

February 12, 2026

The Honorable Kenya Gibson
Councilmember, Third District
Richmond, Virginia
Kenya.gibson@rva.gov

Re: Two VUU SUPs, 2410-2416 Brook Rd and 1209 Overbrook Rd

Dear Councilor Gibson:

The Edgehill Chamberlayne Court Civic Association (ECCCA) is in support of the two Special Use Permit applications by Virginia Union University for their proposed developments at 2410-2416 Brook Road and 1209 Overbrook Road.

In addition to a presentation last summer by a representative of VUU that covered this project, members of our executive committee met with representatives of the project, Preston Lloyd (Williams Mullen) and Grant Neely (Virginia Union) to receive an updated presentation with details of the project on January 4th, 2026. We had a positive meeting and executive committee members were able to ask questions and voice concerns.

We appreciate that VUU and the development team have been responsive to community input, particularly in the preservation of Richmond Community Hospital. We understand that the hospital will be preserved but that its development is not subject to this phase of development or included in these SUP applications. We are also appreciative of the additional design details added to 2410-2416 Brook Road, to make the building blend better with the cadence of the existing built form in the neighborhood.

Neighbors are of course concerned with new residents taking street parking spaces from existing residents, and we look forward to working with you and the City to create a parking district throughout the ECCCA boundaries to mitigate this and other new developments. Additionally, we encourage the City to improve pedestrian infrastructure in the area to keep existing and future residents safe.

Please feel free to contact me with any questions.

Best Regards,



Anne

Anne Darby, AICP
President, Edgehill Chamberlayne Court Civic Association
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eccca.rva@gmail.com
804-437-0653

Cc:

Madison Wilson, City of Richmond PDR, Nicole Ryan, ECCCA Vice President, Patrick Kemp, ECCCA Treasurer, Tracey Oliver, ECCCA Recording Secretary, Anj McLain, ECCCA Corresponding Secretary, Harris Wheeler, ECCCA Chaplain

Outline of Opposition to Rezoning at Brook and Overbrook

From Jeff Ashworth <ashworthjeff@gmail.com>
Date Tue 8/11/2026 9:31 AM
To PDR Land Use Admin <dcdLandUseAdm@rva.gov>

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To whom it may concern,

I'm writing regarding the proposed rezoning and development along Overbrook Road. At this point, I oppose the proposal as currently outlined, but there is one change that would go a long way toward earning my support: **the parking lot should be accessible only from W. Graham Road, facing VUU, rather than from Overbrook Road.**

For me, as a resident on Overbrook with a young child, this is the biggest issue with the current plan.

Our neighborhood has previously asked the City to install speed bumps on Overbrook because, despite being a residential street, vehicles routinely travel 35–45 mph. We were told that was not possible because emergency vehicles rely on Overbrook for rapid access across the city.

If Overbrook therefore needs to function as a relatively unobstructed emergency route, adding a parking-lot entrance there seems particularly concerning. Fast-moving through traffic, vehicles slowing or turning into the lot, cars parked along the street, and limited sight lines could create an unnecessary safety hazard.

The proposed amount of parking also seems dramatically insufficient for the scale of the housing being proposed. My understanding is that the project would include 100 residential units but not even half that number of parking spaces. Even allowing for residents who do not own cars, that imbalance seems likely to push a significant amount of vehicle parking onto the surrounding streets.

On Overbrook in particular, that creates another problem. This is not simply a quiet residential street where additional curbside parking would be an inconvenience. It functions as a connector for EMS services and is also a vital artery for the MTAA.

A substantial increase in street parking could narrow sight lines, create additional congestion, and make an already complicated traffic situation worse. These facts give me pause as a father, and I hope the committee can see the bigger picture.

That concern becomes even greater with the planned Fall Line Trail. A driveway crossing the trail would introduce another conflict point between cars, cyclists, and pedestrians on a street that already has traffic-safety challenges.

If the parking lot can instead enter and exit from W. Graham Road — and if the overall parking plan can better account for the number of residential units being proposed — I think the project becomes substantially easier to support.

There are two additional issues I hope Council will address as the proposal moves forward.

First, the property currently has substantial tree coverage, including six large oak trees that are approximately 100 years old. My understanding is that roughly 60% of the site is currently covered by tree canopy. Those mature trees provide shade and cooling that newly planted trees simply won't be able to replicate for decades. I would strongly

encourage the City to require preservation of as many mature trees as possible, with a final canopy commitment equal to or greater than the site's existing coverage, using appropriate Richmond-native species for new plantings.

Second, during community outreach, the developer indicated that neighborhood residents would have access to a gym inside the historic hospital. I would like to know what Council can do to ensure that promise survives beyond the approval process.

Ideally, community access would be incorporated into an enforceable agreement that clearly establishes who qualifies, hours of access, how long the commitment lasts, who is responsible for operating and maintaining the facility, and whether the obligation continues if the property changes ownership or management. If the gym is being presented as a community benefit of this development, residents should be able to rely on more than a verbal promise.

I'm not opposed to responsible development of this property. I would like to see it succeed. But I also think this is the moment to make sure the project is designed in a way that protects neighborhood safety, preserves the mature tree canopy we already have, and delivers the community benefits residents were promised.

Most importantly, I hope Council will push for the parking-lot access to be moved entirely to W. Graham Road and take a closer look at whether the proposed parking capacity is realistic for approximately 90 new residential units. Those changes, more than anything else, would materially change how I view this proposal.

Thank you for considering these concerns.

Best,
Jeff Ashworth

Resident, 1212 Overbrook Road

Re: 1209 Overbrook Road

From Jeff Einhaus <jeff.einhaus@richmond.edu>

Date Thu 8/6/2026 2:52 PM

To PDR Land Use Admin <dcdLandUseAdm@rva.gov>

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Hello, I'm writing to express my opposition to the proposal below:

To authorize the special use of the property known as 1209 Overbrook Road for the purpose of a multifamily dwelling containing up to 100 dwelling units, upon certain terms and conditions.

I live on DuBois Avenue and this would add unsustainable density to an area without the proper traffic or safety infrastructure. We already have people flying down our quiet street to avoid congestion on Overbrook. This is a historic neighborhood with generational residents and families with young children. I've spoken to many of my neighbors who also oppose this special use.

Thank you,
Jeff Einhaus

Sent from my iPhone

Fw: Zone change Richmond Community hospital building 1209 Overbrook Rd

From PDR Land Use Admin <dcdLandUseAdm@rva.gov>

Date Mon 8/10/2026 2:58 PM

To Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>; Trump, Shaianna L. - PDR <Shaianna.Trump2@rva.gov>

From: Lisa B <lisa_annb16@yahoo.com>

Sent: Monday, August 10, 2026 12:27 PM

To: PDR Land Use Admin <dcdLandUseAdm@rva.gov>

Subject: Zone change Richmond Community hospital building 1209 Overbrook Rd

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"I would be supportive of this project if the parking lot were accessible only from W. Graham Road, facing VUU.

Our community has previously asked the City of Richmond to install speed bumps on Overbrook Road because, despite being a residential street, vehicles routinely travel 35–45 mph. That request was denied because the ambulance authority relies on Overbrook for rapid access across the city. Given that limitation, adding a parking-lot entrance on Overbrook creates a significant safety concern. Fast-moving traffic, vehicles turning into and out of the lot, and cars parked along the street could create dangerous blind spots and increase the risk of accidents.

This concern is even greater with the proposed Fall Line Trail along Overbrook Road. A parking-lot entrance would create an additional conflict point between vehicles, cyclists, and pedestrians.

I am also concerned about the project's impact on our neighborhood's heat-island effect. The development would remove six large, approximately 100-year-old oak trees, and the property currently has roughly 60% tree-canopy coverage. Mature oaks provide significant shade and cooling that cannot be replaced immediately by newly planted trees. I ask that the project preserve as many mature trees as possible and that the final tree-canopy coverage be equal to or greater than the current 60%, with new plantings consisting of appropriate Richmond-native species.

Finally, the developer promised during community outreach that local residents would have access to a gym inside the historic hospital. What can City Council do to ensure that this commitment is actually fulfilled?

Can community gym access be made a legally binding condition of the project approval, with the agreement clearly defining who is eligible, hours of access, how long the commitment lasts, maintenance and operating responsibilities, and what happens if the property or development changes ownership or management? We would like this commitment documented and enforceable rather than remaining a verbal promise made during the outreach process.

Overall, we support responsible development, but we want the project designed in a way that protects neighborhood safety, preserves our tree canopy, reduces heat-island impacts, and delivers the community benefits residents were promised."

It's only providing 46 parking spots for the 96 units and their guests, where other projects on hermitage provide an extra 100 spots, therefore we expect lots of congestion on our street, just like at hardywood.

I live directly across from the site and we park 2 cars across the street in front of our house. We only have room for one car in our back alley. I prefer to park in the front. If insufficient parking is available for apartment residents, I fear the entire block on both sides of the road will be packed with cars.

Lisa Burge
1234 Overbrook Road

[Yahoo Mail: Search, Organize, Conquer](#)