



March 16, 2018

VIA EMAIL: mark.olinger@richmondgov.com

Mr. Mark Olinger
Director, Department of Planning & Development
City of Richmond, Virginia
900 East Broad Street, Suite 511
Richmond, VA 23219



RE: Ordinance No. 2018-046, Conditional Rezoning of 1125 Commerce Road

Dear Mr. Olinger:

Upward Realty, LLC is in receipt of the above referenced Notice of proposed rezoning. By way of background, Upward Realty, and its sister company Ward Trucking, LLC (collectively referred to hereafter as "Ward") own and operate, respectively, the truck terminal at 1111 Commerce Road, which is directly beside property that is subject to the proposed rezoning and proposed residential development. The purpose of this letter is to share Ward's concerns regarding this proposed zoning change. As such, I respectfully ask that you take our concerns under advisement and make this letter part of the record.

Ward purchased its parcel in April 2007 and has operated from the facility since that time serving the freight needs of the Richmond area. We operate twenty-four hours per day, Monday through Friday, with reduced operations on weekends. We currently employ over 35 drivers, dock workers and office personnel at this location. Ward operates 20 terminals throughout the mid-Atlantic area and shares the same concerns as our trucking neighbor, Estes Express Lines, regarding having a residential development in such close proximity to our respective truck terminals. Trucking facilities are loud, brightly lit and heavily trafficked at all hours. As such, they do not typically mix well with residential use, especially during the night hours, which are our peak hours of operation with large trucks coming into and out of the facility and freight being received, sorted and prepared for delivery. Additionally, our facility has electric security fencing around the perimeter of our property, which includes such a fence installation on the property line shared with the proposed residential development. Where residential areas are in such close proximity to truck terminals, complaints of perceived unsightliness and noise – whether from electric security fencing, forklifts, back-up alarms, truck traffic, or even voices on the dock - are not uncommon. We are concerned that such issues will arise should these items not be given due consideration *prior to* any rezoning occurring. We ask all involved in this proposed rezoning to consider the potential issues addressed herein before any approvals are considered.

Ward has operated out of its facility – which is zoned appropriately – for over 10 years and should not be burdened with addressing or remediating any potential noise, lighting, traffic or any other complaints which could arise in the future should this rezoning and residential development occur.

We trust you will take our concerns into consideration. Thank you.

Sincerely,

Daniel S. Dillen
Director of Risk Management & Real Estate