

Chamberlayne Industrial Center Association

August 7, 2023

Shaianna Trump
Associate Planner
City of Richmond
Department of Planning & Development Review
Land Use Administration
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Special Use (New)-2500 N. Lombardy Street
Richmond, VA 23220
N0000690022, SUP-123585-2023

Dear Ms. Trump:


The Chamberlayne Industrial Center Association held a group meeting in July with our members and representatives from Edgehill Chamberlayne Court Civic Association, Battery Park Civic Association and the Ginter Park Residential Association to hear the presentation from Mr. Jeff Geiger with Hirschler Fleischler regarding the proposed SUP at 2500 N. Lombardy Street.

As a result, the Chamberlayne Industrial Center Association has the following request of the applicant as a condition of obtaining our groups non-opposition to this project.

1. Provide a proposed street elevation which shows materials, colors, massing and the overall appearance of this building since it is adjacent to a neighborhood with single family homes.
2. Provide a rendering to include all sides of the building to illustrate the rear of the building including the raised pool area, the parking lot and the rear yard screening.
3. Provide the number and type of bedroom units proposed.
4. Provide a parking plan to address concerns about tenant parking overflow into the area of the existing single family homes, church and businesses.

The CICA has seen SUP presentations in the past and we were surprised that a rendering or bedroom count was not available with this proposed SUP. This SUP, if approved as presented, will be a monolithic giant adjacent to single family homes and businesses transforming North Lombardy Street into an area which would be more typical to Downtown Richmond.

We appreciate your service to the City of Richmond and our community and we look forward to your reply.

Sincerely,

David Kohler
President

cc: Council Member Ann-Frances Lambert
Council Liaison Kiya Stokes
Jeff Geiger-Hirschler Fleischler
Ann Darby, President-Edgehill Chamberlayne Court Civic Association

Anne Darby
2921 Seminary Ave, Richmond VA 23220
President, Edgehill Chamberlayne Court Civic Association
eccca@gmail.com
804-437-0653

Dear Planning Commission members:

Thank you for considering the stance of the Edgehill Chamberlayne Court Civic Association (ECCCA or The Association) on the One Parkwood, LLC mixed-use development project at 2500-2536 North Lombardy Street.

The ECCCA members have some small concerns about the details of the development, which I will list below. However, the majority of members are in support of development on Lombardy, and we do not stand in opposition to either the rezoning of the property to TOD-1 or the Special Use Permit to break the inclined plane across the alley from a residential district.

Mr. Jeff Geiger, representing the developer, gave a presentation on the project at our regularly scheduled September 27, 2022, ECCCA meeting, after which some community members asked questions. However, that meeting was sparsely attended and created more questions in the neighborhood, so we requested a second presentation, which Mr. Geiger gave at our March 28th, 2023, meeting. Prior to that meeting, Mr. Geiger met informally with myself and Patrick Kemp, then ECCCA President on February 27th, where we relayed concerns expressed at the September Association meeting and in informal conversations and correspondence between meetings.

Prior to the March meeting, we printed and delivered fliers to each home within the Association's boundary, requesting attendance at the March meeting. As a result, we had one of the best attended ECCCA meetings in recent years, and we feel confident that we have heard from all community members who wish to express themselves regarding this development.

The development team has been receptive to hearing and responding to our concerns in our conversations. However, because we know that we have no legal course for ensuring that these promises are kept, our hope is that by formalizing our concerns in this letter, it will provide the community with some sense of assurance that they will be.

The primary concern that residents on the 2500 block of Seminary and business owners on Lombardy have is about parking. Commission members may remember that a recent apartment built adjacent to the Chamberlayne Court neighborhood provided surface parking but then charged residents to park there, resulting in residents opting to park for free on the street and preventing many elderly residents from accessing street parking near their homes. With this experience in mind, the ECCCA has requested that One Parkwood, LLC and future property managers do not charge for parking. The development team has agreed to this and included this assurance in their March 28th presentation.

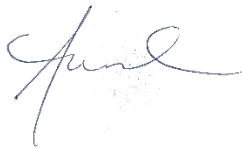
One business owner expressed concern that residents would park in his parking lot, preventing his customers from doing so and hurting his business. The ECCCA will continue to communicate with this business owner and help ameliorate, if possible, any issues that arise from new residents parking on his lot.

Residents expressed interest that any commercial use, particularly a café or restaurant, be a locally owned small business, rather than a chain restaurant, to encourage patronage from the adjacent neighbors.

In conclusion, though there are some small concerns, residents generally are receptive to new development, look forward to this first step in the transformation of Lombardy Street, and are hopeful that in cooperation with the developer and property management, this new use can blend harmoniously with the existing neighborhood.

Please let me know if you have any questions.

Best Regards,

A handwritten signature in blue ink, appearing to read "Anne", with a stylized, cursive script.

Anne

From: [igor.martic](#)
To: [PDR Land Use Admin](#)
Subject: Support / Pass ordinance number 2023-266.
Date: Friday, September 29, 2023 10:10:06 AM

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.

Email to inform you that I support and wish for the city to pass ordinance number 2023-266 - the more high rise density the better for RVA!

Igor

From: [Will Wilson](#)
To: [PDR Land Use Admin](#)
Cc: [RVA YIMBY](#)
Subject: RVA YIMBY - Letter of Support - ORD 2023-266
Date: Friday, September 29, 2023 7:12:51 AM
Attachments: [YIMBY Support - Ord. 2023-266.pdf](#)

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 afternoon -

Please see the attached letter of support in regard to the Special Use Permit being requested for the property at 2500 Lombardy Ave. in the 3rd District.

Could this letter be shared with the commission members and filed with the ordinance documents for ORD 2023-266 prior to the PC meeting on Monday 10\2?

I don't believe ORD 2023-271 covering the rezoning is on that agenda but it is companion legislation to the SUP pursued here so if this could be filed with that legislation as well it would be appreciated - thanks!

Thanks,
Will Wilson
Lead - RVA YIMBY