West 7th Street

Richmond, VA 23224



Host of Sparrows Aerial Circus
97 Manchester Road
Richmond, VA 23224
T: (804) 615-0309

April 18th, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
ATTN: Mr. Matthew Ebinger, Senior Planner

Re: Support for Avery Hall Development

Mr. Ebinger,

I'm writing to convey my support for Avery Hall's development at 301 W. 6th Street. I own Host of Sparrows Aerial Circus on Manchester Road. Representatives of Avery Hall came to visit my business and shared information about their desire to obtain a Special Use Permit for their development. Considering that they could build the property through by-right zoning, their efforts to work with the community and modify their proposal through a Special Use Permit demonstrates their willingness to be good community partners.

Their residential development will be an asset to the community; not only will they provide a public dog park and greenspace, but they will bring more business to our restaurants, shops and attractions. I am particularly excited at the prospect of new Manchester residents coming to my aerial and circus arts classes or attending one of our special events.

I'm confident that Avery Hall will help build a better Manchester and support healthy growth of our community. I support their application for a Special Use Permit and ask that you support their application as well.

Sincerely,

Heather Bailey



Manchester Groom Saloon
1102 Hull St.
Richmond, VA 23224
T: (804) 918-6314

April 19th, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
ATTN: Mr. Matthew Ebinger, Senior Planner

Re: Approve Avery Hall's Special Use Permit

Mr. Ebinger,

As the owner of the Manchester Groom Saloon, located at 1102 Hull St, I'm pleased to support Avery Hall's proposed Special Use Permit. I met with the applicant regarding the proposal, and I encourage the Planning Commission and City Council to approve the application.

Manchester Groom Saloon is a pet grooming business that serves pet owners in Manchester and beyond. I have no doubt Avery Hall's development will be great for our business. Our business also appreciates their plans for a public dog park – we need more space in Manchester for our pets to enjoy.

We appreciate Avery Hall's initiative to be good community partners and seek feedback on their proposal. I strongly believe that the design and offerings included in their SUP application are much better than the by-right zoning that currently is in place.

I'm confident that this project will bring benefit Manchester businesses, residents and community at large. I ask that you approve their SUP application.

Sincerely,

Evelyn Gonder



M&F Jamaican Café
1400 Semmes Ave
Richmond, VA 23224
T: (804) 322-9766

April 21st, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
ATTN: Mr. Matthew Ebinger, Senior Planner

Re: M&F Jamaican support for Avery Hall SUP-120190-2022

Mr. Ebinger,

Avery Hall's residential development will be great for the Manchester community. On behalf of M&F Jamaican on 1400 Semmes Ave, I fully support approval of their Special Use Permit application.

Not only will Avery Hall bring broad community benefits such as green space, but new residents at the Avery Hall complex will bring new business for me and my employees. We are always eager and excited to engage with the Manchester community and share our cuisine with local residents. We welcome the opportunity for more people to call Manchester home and join this thriving neighborhood.

After speaking with a representative of Avery Hall, I believe they'll help improve Manchester. They value community feedback, evidenced by their multiple modifications of their proposal, and it is clear they want to build quality living spaces.

Manchester is a Richmond treasure hidden in plain sight. Bringing in developers like Avery Hall could help it become the next booming place to live here in the city. Please support the Avery Hall Special Use Permit.

Sincerely,

Marie Aiken

Current parking challenges in Manchester

(All within 2-3 blocks of Perry/7th Street corner, taken 7:00-7:30 AM on April 7 or 10)



Current parking challenges in Manchester 2

(All within 2-3 blocks of Perry/7th Street corner, taken 7:00-7:30 AM on April 7 or 10)



Current parking challenges in Manchester 3

(All within 2-3 blocks of Perry/7th Street corner, taken 7:00-7:30 AM on April 7 or 10)



**7West Townhouse Association, Inc.
McRae & Lacy Homeowners Association, Inc.**

April 12, 2023

Richmond City Planning Commission
900 E. Broad Street, Rm. 511
Richmond, VA 23219

Dear Chairman Poole and Planning Commission Members:

You may be called upon to consider a Special Use Permit for the property located at 301 W. 6th Street. As neighboring homeowners, we are strongly opposed to the project after thoroughly reviewing the revised special use permit submitted by the applicant, Avery Hall. ***We do not believe the project adheres to the Richmond 300 plan nor the City Charter, and the numerous exemptions they are seeking are so significant that approval of the SUP would make a mockery of the Zoning Ordinance. The SUP should be denied unless there are significant changes made.***

The proposal fails to meet City Charter Requirements.

As you know, the city charter allows for special uses that do not conform with the regulations governing a particular zoning district, provided that the proposal is not detrimental to the general welfare of the community; does not create congestion in streets and roads; does not create fire or safety hazards; does not cause overcrowding or undue concentration of population; does not adversely affect schools, parks, transportation, or other public needs; and does not interfere with adequate light and air.

Avery Hall has asserted, ***without any evidence***, that the massive apartment complex meets the requirements in the city charter that the special use is not detrimental to the general welfare of the community, will not create congestion, does not adversely affect transportation, etc.

As homeowners in the community (as opposed to out-of-state developers), we believe strongly that the project will cause significant traffic issues, exacerbate an already difficult parking situation, and significantly diminish the general welfare of our neighborhood. We believe this is true because we deal with those issues every day. (We have attached several photos of current illegal parking due to limited street parking in areas very near the project site.)

We do not believe the city should simply “take their word” for it but should instead conduct a rigorous analysis of the impact of this project on traffic, parking, and the safety and general welfare of the community. These requirements in the city charter must not simply be glossed over. Avery Hall has already provided misleading information on the location of the proposed buildings and on the viewshed impacts. “Trust us” is no longer good enough.

The plan fails to meet basic zoning requirements, thereby needing substantial relief.

As we discussed with Director Vonck during our January 5 meeting, the RF-2 zoning designation’s intent is to “provide for ***medium scale***, planned mixed-use development...”

There is nothing “medium scale” about this project. Instead, it is a super-sized development that is not conducive to good land use planning, transportation planning, or public safety planning.

This project will be the largest apartment building in Manchester and will have more than double the number of units of any nearby apartment building (either currently in existence or planned) according to publicly available information. How the largest apartment building in the area can be considered “medium scale” is astounding.

To accommodate the massive project, Avery Hall is seeking relief from the city on all fronts. They ask for height limitations to be waived, for massing limitations to be waived, for setback limitations to be waived ... all to develop a super-sized apartment building to the benefit of out-of-state developers and to the detriment of the rest of the neighborhood.

In short, approving this special use permit will make a mockery of the zoning ordinance and invite additional developments to seek more and more significant exemptions. What is the point of having a zoning ordinance if there is no longer anything “special” about a special use permit, but they have instead become “standard issue permits?”

The proposal fails to meet several of the Richmond 300 Master Plan’s goals.

Richmond 300 calls for Destination Mixed Use areas (e.g., Manchester) to be “Key gateways featuring prominent destinations” and “enhance the public realm and create a sense of place” using “higher-density development on vacant or underutilized sites” in which “monolithic walls are discouraged.”

While Avery Hall’s proposal supports the broad purpose of higher-density development, it does so in a counter-productive way that will damage, rather than enhance, the neighborhood. The location of the project is also far from a “transit-oriented” area of the city.

The Avery Hall proposal fails to enhance the public realm, fails to create a sense of place, and includes 17-stories worth of monolithic walls. Not only does the project fail to improve on these goals, but it also very well may destroy an existing “prominent destination” (Legend Brewing) and reduce the sense of place that Legend has brought to the neighborhood for nearly 30 years.

The first goal of the High Quality Places chapter is to develop “Complete Neighborhoods.” New apartments have been developing rapidly in Manchester, while other elements that make a neighborhood “complete” are lagging far behind. And negatively impacting one of the anchor institutions in the neighborhood is a step away from, not toward, having Manchester continue to mature into a “complete neighborhood.”

The project also undermines the Master Plan’s fourth goal of Quality Urban Design, defined as making “a place feel like a true neighborhood, not just a collection of buildings.” This project does nothing to “protect and enhance neighborhood character,” does not “encourage a variety of architectural styles,” does not “include features that ensure façade articulation to increase visual interest,” and definitely does not have “massing that is responsive to the human-scale.”

We do not have the infrastructure in place in Manchester to support such a massive project, and it will significantly diminish the neighborhood character and undermine it being a “true neighborhood” by creating a box canyon along Perry St, 7th St, 6th St, and beyond.

Viewshed analysis

We were deeply disappointed in the city's decision not to develop an independent assessment of the impact the project will have on the view from Legend Brewing's deck. We believe the city has made a significant mistake in failing to consider the project's impact on one of the most prominent views of the James River, contrary to the intent of the RF-2 zoning district.

An independent assessment is required because we believe the applicant presented significantly misleading information to the community that misrepresented the location of the proposed project and therefore its impact on the view of the river from the deck at Legend Brewing. The project sponsors effectively made a public proffer specifically about the view at the September, 2022 Manchester Alliance meeting at which they presented.

As Director Vonck noted in an email to us, the zoning ordinance indicates the intent of the RF-2 district is to provide for development "...in a manner that will protect prominent views of the James River from public spaces..." The ordinance does NOT say that the intent is that development must protect prominent views from "publicly owned" spaces, from "public property" or from "public rights-of-way." The ordinance's intent is much broader in referencing "public spaces."

A public place or public space is generally recognized to be "an indoor or outdoor area, whether privately or publicly owned, to which the public have access by right or by invitation, expressed or implied, whether by payment of money or not, but not a place when used exclusively by one or more individuals for a private gathering or other personal purpose"

(<https://definitions.uslegal.com/p/public-place/>). We are unaware of any competing or alternate definition in the Richmond City Code or Code of Virginia.

While used in the context of alcoholic beverage control, the Code of Virginia ([§ 4.1-100](#)) uses the following definition: "'Public place' means any place, building, or conveyance to which the public has, or is permitted to have, access, including restaurants, soda fountains, hotel dining areas, lobbies and corridors of hotels, and any park, place of public resort or amusement, highway, street, lane, or sidewalk adjoining any highway, street, or lane."

While Legend Brewing is a private company, it is open to the public (indeed, as a brew pub and restaurant, it needs the public to remain a viable business) and is probably the single most prominent view of the James River from any publicly accessible location in the city. Just ask any television reporter. Given that the zoning ordinance uses the more general "public space" and not a narrower term like public right-of-way, public easement, or public way, we believe the ordinance requires consideration of the impact of the project on this very prominent view.

Additional issues of concern

We raised several additional points during our conversations with city officials (which included representatives of the applicant), including the following:

- Monolithic/commercial building appearance.
 - o *The architecture looks stark and unwelcoming, does not showcase the evolving character of the area, and is unworthy of what will be Manchester's largest building. Most of the nearby apartment buildings over 3 stories utilize significant*

balconies and other architectural features to break up the monolithic nature of the “Manchester Box-Style” buildings. Next door, the River’s Edge building utilizes balconies, significant brickwork, and other features to break up the massing on a building that is 7 stories shorter than Avery Hall’s proposal. More than 90% of the apartments at Rivers Edge have balconies. The nearby “Eddy’s” project, which is being built “by right” is also incorporating a significant number of balconies – more than 80% of the units will have balconies.

Unfortunately, the Avery Hall building will have 17 stories of nothing but concrete and windows facing most of the rest of Manchester (to the south and west – areas visible to the Manchester Bridge and 7th, Perry, and Porter streets). Only 12.7% of all the units in the Avery Hall building will have balconies. And there are no other architectural features to break up the building’s massing.

- *The exterior materials appear to be pre-cast concrete, where significant use of brick or other materials would improve its aesthetic and fit in with the rest of the neighborhood look and feel. The current proposal continues to follow the overall design plan in recent buildings in greater Manchester and Downtown – architectural white with a grey accent color. Some recent developments utilizing similar materials seem to be developing blotching within just a few years of construction, further degrading the buildings’ appearances.*
- Ensure future access to “Manchester Green.”
 - *This request has been partially met. We have heard that the developers will provide language to be included in the SUP ordinance to address this issue. We welcome this news but have not seen any proposed language to review.*
- The NW corner 25’ setback exemption request should be denied.
 - *This exemption will allow the building to be larger than it should be, contribute to the viewshed impact by inclusion of a western tower, and allow for construction of residential housing extremely close to a working rail line.*
- Proposed 1-story building in open space.
 - *This request has been partially met. We appreciate that no new buildings will be in this open space area. However, we are concerned that developers of a building of this size, and on a parcel this large, cannot prepare and share a detailed landscape plan for the area that can be reviewed by all interested parties.*
- Additional Studies
 - *A shadow/light impingement study should be conducted to address the City Charter requirement that projects not interfere with adequate light and air. Additionally, we have no meaningful photometric plan to judge light trespass nor lighting temperature.*

Conclusion

The project is extraordinarily large for the proposed location. Its size and number of residents will be detrimental to the neighborhood, will create congestion on our streets and roads, will cause undue concentration of population, and will not protect a prominent view of the James River from a public space, all of which are contrary to the city charter and do not align with the Richmond 300 plan or the most basic requirements of the city's Zoning Ordinance.

Absent significant changes, we urge you to recommend to City Council that the SUP be denied.

We would welcome the opportunity to host you for a site visit to help you better understand the impact this massive project will have on the Manchester neighborhood.

Please include this letter in the Legistar system when the docket is opened on this matter following the introduction of a draft ordinance in City Council.

Sincerely,

The McRae & Lacy and 7West Homeowners Associations

cc: The Honorable Ellen Robertson
 The Honorable Andreas Addison
 The Honorable Katherine Jordan
 The Honorable Ann-Frances Lambert
 The Honorable Kristen Nye
 The Honorable Stephanie Lynch
 The Honorable Cynthia Newbille
 The Honorable Reva Trammell
 The Honorable Michael Jones
 Dr. Kevin Vonck, PhD
 Mr. Jesse Wark
 Mr. Brian Ezra
 Mr. Preston Lloyd, Esq.
 Manchester Alliance Board of Directors

From: [Selina Joseph](#)
To: [PDR Land Use Admin](#)
Subject: OPPOSE: Avery Hall SUP, Manchester neighborhood
Date: Monday, May 22, 2023 8:43:21 AM

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May 22, 2023

Richmond Planning Commission
c/o PDRLandUseAdmin@richmondgov.com
900 E Broad Street, Room 511
Richmond, VA 23219

Dear Planning Commission Members –

I am opposed to the special use permit that has been requested by the developers of the Avery Hall apartment complex and am writing to urge you to deny it. The current zoning laws are generous enough and the Avery Hall developers should be required to stay within those guidelines.

1. The buildings will be at the end of a dead end road on a street that isn't really a street – the part of 6th St that is behind the Aragon Coffee Building is a parking lot, not a true street, and the part of 6th St that goes behind Legend Brewing is a driveway, also not a true street. The volume of cars that such a large project will bring to that area is unmanageable and the developers should be required to do a traffic study before proceeding with their project.
2. The project will not include sufficient usable outdoor space and will block the public view of the river from many vantage points in Manchester.
3. Richmond's pride and joy is the James River. The view of the city from the river – for those kayaking, canoeing, etc. – should not include a towering monstrosity so close to the river's edge. We love looking at the river from the land; we should also value the beauty of the city from the river. These buildings will dwarf the rest of the city skyline and stand out sorely.

Thank you for considering my input. Please deny this SUP.

Sincerely,

Selina Joseph
449 W. 7th St
Richmond, VA

May 23, 2023

Richmond City Planning Commission
900 E. Broad Street, Room 511
Richmond, VA 23219

Re: Ordinance No. 2023-157, Special Use Application for 301 West 6th Street

Dear Chairman Poole and Planning Commission Members,

I am writing today in regard to Avery Hall's Special Use Permit application for the 17-story, dual tower, 553-unit apartment being proposed for the property located at 301 West Sixth Street.

My family firm owns the Aragon Coffee building located at the corner of Perry Street and West Sixth Street, catty-corner from the proposed apartment towers. The Aragon Coffee Building is a multi-tenant, commercial property. We have owned this property since 1988 and have been honored to be a small part of the re-development of the Old Town Manchester neighborhood. Over the last 35 years it has been our mission to provide our tenants with reasonably priced space for their commercial businesses. At present our tenants include Sylvain, Cornerstone Architects, Hound Paint, Double Image Studio and Basic City Brewing.

Due to our close proximity to the site, we have had a front row seat as this property has evolved from the Reynolds South Foil Plant to the River's Edge Apartment Building. We have known that the portion of the former Reynold's site located at 301 West Sixth Street would eventually be developed and did not oppose the previous plans for the two, eleven-story apartment towers that were approved by the City of Richmond in 2020. Likewise, we are pro-growth and do not oppose this site being redeveloped into a mixed-use apartment project. However, we are not in favor of the terms of the proposed Special Use Permit application and accompanying ordinance.

The proposed Special Use Permit allows for a project that is 55% taller and has 64% more units than the previously approved apartment project. The Aragon Group believes that the proposed 17-story, 553-unit apartment building will be detrimental to the general welfare of the community involved and will create congestion in the streets, roads and other public ways and places in the area involved during and after the construction of the project. Parking in this area is already a challenge, and a project of this size will significantly compound that problem and will be to the detriment of the neighborhood as a whole. As proposed, we believe that the proposed project will create hazards and will tend to overcrowd the land and cause an undue concentration of population. It is our belief that a project with fewer units and few stories is more appropriate for this site.

I believe that I speak for most of my tenants in opposition to the proposed Special Use Permit application and would ask that you defer approval of the application until it can be modified to lessen the impact on its neighbors. Please don't hesitate to contact me with any questions. Thank you for your consideration.

Sincerely,



Lowell V. Smith, Jr.
Aragon Group, LLC

cc: The Honorable Ellen Robertson
Dr. Kevin Vonck, PhD



Riverside Cycling
3 Manchester Road
Richmond, VA 23224
T: (804) 496-0226

April 18th, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
ATTN: Mr. Matthew Ebinger, Senior Planner

Re: Community Support for Avery Hall's Special Use Permit

Mr. Ebinger,

As the owner of Riverside Cycling, located at 3 Manchester Road, I'm writing to offer support for Avery Hall's proposed Special Use Permit for the 301 W. 6th Street property. Representatives of the applicant visited my shop and shared information regarding their proposal, which I encourage the Planning Commission and City Council to approve.

Avery Hall's proposal will provide high-quality homes to existing and new residents, while also offering community benefits such as growing the Manchester Green Park and generating tax dollars for reinvestment in Manchester. Avery Hall has demonstrated that they are committed to being community partners – they have modified their proposal numerous times and met with community leaders, residents and business owners.

This development will align with our efforts to continue growing Manchester as a premier living destination. I urge you to approve Avery Hall's Special Use Permit.

Sincerely,

Max Pendergraph

RVA Cutz
1221 Hull St.
Richmond VA, 23224
T: (804) 967-4449

April 20th, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
ATTN: Mr. Matthew Ebinger, Senior Planner

Re: Support Avery Hall SUP-120190-2022

Mr. Ebinger,

RVA Cutz is pleased to support Avery Hall's proposed Special Use Permit for their 301 W. 6th St. property. After meeting with representatives of Avery Hall and reviewing information regarding their proposal, we believe this proposal is much more favorable than the by-right option.

The fact that Avery Hall has met with community members and updated their proposal to reflect feedback from the Manchester community demonstrates their integrity. I believe they will act in good faith and provide a broad array of benefits to our community – including financial gain for our businesses, a community dog park and high quality homes.

Avery Hall would be a welcome addition to our community and we urge you to support their application for a Special Use Permit.

Sincerely,

BRANDON S. GOPE


SUSAN I. RICKMAN
THOMAS A. GRANT
511 W. 7TH ST.
RICHMOND, VA 23224

Mr. Rodney M. Poole, Esquire, Chair
City Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Dear Mr. Poole


We are residents of Manchester. We are submitting this letter in opposition to the Special Use Permit filed by Avery Hall for a proposed massive 550+ apartment unit building with two 16 story towers and one 17 story tower to be located at 301 W. 6th St.

Our opposition is not based on an aversion to density in Manchester. In fact, we support the idea in general. We know that, from and including 2020, there were more than 4,200 apartment units already constructed, being constructed or planned for construction in Manchester. The City needs the revenue.


The two principal reasons for our opposition are: 1) Out of the above described 4,200 units, there are approximately 1,763 apartment units already constructed, being constructed or planned for construction within 2 blocks of the intersection of W. 7th and Perry Streets. In particular, W. 7th St. is a narrow street with narrow sidewalks that is already congested and has almost no on street parking available. The Avery Hall project is located at the dead end of Perry St. That project, along with the 210+ units of Rivers Edge I, will cause 760 cars to ingress and egress the dead end up and down Perry St, spilling onto W. 7th St. every day. Moreover, because of various reasons, a significant number of tenants in the Avery Hall project will seek to find on street parking which will exacerbate an already existing problem; and 2) the Avery Hall project is out of scale for the neighborhood. It will blot out a great portion of the skyline, being nearly twice as tall as its already dominantly tall 10 story neighbor, Rivers Edge 1.

The Planning Commission is charged with enforcing the City Charter's requirement that the Avery Hall project does not contribute to congestion and overcrowding. We believe that approval of the Avery Hall SUP will be in direct contravention of the applicable law. Please reject the Avery Hall application thereby effectively forcing that developer to reduce the size of its project to the already liberal parameters under RF-2 zoning.

Sincerely,



Susan I. Rickman



Thomas A. Grant

**RAY R. OLSON, JR
CAMILLE G. OLSON
603 SEMMES AE
RICHMOND, VA 23224**

Mr. Rodney M. Poole, Esquire, Chair
City Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Dear Mr. Poole


We are residents of Manchester. We are submitting this letter in opposition to the Special Use Permit filed by Avery Hall for a proposed massive 550+ apartment unit building with two 16 story towers and one 17 story tower to be located at 301 W. 6th St.

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The Planning Commission is charged with enforcing the City Charter's requirement that the Avery Hall project does not contribute to congestion and overcrowding. We believe that approval of the Avery Hall SUP will be in direct contravention of the applicable law. Please reject the Avery Hall application thereby effectively forcing that developer to reduce the size of its project to the already liberal parameters under RF-2 zoning.

Sincerely,


Ray R. Olson, Jr.


Camille G. Olson

May 23, 2023

Richmond City Planning Commission
900 E. Broad Street, Room 511
Richmond, VA 23219

Re: Ordinance No. 2023-157, Special Use Application for 301 West 6th Street

Dear Chairman Poole and Planning Commission Members,

I am writing today in regard to Avery Hall's Special Use Permit application for the 17-story, dual tower, 553-unit apartment being proposed for the property located at 301 West Sixth Street.

My family firm owns the Aragon Coffee building located at the corner of Perry Street and West Sixth Street, catty-corner from the proposed apartment towers. The Aragon Coffee Building is a multi-tenant, commercial property. We have owned this property since 1988 and have been honored to be a small part of the re-development of the Old Town Manchester neighborhood. Over the last 35 years it has been our mission to provide our tenants with reasonably priced space for their commercial businesses. At present our tenants include Sylvain, Cornerstone Architects, Hound Paint, Double Image Studio and Basic City Brewing.

Due to our close proximity to the site, we have had a front row seat as this property has evolved from the Reynolds South Foil Plant to the River's Edge Apartment Building. We have known that the portion of the former Reynold's site located at 301 West Sixth Street would eventually be developed and did not oppose the previous plans for the two, eleven-story apartment towers that were approved by the City of Richmond in 2020. Likewise, we are pro-growth and do not oppose this site being redeveloped into a mixed-use apartment project. However, we are not in favor of the terms of the proposed Special Use Permit application and accompanying ordinance.

The proposed Special Use Permit allows for a project that is 55% taller and has 64% more units than the previously approved apartment project. The Aragon Group believes that the proposed 17-story, 553-unit apartment building will be detrimental to the general welfare of the community involved and will create congestion in the streets, roads and other public ways and places in the area involved during and after the construction of the project. Parking in this area is already a challenge, and a project of this size will significantly compound that problem and will be to the detriment of the neighborhood as a whole. As proposed, we believe that the proposed project will create hazards and will tend to overcrowd the land and cause an undue concentration of population. It is our belief that a project with fewer units and few stories is more appropriate for this site.

I believe that I speak for most of my tenants in opposition to the proposed Special Use Permit application and would ask that you defer approval of the application until it can be modified to lessen the impact on its neighbors. Please don't hesitate to contact me with any questions. Thank you for your consideration.

Sincerely,



Lowell V. Smith, Jr.
Aragon Group, LLC

cc: The Honorable Ellen Robertson
Dr. Kevin Vonck, PhD

Host of Sparrows, LLC
97 Manchester Rd.
Richmond, VA 23224



May 11, 2023

Richmond Planning Commission
900 E. Broad Street, Room 511
Richmond, VA 23224

Dear Richmond Planning Commission,

I have attached a letter to oppose the current special use permit application from the developers of the vacant lot at 301 W 6th St. Richmond VA 23224. I admit I signed a letter in support of the project, written for me by representatives of the development company. I am angry that I was misled by their pitches.

I was told that the proposed changes were to protect the view of the Legends Patrons, and also was told that my concerns about the lack of parking and losing clients to the hassle of no available parking for my business, was remedied in their plan with an extra space for each tenant. They failed to mention that this parking they were offering is to "rent" an additional spot.

I am in a commercial space at the base of The Hydro apartment building, and I have 9 spots to park, so this limits my clients. Without this limitation, I could teach 14 at a time plus parking for staff and teachers. I had to negotiate down to 9 spots in my lease before the parking lot was even built Dec. 2021. The other two businesses that share the lot are Riverside Cycling Bike Shop, and the Four Deep Media LLC, and they have to share 6 spots for their staff and clients. They did not have the forethought I had, and now it is hurting all of us. I don't see this new development being any different. The bike shop hosts bike rides on the bike trails, it could be a perk but the participants have no parking. They get towed or asked to move every bike event. We need a free public lot in Manchester. People are being driven away, not toward our businesses.

I have to tow residents in the apartments in my building when they park in our limited spots to make room for clients. This is also bad for business. If my clients park anywhere in the apartment lot, they get towed. It is a business nightmare for me here in Manchester. More people and less parking for business patrons will not help me at all. It is absurd to think that apartment dwellers will not have friends, visitors and family. Quality of life is important and this is an isolating and frustrating situation at The Hydro. Tenants are upset, businesses are upset, and we lose business to the lack of parking resources. My teachers and I compete for street parking off Hull St. wherever we can and walk blocks to work to make space for my clients.

I am writing this letter directly addressing the unsettling fact that the more I learn about this new development, the more I see how in photos, marketing and even in one on one interactions with the representatives of the development, we are being misled on all counts. I live on Southside at 14 E 32nd St. and own my home. I own a business on 97 Manchester Rd. This is my home and these developers are not looking out for our best interest. They do not know or care how much our beautiful views, the river, green-space and community mean to us. As a Richmonder, Southsider, and small business owner (as most of us are on Southside) I beg you to protect our natural resources, green space, and quality of life. If they were seeing the beautiful James River instead of dollar signs, they would have put balconies on every suite.

Thank you for your time and consideration of these issues,

Heather Bailey

Mr. Rodney M. Poole, Esquire, Chair
City Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Dear Mr. Poole

I am writing with regards to the Avery Hall Special Use Permit (SUP) filed with the City. The ordinance is in place so that there is an understanding of what is allowed to be built in that zoning district, which could include height, setbacks, landscape requirements, accessibility etc. An SUP or exception should only be granted if there is hardship to the owner that could possibly prevent them from developing their property as intended per the code. Even when an exception is requested it should be scrutinized so it is minimized to meet as close as possible as to what is allowed by the code.

Per the ordinance the intent of RF-2 district states the following:

*Pursuant to the general purposes of this chapter, the intent of the RF-2 riverfront district is to provide for **medium scale** planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River from public spaces and will encourage public and private use of and access to the riverfront. The district is intended to facilitate the economic development benefits that will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment. Finally, the district regulations are intended to promote a concentration of uses that result in a high degree of pedestrian attraction and activity along the riverfront, while protecting the area at the shore of the river from building development.*

There are other projects/building in close proximity to the site that were able to adhere to the ordinance requirements and meet the medium scale criteria. What hardship is expressed by the owner to warrant a 17-story building? Other than possibly a setback issue there is no justification for the additional height to the building. By allowing a 17-story building it will change the character of the neighborhood and would deviate from the established guidelines.

By allowing the additional height this would also impact the local community significantly. The location of the project is not conducive for a good traffic plan as traffic would be entering/exiting onto a local road.

These are just two items of a list of many but they are significant and I feel the cons outweigh the pros for this SUP and am opposed to it.

Luigi Mignardi
501 W 7th St.
Richmond, VA 23224

Dianne V. Jewell and Darl W. Jewell, Jr.
515 W. 7TH ST.
Richmond, VA 23224

Mr. Rodney M. Poole, Esquire, Chair
City Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Dear Mr. Poole:

We are homeowners in Manchester. We are submitting this letter in opposition to the Special Use Permit (SUP) filed by Avery Hall for a proposed 550+ apartment unit building with two 16 story towers and one 17 story tower to be located at 301 W. 6th St.

Since 2020 more than 4,200 apartment units had been developed or planned for development in Manchester. Approximately 1,763 of those units exist or are intended for construction within 2 blocks of the intersection of W. 7th and Perry Streets. W. 7th St. is a narrow street with narrow sidewalks that is already congested and has almost no on-street parking available. We anticipate the parking problem will worsen when The Eddy (700 Semmes Avenue) is completed in June as the available parking spaces under the building require an additional fee above the base rent.

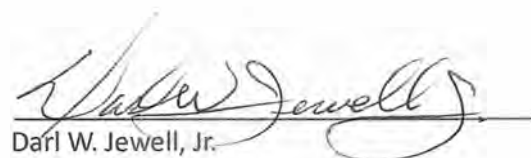
The Avery Hall project is located at the dead end of Perry St. That project, along with the 210+ units of Rivers Edge I, will cause 760 cars to ingress and egress the dead end up and down Perry St, spilling onto W. 7th St. every day. It's not a stretch to imagine that a significant number of Avery Hall tenants also would seek on-street parking if the spaces associated with that project also require an add on fee.

We understand that the city has limited space for development and benefits from the tax revenue that is generated by increased density. We believe that objective can still be achieved while also developing neighborhoods that manage traffic volumes and include green spaces that invite safe outdoor activities and gatherings. A holistic approach to planning that considers all of the projects already in play as well as attributes that enhance quality of life for Manchester residents is urgently needed. Approving a project of the scale described in the Avery Hall SUP effectively eliminates the opportunity to make Old Manchester a neighborhood community.

The Planning Commission is charged with enforcing the City Charter's requirement that the Avery Hall project "...not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved..." (Chapter 17.11 – b). We believe approval of the Avery Hall SUP will be a breach of that obligation. Please reject the Avery Hall application so that the developer will reduce the size of its project to the already liberal parameters under RF-2 zoning.

Sincerely,


Dianne V. Jewell


Darl W. Jewell, Jr.



Post Office Box 12104
Richmond, Virginia 23241

(804) 231-0300
FAX: 231-4418

June 1, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
Attn: Mr. Matthew Ebinger, Senior Planner

Re: Pope Carpet & Floor Center, LLC Supports Avery Hall Development

Mr. Ebinger,

I am writing you today in my capacity as president of Pope Carpet & Floor Center, LLC. Our business has been located in Manchester for 30 years, and we want to express our support for the Avery Hall Development. I hope that you approve the development's special use permit request. Avery Hall has consulted with businesses and residents in the Manchester area and adjusted their plans to satisfy community needs. For example, parking is a major issue. The proposed development provides for at least a 1:1 parking space per unit on the property. In my opinion, this demonstrates Avery Hall's commitment to contributing to the community without exasperating the limited resources currently available. Avery Hall will be a good neighbor to local businesses, address the area's housing shortage and create much needed tax revenue for the city. Considering Manchester's best interests, the planning commission should approve Avery Hall's special use permit request.

Best Regards,

J. Michael Pope





1417 1/2 Hull Street | Richmond, Virginia 23224 | (804) 837-0340

May 31, 2023

Department of Planning
& Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
ATTENTION: Mr. Matthew Ebinger, Senior Planner

RE: Hull Street Merchants Support Avery Hall

Dear Mr. Ebinger,

The Hull Street Merchants Association is pleased to support Avery Hall's application for a Special Use Permit for the 301 W. 6th Street development. My colleagues and I spoke with representatives of the applicant and they were able to share valuable information and answer many of our questions regarding the project.

Based on the year of community outreach and multiple revised proposals offered by Avery Hall, it is abundantly clear that they are dedicated to doing things the right way and being good community partners. They've solicited community input by meeting with the Manchester Alliance, walking the streets and visiting local businesses. This then led them to make many significant changes to their project to account for this feedback. They've shifted their proposal and redesigned the building to open up views of downtown, they've created a public dog park and greenspace and they've built an underground parking garage with more parking spaces than total units. None of these aspects are required in the by-right zoning, but Avery Hall has included them in efforts to build a development that benefits Manchester at large.

We are excited for the benefits this residential development will bring to Manchester businesses. Hull Street has many restaurants and shops, both new and old, and new residents will provide financial support for these businesses and help bring more business to the city.

Avery Hall has shown they will be a good addition to the Manchester community. I encourage the Planning Commission and City Council to approve their application.

Respectfully,

A handwritten signature in dark ink, appearing to read "Milton Vice", is written over the typed name.

Milton Vice
President
Hull Street Merchants Association

Support Avery Hall's Manchester Development

I support Avery Hall's plan to sustain and bolster the neighborhood's growth with their proposed residential development located at 301 W. 6th Street. These ~550 new, design-driven residential units will provide high-quality homes to existing and new residents, addressing the area's housing shortage and supporting the city's Richmond 300 Master Plan.



Building rendering - viewed from Manchester

Full Name	Address	Signature
FOLA YERSON	LVS Richmond	
Sterling Ker	Manchester	
Jack Arcena	Manchester ↑	
Nicole Mills	500 Bainbridge St. ↑	
Natasha Alam	1414 SEMMES	
S. Brown-Banks	1221 Hull St	
Ronald Hunt	1201 Hull St	
Allen Quinlan	Manchester - 1st St	
Colson Wiley	5518 Wainwright	

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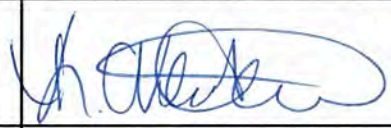

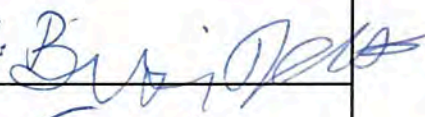


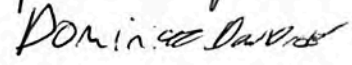

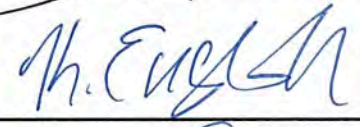
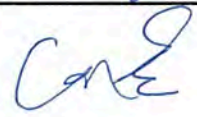

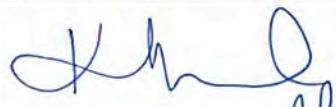
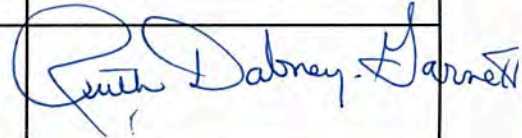

Building rendering - viewed from Manchester

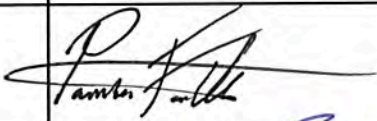

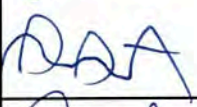
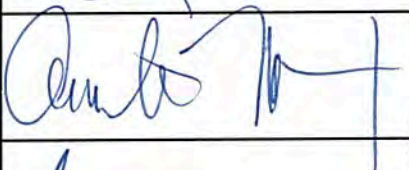
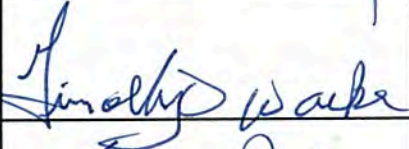
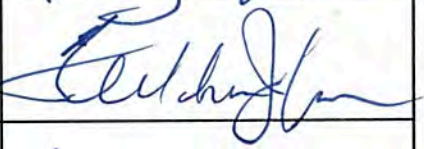
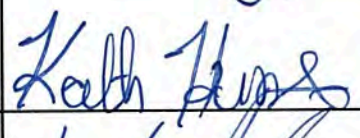
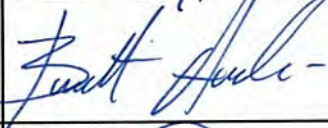




Full Name	Address	Signature
Shanice Brown	1102 Hull St	SBrown
Kiwan Kim	1125 Hull St	K. W. Kim
Joy Austin	1313 Hull St.	Joy Austin
Max Pendrygh	3 Manchester Rd	Max Pendrygh
Heather Bailey	Host of Sparrows 97 Manchester Rd. RVA 23224	Heather Bailey
Steve Ferguson	815 Baten St #416	Steve Ferguson
Charles Christian	500 Stockton St.	Charles Christian
Orlando Hogan	116 E 13th St	Orlando Hogan
Brian Stewart	1437 Hull St	Brian Stewart

Support Avery Hall's Manchester Development

I support Avery Hall's plan to sustain and bolster the neighborhood's growth with their proposed residential development located at 301 W. 6th Street. These ~550 new, design-driven residential units will provide high-quality homes to existing and new residents, addressing the area's housing shortage and supporting the city's Richmond 300 Master Plan.

[illegible]

Full Name	Address	Signature
Cecilia Hestridge	1124 Hull St Richmond Va 23224	
Christopher Okerstreet	1300 Nicholson St #7	
Trafton Groschel	609 Hull St.	
Bisi Jones	6052 Midlothian Trpk	
Emerson Brown	1209 Hull St	
Lashika Mills	151 W Commerce Rd.	
Dominick Daidridge	1310 Perry St	
Terrence Moore	1102 Perry St	
Kelsey English	1122 Bainbridge St.	
Traci Emeret	1112 Porter St unit A	
Nashua	212 7th Holly	
	212 W 7th St 23224	Kandyce Neal
Ruth Dabney Barnett	1200 Decatur St.	
Arthur L. Minter	1200 Decatur St	

Full Name	Address	Signature
Parker Fallin	317 W H th Street	
Quinn Clark	905 18 th Street	
Dominick Abernathy	700 Everett St	
Anthony Hughson	111 Hull Street	
Timothy O. Walker	2704 Midlothian Tpk	
Fletcher John	1201 Hull St.	
Keith Delawn Hinton	1318 N. 30 th St.	
Burt Andre	511 Bainbridge St.	
CATHERINE NELSON	1301 PORTER #403	
Joni Hutchison	Joni Hutchison	
BRANDON S. GOODE	1221 Hull St.	
Timothy O. Mallory II	1221 Hull St.	
Bobby Crosby	800 Semmes Ave	

[illegible]

Eric Hawes
433 W 7th Street
Richmond, VA 23224

June 1, 2023

Richmond Planning Commission
Via email: PDRLandUseAdmin@richmondgov.com
900 E. Broad Street, Room 511
Richmond, VA 23219

I am opposed to the Special Use Permit for the property at 301 W 6th Street and urge you to deny or defer it until additional diligence is performed that is commensurate with the scale of the SUP request and proposed project.

As a homeowner and resident of Manchester, I fully support (and expect) continued development in the community. It's easy to appreciate how recent developments have added to the attractiveness and character of the neighborhood. At the same time, it is equally easy to imagine the negative consequences of not balancing development activity with thoughtful planning of parking/traffic flow, infrastructure, overall community aesthetics and character, and access to green spaces.

The City Charter and Richmond 300 Master Plan offer a blueprint to guide development and growth in a manner that is consistent with overall objectives. What's not clear to me is how the SUP at 301 W 6th Street aligns with this blueprint regarding issues such as:

- General welfare of the community from undue congestion on roads and other public ways
- Undue concentration of people in an area with limited access
- Long-term access to the James River Park System and other green space
- A project that enhances "neighborhood character" and has "massing that is responsive to the human-scale"
- Design (a massive, drab concrete structure) that advances the overall aesthetic of the Manchester riverfront

The project proposed by the SUP would be situated on what is effectively a cul-de-sac. In scale, it will dwarf all the structures in close proximity: historic warehouse buildings, small businesses, townhomes and apartment buildings that are less than half as tall as the proposed project. Also adjacent to the site are a working train yard, the floodwall walk, and of course the James River and its park system. Objectively, the site is challenging for a project this size.

To my thinking, adequate study and due diligence have not been performed. This is a massive project for the Manchester community. The resulting structure will long be a defining feature of the Manchester skyline and part of the legacy of the Planning Commission.

My humble request is that we take the time to ensure we get it right.

Sincerely,



Eric Hawes

June 2, 2023

Richmond City Planning Commission
900 E. Broad Street, Room 511
Richmond, VA 23219

Dear Richmond Planning Commission,

As small businesses in close proximity to the vacant lot at 301 W. 6th St., we have a significant interest in how that property will be developed.

The 17-story, dual tower, 553-unit apartment building proposal by Avery Hall is the largest apartment building proposed in Richmond. The project is an enormous development situated at the end of a dead-end street with very limited parking opportunities nearby. The project will also have a significant impact on traffic in the area with no additional infrastructure capable of being brought into the area to accommodate the growth. And the situation will be exacerbated for several years when the Mayo Bridge is closed, causing significant additional traffic along Commerce Road and 7th Street to utilize the Manchester Bridge.

While we may gain some new patrons of our businesses from these proposed apartments, there is no guarantee. There has been unprecedented creation of new apartments in Manchester, and yet many local businesses are struggling due to the construction impacts in the neighborhood such as street closures, lack of sidewalks, and a general impact on livability and walkability. We also fear we will lose current patrons who come from areas outside of Manchester. Parking in this area is already a challenge, and a project of this size will significantly compound that problem and will be to the detriment of the neighborhood as a whole.

Therefore, we are opposed to the current special use permit application and urge you to deny it when it comes before you.

Thank you for your consideration.

Sincerely,


Name

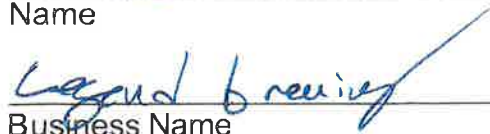
CAFE ZATA
Business Name


Name

HOUND PAINT CO.
Business Name



Name



Business Name

Rob Bland

Name

ACCOUTRE

Business Name



Name

Mariel Salon

Business Name

Jerry M Gunter Jr

Name

Autum Lounge

Business Name

Michael Spence

Name

The UK

Business Name

Kevin Mearns

Name

Basic City Beer Co. RVA

Business Name



Name

Browne Studio

Business Name

Heather Baileg

Name

HOST OF SPARROWS

Business Name

Name

Business Name

Name

Business Name

Cc: Ellen Robertson
Kevin Vonck
Manchester Alliance

From: [PDR Land Use Admin](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: Petition Opposing Avery Hall Project 301 W 6th Street
Date: Monday, June 5, 2023 9:31:56 AM
Attachments: [Petition online comments.pdf](#)
[Petition Opposing Massive Avery Hall Project June 5.pdf](#)

From: ConcernedManchesterCitizens [mailto:concernedmanchestercitizens@gmail.com]
Sent: Monday, June 5, 2023 8:54 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>; Brown, Jonathan W. - PDR <Jonathan.Brown@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>
Subject: Petition Opposing Avery Hall Project 301 W 6th Street

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.

Good morning again planning department -

Attached and linked are signatures on a petition opposing the Avery Hall massive apartment complex proposed for 301 W 6th Street.

There are 368 signatures on this petition. 105 of those signatures are on the online version of the petition, which you can see at this link: <https://www.gopetition.com/signatures/keep-manchester-livable-oppose-massive-manchester-apartment-complex.html>

The remainder of the signatures (263) are on the scanned images of the hardcopy paper petitions signed by people opposed to the project.

Additionally, there is a document summarizing the comments left by individuals in the online petition.

Please include this information (including the link to the online petition signatures) in the public comments in the docket for this proposed Special Use Permit.

Thank you very much.

Concerned Manchester Citizens

Keep Manchester Livable – Oppose Massive Apartment Complex

The undersigned concerned citizens urge the Richmond Planning Commission and City Council to deny the Special Use Permit filed for 301 W. 6th Street. Additionally, the city must study the impact of the massive project on traffic, parking, general congestion, lighting, and the viewshed before even considering the SUP.

- This super-sized project is proposed in an area zoned for medium scale development. Seeking exemptions from nearly every requirement of the zoning ordinance makes a mockery of the zoning law. And the project fails to protect one of the most prominent views in the city. Instead, it destroys that view.
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- Finally, the developers misled the community, the media and the public about the location of the project and its impact on the public's view of the James River from publicly available locations. We must not reward the developers for misleading us!

Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Zachary Gaver	Richmond	VA	zgaver@gmail.com	✓		
Meredith Childs	Richmond	VA	mctilds1001@gmail.com	✓		
LUCAS CHILDERS	RICHMOND	VA	L.ROY5@YAHOO.COM	✓		
Daniel Lange	Richmond	VA	blake daniel.john.lange@gmail.com	✓		
Dakari Audain-B	Richmond	VA	dakariandainel@gmail.com	✓		
Veronica Rabenda	Richmond	VA	vrabenda@gmail.com	✓		
Brandon Ellis	Richmond	VA	bae ellis1124@gmail.com	✓		
Grace Riley	Richmond	VA	geriley11@gmail.com	✓		
Samantha Mier	Richmond	VA	sdmier7@gmail.com	✓		
Ngalula Tshishimbi	Richmond	VA	nttshishimbi@gmail.com	✓		

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Jada Melton	Richmond	VA	jadaamelton@gmail.com	X	n	n
Tiara Mays	Richmond	VA	teemays97@gmail.com	X	n	n
Ashley Jones	Richmond	VA	Ashley Jones 2698@gmail.com	X	n	n
Branci W.	Richmond	VA	BranciWellinglong@yahoo.com	X	n	n
Kaitlin F	Richmond	VA	Kaitlin Foster 12@gmail.com	X	N	N
Nassir Bland	Richmond	VA	freemason720@gmail.com	X	N	N
Shamir Ziegler	Richmond	VA	simplyprincess@gmail.com	X	N	N
Jarman Hines	Richmond	VA	ShocksChenaro@gmail.com	✓	N	N
Ryan Andrews	Richmond	VA	ShiddYouCanDoIt@gmail.com	X	N	N
Brittany Bell	Richmond	VA	bell.brittany@gmail.com	X	X	Y

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Dejour Reaux	Richmond	VA	reauxd93@gmail.com	✓	ya	n/a
Serry Ginter	Richmon	VA	Smginter@gmail.com	✓	✓	✓
Lowell Richardson	Richmond	VA	LowellRichardson@yahoo.com	✓	N/A	N/A
Kenneth Ruffin	Richmond	VA		N/A	N/A	N/A
Derek Brown	Richmond	VA		N/A	N/A	N/A
Brandy W	Richmond	VA		N/A	N/A	N/A
Marvin Bullock	Richmond	VA	raymarv70@gmail.com	✓	N/A	N/A
Alia Chambers	Richmond	VA	aschambers85@gmail.com	✓	N	no
Cheryl Clark	Richmond	VA	cherylclark11@gmail.com	✓		
Emi Wong	Richmond	VA		✓	N	Y
Jeff Kune	Richmond	VA	JABoe100@yahoo.com	✓	N	N

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Rebecca Pensak	Richmond	VA	rebecca.pensak@gmail.com	✓		
Sarah Mickiff	Richmond	VA	Sarahemickiff@gmail.com	✓		
Jeff Truitt	Richmond	VA	jefftruitt@richmond.edu	✓		
Gianna Fienberg	Henrico	VA	giannafienberg@gmail.com	✓		
Brianne Mashe	Richmond	VA	bmashel@gmail.com	✓		
JOHN RUSSELL	RICHMOND	VA	JOHN.RUSSELL1020@gmail.com	✓	✓	
Rachel Gropper	Chesterfield	VA	rachelmgropper@gmail.com	✓		
Jasmine Allen	Richmond	VA	jazmine.allen623@yahoo.com	✓		
Alanna Trivelli	Richmond	VA	alannatrivelli@gmail.com	✓		
Morgan Faulkner	Richmond	VA	MLFaulkner12@gmail.com	✓		

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Joila Wilcher	Hennico	VA	joila.wilcher@gmail.com	✓		
David Grossman	RVA	VA	dauidarongrossman@gmail.com	✓		
Erin Fuseler	Richmond	VA	fuseler@gmail.com	✓		
Chaney Clouder	Richmond	VA	ChaneyClouder@gmail.com	✓		
Neng Kuo	Richmond	VA	Neng.Kuo@gmail.com			✓
Alia Chambers	Richmond	VA	aschambers85@gmail.com	✓		
Natalie Emery	RVA	VA	natemery99@icloud.com	✓		
Lauren Davison	RVA	VA	LaurenAnnDavison@gmail.com			
Matt Davison	Richmond	VA	matt.h.davison@gmail.com			
Judie Barkley	KE	MO	j-barkley@sbcglobal.net			

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Anthony Jones	Richmond	VA	Anthony.Jones ^{SOVA} ES 5160	✓		
Tanisha Roberts	Chester	VA	itstiny2013@gmail.com			
Dala Jones	Richmond	VA	dalaservgs102998@gmail.com	✓		
Christy Cole	Richmond	VA	christy93sams@gmail.com	✓		
Javon White	Richmond	VA	javonwhi@gmail.com	✓		
Nassir Bland	Richmond	VA	freemason360@gmail	✓		
Rachel Castro	Richmond	VA	ricas@vt.edu			
Lauren Lannon	Richmond	VA	ladpeanut@gmail.com			
Angie Eades	Levensville	VA	aeodes@gmail.com			
Andrew Pinn	Princetonville	VA	Arish@gmail.com			

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Maurice Martin	Chesterfield	Va	barmartin2327@gmail.com	✓		
Laurent Conelin	Richmond	VA	Laurenttcc@yahoo.com	✓		
Hasseerah Smith	Chesterfield	VA	hks2592@email.vccs.edu	✓		
SWITT ORTH	Henrico	VA	SDORTH@gmail.com	✓		
N/A George						
Hipolito	Richmond	Va	Beardmeupbyapril@gmail.com	✓		
Sarah Davison	Richmond	Va	sarahbethdavisone@gmail.com	✓		
Velma Hairston	Richmond	VA	hairstonva1@gmail.com	✓		
Daniel Stokes	Richmond	VA	stokesdmg@gmail.com	✓		
Cheyl Dean	Richmond	Va	CheylDean6@gmail.com	✓		

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Cammie Olson	Richmond	VA	olson.dan@verizon	✓	✓	
Archer Vikon	Midlothian	VA	"	✓	✓	
ANISON WILSON	MIDLOTHIAN	VA	"	✓	✓	
Bill Burr	Richmond	VA		✓	✓	
TRACY BURR	Richmond	VA	hokiez1@verizon	✓	✓	
Viktor Ivanov	Richmond	VA	vik.ivanov@gmail.com	✓	✓	
Riley Parikh	Richmond	VA	rileyparikh@icloud.com	✓	✓	
Ryan Parikh	Richmond	VA	frpryan@gmail.com	✓	✓	
Mary Parikh	Richmond	VA	mfrparikh@gmail.com	✓	✓	
Holly Hamilton	Richmond	VA	hokieholly01@comcast.net			

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	Arlington	VA	Ntcas@bellsouth.net			
	Sumner	GA	jayaycock311@yahoo.com			
Chris Rose	Richmond	VA	gurece@comcast.net			
Leborah Rose	Richmond	VA	811rose@comcast.net			
Dylan Gyrese	Richmond	VA	trngyrese@gmail.com			
Colton Scott	Richmond	VA	cisl328@gmail.com			
Morgan Roark	Richmond	Va	mroark40@gmail.com			
Andy Ferguson	Richmond	VA	andymferguson@gmail.com			
Heather Shelton	Midlothian	VA	shelton.h@gmail.com			
Diane Todd	Manchester	VA	LDT000@gmail.com			

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Mary Cleary	Richmond	VA	maggie.cleary99@gmail.com	✓	✓	
Klarke Kilgore	Richmond	VA	klark.kilgore@gmail.com	✓		
Jaclyn Winter	Salt Lake City	UT	JackieWinter8@gmail.com			
Chris Kaufman	Salt Lake City	UT	C.KAUFMAN@UTAH.EDU			
McEnery Garrett	Richmond	VA	garrett.mcenery@gmail.com	✓	✓	
Leslie Gates	Richmond	VA	lmgytes@aol.com	✓		
Roy Canpbah	Ashland	VA	robohd@gmail.com	✓		
Kathleen Hunter	Richmond	VA	hunter_k@hotmail.com	✓		
Pat Pat	Richmond	VA	patkenp2010@gmail.com	✓		

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BENNO KAISER	MIDDLETHIAN	VA	BENNO.KAISER@GMAIL.COM	YES		
CRISTINA KAISER	MIDDLETHIAN	VA	CRISTINA.KAISER@GMAIL.COM	YES		
ISAIAH KAISER	MIDDLETHIAN	VA	ISAIAH.KAISER@GMAIL.COM	YES		
CARMEN PINERO	MIDDLETHIAN	VA	CARMENPINERO12@GMAIL.COM	YES		
Matthew Glasser	Chessterfield	VA	Firediver100@gmail.com	YES		
John Hackett	Richmond	VA	John.Hackett2021@gmail.com	Yes		
DIANE Smith	Ches	VA	dsmith@Richmond.com	Yes		
Jerry Lawson	Chessterfield	Va.	jerry.lawson@watkinsuniversity.com	Yes		
Gahan Gagr	Richmond	Va	Sungrove Studios@yahoo.com	YRS		
Phil Paul	Richmond	VA	BDRSurvey@aol.com	YES		

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Kira Karwacki	Richmond	VA	KiraKarwacki@gmail.com			
Nina Joseph	Henrico	VA		yes		
GEORGE MARTIN	Richmond	VA	GRM1600@YAHOO.COM	YES		
Ernst Arnold	Richmond	VA	acearnold4648@gmail.com	NO	NO	NO
Nick Ziefman	Richmond	VA	NICKZ@MYC4U.NET	NO		
Tressa Meier	Richmond	VA	tressa.meier@vcahealth.org	YES	NO	NO
Annie Collins	Arlington, VA	VA	anniec94@hotmail.com	Yes		
Jenna Guthrie	Richmond	VA	guthrie.jenna@gmail.com	NO		
Whitney Guthrie	Henrico	VA	Whitney91013@gmail.com	NO		
Liz Shumate	Richmond	VA	lizardshumate@gmail.com	yes		

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Paul Hingley	Richmond	VA	phincker@hotmail.com			
Michael Eppaly	Richmond	VA	3shot@verizon.net			
J.D. Logan	Quinton	VA	tdloganfighter@gmail.com			
Charles Lillian	Amelia	VA	h11373@tds.net			
Rusty Dean	Richmond	VA	mholean@aol.com	✓		
Alex Baker	chester	VA	Alexbaker118828@gmail.com			
Clyde Madden	chesterfield	VA				
Jayland White	Amelia	VA	Jaylandwhite16@gmail.com			
Noah Thurston	Powhatan	VA	noah.thurston2@gmail.com			
Billy Thurston	Powhatan	VA	Fthurston@TSS1911.com			

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Xenkita Carlene Jackson	Richmond	VA	carlene@carlenecan.com	✓		
Ryan Wolf	Richmond	VA	ryanwolf13@gmail.com	✓		
Jessica Sims	Richmond	VA	jessicaleesims@gmail.com	✓		
Michael Sims	Chestertield	VA	mike.sims@verizon.net	N		
Jordan Paradise	Waterbury CT	CT	Jordan.JP15@gmail.com	✓		
Shawn Lawlor	Simsbury CT	CT	slawlor47@gmail.com	✓		
Kevin Thomson	Richmond	VA	kthomson@willowoaks.org			
Shayna Sweezy	Richmond	VA	shayna.sweezy@gmail.com	X		
Evan Trebar	Richmond	VA	evantrel@gmail.com	X		
LUCY TREBOUR	RICHMOND	VA	LUCY1205@GMAIL.COM	X		

Keep Manchester Livable – Oppose Massive Apartment Complex

The undersigned concerned citizens urge the Richmond Planning Commission and City Council to deny the Special Use Permit filed for 301 W. 6th Street. Additionally, the city must study the impact of the massive project on traffic, parking, general congestion, lighting, and the viewshed before even considering the SUP.

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Mac Strange-Boston	Richmond	VA	cmacsb173@gmail.com	yes	no	no
Ellie Strange	Richmond	VA	ellie.evertz@gmail.com	Yes	X	X
Marilyn Breslin	Chesapeake	VA	marilyn.breslin@gmail.com	yes	X	X
Margaret Sims	Chesapeake (Midlothian)	VA	yes-fan.23114@hotmail.com	yes		
Rick Jones	OHIO	OH	rickjones.25@gmail.com	X	X	X
MIKE ROZOFF	FREDERICKSburg	VA	coachko2@verizon.net	✓	no	no
Ryan Powers	Richmond	VA	r386@live.com	✓	✓	no
Gary Hissias	Richmond	VA	ghiss.ns1002@aol.com	✓	X	X
Ian Treban	Richmond	VA	IanTreban@gmail.com	✓	X	X
De Lubow	Richmond	VA		X	X	X

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Haley Bursinger	Richmond	VA	haley00311@gmail.com	✓	NA	NA
Paige Arnold	Richmond	VA	arnoldpc17@gmail.com	✓	NA	NA
Sarah Kirkey	Richmond	VA	sarahkirkey@gmail.com	✓	NA	NA
Annika Clifford	New York	NY	A.cliff167@gmail.com	✓	NA	NA
Haley Lavach	Ashland	VA	hlavach8786@gmail.com	✓	N/A	N/A
Alex Spruill	Richmond	VA	pearlvision@yahoo.com	✓	N/A	N/A
Cameron Foster-Parker	Richmond	VA	cameronFP@gmail.com	✓	N/A	N/A
Haley Romacz	Richmond	VA	Haleybug1@icloud.com	✓	N/A	N/A
Jon Darden	Richmond	VA	Darden.96@gmail.com	✓	N/A	N/A
Sam Batteak	Richmond	VA	heytherekya@gmail.com		N/A	N/A

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Paige Derby	RVA	Va	pderby@siteone.com	yes	NO	NO
Ethun Robertson	Richmond	VA	pderby@siteone.com	yes	No	No
Emily Rafferty	Richmond	VA	rafferty.emily2@gmail.com	yes	NO	No
Mallory Hodge	Richmond	VA	malloryhodge@msn.com	yes	NO	NO
Andrew Piner	Richmond	Va	rupiner6@gmail.com	Yes	Yes	Yes
Jonathan Parker	Highland Springs	VA	jonathanparker94@gmail.com	Yes	No	No
Dana Parker	Highland Springs	VA	danaparker1017@gmail.com	yes	NO	NO
Christina Debonis	Poughkeepsie NY	NY	Cdebonis90@gmail.com	yes	NO	NO
Jennifer Martins	Poughkeepsie	NY	JMartins914@aol.com	YES	NO	NO
Christina Martin	Wappingers Falls	NY	cmartins@thalleindustries.com	yes	NO	NO

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Kevin Tuskey	Henrico	VA	kctuskey@gmail.com	Yes	No	No
Andrew Lee	Glen Allen	VA	gpfldp@yahoo.com	Yes	No	No
MIKE MOORE	MIDDLETON	VA	PAINTEDGARDEN@PAINTEDGARDEN.COM	YES	No	No
Brett Shugrue	Henrico	VA	bwshugrue@gmail.com	Yes	No	No
DAVE HAMILTON	Henrico	VA	hokieholly01@comcast.net	YES	No	No
Sidney Glasco	Richmond	VA	Sidney.glasco2019@gmail.com	Yes	No	No
Cindy Barton	Richmond	VA	bartonbelle@yahoo.com	Yes	No	No
Lacey Castellano	Charlotte	NC	spacey119@hotmail.com	No	No	No
Kate Snowa	Richmond	VA	Kate.Snowa@gmail.com	Yes	No	No
Mitchell Person	Manassas	TN	WUU1050@gmail.com	No	No	No

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Rachel Dunaway	Richmond Richmond	VA	nacheldunaway6@gmail.com	yes!	No	No
Harlan Wilkins	Richmond	VA	harlanwilkins@gmail.com	yes	No	No
Sheila Newman	Richmond	VA	sheeler.newman@gmail.com	yes	yes	no
Aubrey George	Richmond	VA	georgeaubreyb@gmail.com	yes	no	no
Carol Wilder	Richmond	VA	1moser@AOL.com	yes	no	no
Bruce Stoneman	Richmond	VA	kts-bruce@virginia.net	no	no	no
Jordan Davy	Richmond	VA	davyjk9@gmail.com	yes	no	no
Savanna Salassi	Richmond	VA	SLSALASSI@gmail.com	yes	no	no
Robert Frasher	Richmond	VA	rdfrasher3@gmail.com	yes	no	no
Dianne Fore	Farmville	VA	dianne_fore@yahoo.com	No	No	No

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Edward Stone	Mechanicsville	VA	Edward.F.Stone@ML.Com	Yes	No	No
Legue Robinson	Henrico	Va	LarueR@gmail.com	No	No	No
Zachary Boltz	Charlotte	NC	zacharyboltz@gmail.com	No	No	No
James Snow	DELTAVILLE	VA	clm.snow@gmail.com	YES	No	No
Mary Virginia Scott	Henrico	VA	mrbscott@gmail.com	No	No	No
Nick Boltz	Ashland	VA	nichrotz@gmail.com	No	No	No
Andrew Lopez	Richmond	VA	andrew.lopez1986@yahoo.com	No	No	No
Stanley Gongo	Doswell	Va	SIRGongo@outlook.com	No	No	No
Robert Woods	Chickadee	VA	randmwa@verizon.net	No	No	No
Kim Borchard	Richmond	VA	Kcborchard@gmail.com	No	No	No

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Chris Beach	Richmond	VA	CBeachRVA@gmail.com	✓	✓	✓
Chris Killorn	Richmond	VA	WCKillorn@gmail.com	✓	✓	
Mike Duffy	Rich	VA	IamDuffy2000@gmail.com			
James Schleicher	Richmond	VA	schleicherj@gmail.com	✓	✓	
KEITH WILSON	RICHMOND	VA	KEITH.WILSON@va.gov	✓		
Thomas Windbick	powhatan	Va	tm.windbick@gmail.com	✓		
Emma Grassi	Richmond	Va	Emgrassi19@gmail.com	✓		
Angele Rone	Richmond	VA	roneam@vcu.edu	✓		
ROBERT JOHNS	WASHINGTON	DC	bobj5@msn.com			
Sofia Abuzobaa	Richmond	VA	sofia.abuzobaa@gmail.com	✓		

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Daniella Haddon	Richmond	VA	daniellahaddon@gmail.com	✓	X	X
Barley Wilson	Richmond	VA	wilsonbels11@gmail.com	✓	X	X
Joanne Beach	Richmond	VA	joannekbeach@gmail.com	✓		
Julia Olson	Richmond	VA	julia.olson@worldloud.com	✓	X	
Susan Feeley	Richmond	VA	B4WAKEOFF@gmail.com	✓		
Elizabeth Wynn	Pawhan	VA	holthoussie@aphro.com	✓		
Pete Olson	Manchester	VA	OBtOlsons@hotmail.com			
Renee Duffy	Henrico	VA	renee.duffy@hotmail.com			
Laura Olson	Richmond	VA	obxolson@hotmail.com	✓		
Cabell Windbiel	Pawhatan	VA	cabell.windbiel@gmail.com	✓		

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Name	City	State	Email	Keep Me Informed?	Write Personal Letter?	Speak at City Meeting?
Stephanie Olson	New York	NY	stephngolson@icloud.com	✓		
Kim Wilson	Richmond	VA	ktwilson@comcast.net	✓	X	X
Chris Wilson	Richmond	VA	christopl.wilson@comcast.net	✓	X	X
Jacqueline Kulas	Richmond	VA	JKulas1@gmail.com			
Chad Kulas	Richmond	VA	ChadKulas@yahoo.com			
Ginger Killorn	Richmond	VA	gingerkillorn@gmail.com			
Trevor Killorn	Richmond	VA	trevorkillorn@gmail.com			
Ray Olson, Sr.	Powhatan	VA	rayolson36@gmail.com			
Lorayne Olson	Powhatan	VA	lorayne.olson@gmail.com			
Ray Olson Jr.	Richmond	VA	ray@rayolson.net	✓	✓	✓

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Kaile Dovel	Richmond	VA	kaileadovel@gmail.com	✓		
Declan Young	Richmond	VA	declan.c.young@gmail.com	✓		
Tess Murphy	Richmond	VA	tkmurphy95@aol.com	✓		
Erin Puryear	Richmond	VA	epuryear@odec.com	✓		
Royce Brooks	Richmond	VA	royce.brooks06@gmail.com	✓		
Antonia Hite	Richmond	VA	achite3@gmail.com	✓		
Kirby Jordan	Sandy Hook	VA	KirbyKriz@gmail.com	✓		
Aryn Baldwin	Henrico	VA	josephryanbaldwin@gmail.com	✓		
Pete Fagan	Henrico	VA	PeteFagan3@comcast.net	✓		
Jack Kiser	Henrico	VA	J.Kiser@att.net			

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TREVOR O'BRIEN	POWRATAN	VA	trevor.obrien1998@gmail.com			
CLARENCE WALTERS	Powhatan	VA	NONE			
KAREN GOTT	Richmond	VA	kdgott@verizon.net			
James McCracken Zulu	Richmond	VA	JM5MCCRACKEN@Gmail.com	BOTH	ABS	06/14/06
John Wise	Richmond	VA	JOHN.DANIEL.WISE@yahoo			
Joe Edwards	Richmond	VA	none yet			

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- [illegible]

Comments from Online Petition Signers

Shelley

This is an outrage! I have lived in Manchester for 5 years and love everything about it, including the views. If this company decides to put up this eye sore, it will massively affect the landscape and businesses surrounding it. Not to mention it will increase rental prices and parking will be a nightmare. I'm not at all for this and as a resident of the neighborhood, I would feel ashamed and disgusted. There is plenty of space for a project of this sort without destroying the surrounding neighborhood and its beauty. We have already seen too much gentrification in this area and it's becoming less desirable to live here. If the city council cares even minutely about the people of this neighborhood, as opposed to lining the pockets of a corporate entity, they would fund less boring and redundant ways of city development. They have already bulldozed a community garden for the sake of other corporate entities. Where is the passion and respect for the people of Richmond and this community? Not cool, Richmond, not cool.

Bill

We cannot allow developers to continue to distort truths when it will impact our beautiful city.

Natalie

As a citizen of Richmond and a frequent visitor of the Manchester neighborhood, I vehemently disagree with the proposed 17 story apartment building that may be built by Legend brewing and 6th street.

Sara

As a frequent visitor who invests in the Manchester area, this is a very disappointing development. I strongly urge the Council and relevant boards to reject the current application.

Joe

The previously approved SUP was for a project half this size. The only reason for this massive development is to cover the extremely high land cost the developers paid. This project will be located at the corner of two dead-end street creating major traffic issues. The design is similar to office buildings not residential structures, no balconies or any relief from the massive, boring facades.

M. Kirk

Green-lighting this mammoth project without conducting even the minimum due diligence required would be a terrible mistake and would risk causing irreparable harm to the burgeoning Manchester community. This is not a medium-scale project by any stretch of the imagination. To place such a massive, dense development on a dead-end street is to ensure all sorts of traffic nightmares and an erosion of the neighborhood attributes that attracted many of us to Manchester in the first place. Please do not approve this Special Use Permit.

Tricia

Totally out of scale. Creates a river canyon of concrete. And UGLY on top of it all. Not my liveable Richmond, Virginia

Johnny

I am sick of huge companies coming in to stroke Richmond's ego for special permissions like this. This city has become unaffordable in the past 8 years, and it's due in part to giant "luxury" places like this. We need affordable housing that maintains Richmond's culture and doesn't displace people who have lived here for years. Please do not allow this monstrosity to be built in Manchester.

A.

Horrible idea with horrible impacts all the way around.

Patti

I am opposed to this development with 3 16+ towers and more than 550 units. This will overwhelm and strain the infrastructure in Manchester, which is already stressed due to the amount of development within the area.

Stephanie

We need impact studies for green space, traffic, needed amenities for the area.

Michel

If developers require space to put in a massive residential complex; it seems that there are plenty of communities/areas that could use reclamation/gentrification and are otherwise available without putting up a monstrosity that will destroy the view and value of most of Manchester (which just recently began to recover).

Leslie

I care about the complete lack of outdoor gathering spots in this community and feel passionately that City Planning needs better balance community needs and developer wishes. I have yet to see anything to benefit the community in this proposal.

Julie

I oppose this development.

Thomas

Relocate that to the Diamond area.

Stephen

The one thing that makes Richmond special and attracts them to this city is open space near the River. This must be maintained no matter the short-sighted monetary motives against preserving this buffer zone. The current distance of projects from the river is acceptable but any closer and bigger, encroaching and imposing of new projects would make the area unattractive. There are plenty of areas needing developments in Richmond City. This is not one of them.

Gretchen

This will only drive prices up in the area. Affordable housing is a big problem that is continuously being exacerbated by expensive and poorly built apartments. In addition, this specific building would hurt a local business and Richmond staple. Sounds like a big money grab purposefully hurting the community.

Joel

Not enough space for that bs.

From: [PDR Land Use Admin](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: 301 w 6th st.
Date: Tuesday, June 6, 2023 2:42:18 PM

From: Jack Pearsall [mailto:pearsallaw@comcast.net]
Sent: Monday, June 5, 2023 10:04 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: 301 w 6th st.

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.

We on the riverfront in Manchester are opposed to the mega towers being proposed by Avery Hall.

They are huge, one at 17 stories and two at 16 stories, exceeding the existing, most liberal zoning in Richmond (RF 2) allowing 13 stories by right. The SUP will allow each tower to be 18 stories. This will be the largest residential project in Manchester, existing or planned. Views of the river and downtown, which the Richmond 300 plan and RF2 zoning require and which induced many to live in Manchester, are blocked between McDonough and Perry Streets all the way up the hill to 11th Street, even from public streets. The opposite view of Manchester from downtown will forever be of the angry finger.

With 553 units, on a dead end, pouring into narrow streets without traffic lights, Manchester will be clogged with traffic. And this project will come online when the Mayo Bridge is closed for construction.

Street parking is already nonexistent, and they provide onsite parking for only one car per unit. Most households have more cars. Moreover, if they are not requiring tenants to pay for parking, the natural inclination will be to park on the street. (Our City may be unpleasantly surprised with its elimination of required onsite parking. We are nowhere near the density of the big cities where city dwellers have already given up their cars.)

There is little greenspace. Buildings come up to the former 6th Street, which they have agreed to make available as a public way in the future and not as a greenspace.

I urge you to make a site visit. This is city planning at an extremely crucial point, which will also set a precedent for the rest of the City. The RF2 zoning existed when the City began to emphasize density. But instead of revising the zoning code, it has relied on special use permits repeatedly to disregard zoning on which people have relied. I hope this City has not abandoned all sense of neighborhood in encouraging density. What makes Manchester “hotter” than Scott’s Addition is its spectacular views, which every advertisement and commercial uses nowadays.

I urge you to keep the guidelines which were carefully thought out before the recent rush to “densify”.

Thanks.

Jack Pearsall

804-644-5491
513 West 7th Street
Richmond, VA 23224

From: [PDR Land Use Admin](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: Support for the 301 West 6th Street Apartment SUP (ORD. 2023-157)
Date: Tuesday, June 6, 2023 2:42:24 PM

From: Austin Hobson [mailto:hobsonal2@gmail.com]
Sent: Monday, June 5, 2023 10:16 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Support for the 301 West 6th Street Apartment SUP (ORD. 2023-157)

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Hello Planning Commissioners,

My name is Austin Hobson and I am a resident of the city and I am sending this email to show support for the plan to create apartments in Manchester at 301 West 6th Street. I know that there has been some pushback against these recently so I wanted to make sure that this commission and city council knows that there are plenty of people on the other side supporting this and increased housing all over the city.

Let me be frank, there is a housing crisis in this city and across the country (something officially declared by the city government) . I'm certain you all are aware but one of the tools we have to combat this is to build new housing. This should be happening everywhere we can including Manchester. I have applauded Avery Hall for their work with the community to address their concerns and I think they have been more than charitable in their concessions.

With all due respect to the "concerned neighbors" who are bringing up things like neighborhood character and "view-shed" concerns, this is an empty lot that is currently used by no one for recreation or otherwise. How much neighborhood character is that bringing? Besides, in my opinion the designs look great and will breathe additional life into the area. It will also be fantastic for all of the new businesses that are opening in Manchester, I am sure they will love the foot traffic that a development of this scale will bring.

To summarize, myself and plenty of other people support this project as is and hope that it is approved (and without any changes to building height, the off-street parking, or the offset in general). This is a wonderful plan to breathe additional life and walkability into Old Town Manchester. Please don't let the most vocal critics (of which there are far less than people who support this project) once again deny this desperately needed housing in our city.

Thank you,
Austin Hobson