

From: [Doug Allen](#)
To: [Lynch, Stephanie A. - City Council Office](#); [City Clerk's Office](#)
Cc: [Robins, Amy E. - City Council Office](#)
Subject: Support of ORD. 2024-180
Date: Friday, July 12, 2024 4:15:15 PM

Some people who received this message don't often get email from doug.allen757@gmail.com. [Learn why this is important](#)

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Hello,

Please support ORD 2024-180 which will bring much needed housing to the city.

Doug Allen
3125 Parkwood Ave
District 5

Sent from iPhone

From: [Janine Henley](#)
To: [City Clerk's Office](#); [Councilmembers](#); [PDR Land Use Admin](#)
Subject: Concern over ORD. 2024-180
Date: Sunday, July 21, 2024 1:32:29 PM

Some people who received this message don't often get email from janinehenley@gmail.com. [Learn why this is important](#)

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To Whom It May Concern,

My name is Janine Henley, and I live at 400 W 24th Street. I am very concerned about the potential development at McDonough and W 22nd (ORD. 2024-180)

While I am a huge proponent of affordable housing, I do not believe the proposal as is would benefit the future 266 residents or the current residents of Woodland Heights.

It is ridiculous that this future development would not have any access to Semmes Ave. There is a bus stop near the planned development that residents would have to walk a quarter mile uphill to access. This is not equitable for those who have mobility issues. There are also no sidewalks on McDonough for people to even walk on. We do not have the infrastructure for this, and this is a huge safety concern!

I am also concerned about the amount of traffic that this development would cause. West 24th is an extremely narrow street that would not be able to handle the amount of traffic 266 apartments would cause. This would be hundreds of extra cars each day on west 24th. There are already accidents on our street, and this future development would lead to more accidents causing frustration for both the future residents and my neighbors on west 24th.

Further, the developers in question have terrible reviews on their other properties. It does not seem that they will be using quality products. The land they are planning on developing has flooded before, and we do not want to see these apartments have a similar outcome. Is this really who we want building in our community?

I have not talked to one neighbor who supports this proposal as is. Please do not vote yes- we need to hold developers accountable for helping make our community the best it can be.

Thank you!

Janine Henley

From: [Justin Broyles](#)
To: [PDR Land Use Admin](#)
Cc: [Councilmembers](#); [City Clerk's Office](#)
Subject: Ord. 2024-180
Date: Sunday, July 21, 2024 1:49:55 PM

Some people who received this message don't often get email from justinbroyles1882@gmail.com. [Learn why this is important](#)

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To whom it may concern,

I am writing to express my frustrations about the proposed ordinance that will lead to the construction of up to 266 apartment dwellings on McDonough & W. 22nd Street. The fact that the Planning Commission passed the proposal as originally drafted is a deep disservice to the Woodland Heights neighborhood and the potential residents of these apartments. The current plan takes little into account for people with physical limitations, the infrastructure of the neighborhood, the changes to traffic in the neighborhood, and the lack of grocery stores in the area all mean that you are facing a vote on a proposal that will not benefit those it is intended to and negatively impact the existing community.

What parking will be available at the apartments for residents? Have you at all considered the track record of the developer? Have you at all considered the flood history of that property? As a resident on the corner of W 24th Street and McDonough I know the damage done to the trailer park community that used to be there thanks to flooding. Do you plan on putting these residents in harms way? These are all questions you need to answer before your vote tomorrow.

Frustratingly,
Justin Broyles

From: [Vaughn Garland](#)
To: [Jones, Nicole - City Council Office](#); [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#)
Subject: Comments on ORD 2024-180
Date: Monday, July 22, 2024 10:50:05 AM

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Nicole and Stephanie, thank you for your service. I am reaching out as a resident living next to the development under SUP review tonight. I am not against the development of this space because we need more affordable livable spaces. I have expressed concerns over the flooding in those areas but I reach out today with another plea for the city to step up and fix the infrastructure that will be the gateway into this development. For many years residents and neighbors of this area have begged city staff to address McDounough and Perry Streets between West 26th and West 22nd. These roads are dilapidated and were never fully completed or properly installed. (I believe we all understand why our Southside roads and infrastructure were never prioritized across the city.) We do not have curbs, stormwater drains or sidewalks on these blocks and we barely have a travel lane. In the image below you can see our “drain pipes” on Perry that have collapsed and the presence of a lone Stormwater drain meant to be connected to Perry but sits twenty feet inside a field of grass and away from the road. You can also see where the road width is meant to be but was never fully constructed. (The roads are missing and additional eight to ten feet of pavement in width.) These roads are truly pitiful. To see the city agree to add 200 plus more cars and then ask the elderly and handicapped residents of this new develop to walk or wheelchair their way up this road is, to say at least, infuriating. I personally know that residents have asked for road and sidewalk upgrades over twenty years and it pains us on the south side of Semmes to see the recent upgrades on existing sidewalks on the north side of Semmes but none on our side. Why is that? At one point a city staff told me in a community meeting that if the city fixed these two roads “they would not look like the rest of Southside.” I was stunned. We have also been told almost every year that the roads could not be fixed because the were not added to the “list of projects for the year”. Well, how do we add them? To move forward with this SUP and development without fully investing in how people get to these new spaces is disrespectful to the residents living in this future development and the people living along these streets. If you vote to move forward with this project please include a full rework of Perry Street and McDounough Street between West 26th and West 22nd street.

See images below and share my comments with your council colleagues. Let me know if you have any questions.

With Kindness,
Vaughn





From: [Jason Hendricks](#)
To: [Councilmembers](#); [Robins, Amy E. - City Council Office](#); [Lynch, Stephanie A. - City Council Office](#)
Subject: Ord. 2024 - 180
Date: Saturday, July 20, 2024 4:31:26 PM

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Honorable Council persons,

I ask you not to support this SUP for the following reasons. First an SUP is only to be utilized "where underlying zoning regulations cannot be met". Both are stated in the application of the SUP. An SUP should not be carte blanche to disregard every existing or adjacent zoning regulation, it should just used to solve the stated issue. In this case the developer stated the mixture of uses are the issue that cannot be achieved in the underlying zoning. Use the SUP to fix that, nothing more. The underlying zoning has a 35' height restriction, they should build to that. The remaining elements, height, setback, lot coverage and perhaps even single family vs. multi family can be reasonably achieved within the remaining zoning restrictions which would help be in agreement with the master plan. According to the master plan, New development, should "complement" and be "built to scale". Residential use can be done in many forms, the proposed does not compliment, nor is it built to scale to the surrounding single family 1 story bungalow to 3 floor attached single family homes. Afterall, all our neighbors invested in our neighborhood, with the limitations of a 35' height limit, specific setbacks and open yard requirements, why does this owner get to change the rules, at our expense. It should be noted that attached single family homes were once pitched to the neighborhood for this site by the same owner. The neighbors invested in their homes understanding these zoning limitations, why hasn't the current owner? We simply ask for limited use of the SUP, only changing to allow residential and maintain the existing height, setback, and lot coverage which is congruent with the adjacent neighborhood.

We also request that additional items which were stated to be included by the developer/owner, actually be included in writing in the sup. Two items include the requirements for a Gym and a Community Room and removal of the Billboard prior to completion of the project. Both of these items were stated would be provided but were not included in the SUP. This is important, with the development / approval of the adjacent Belle Heights townhomes SUP, the owner/developer promised front porches fronting on Semmes. The request from the neighborhood was intended, to allow more opportunity for neighborhood interactions. This was not written into the SUP, and none were provided. Instead a small stoop and a 4' high fence were provided, far from neighborly. We now ask that these stated intentions are in writing, all the time, otherwise they mean nothing.

Below is an in depth analysis on the project and issues noted above.

1. Exactly why a SUP is needed for this site. I was stated that it was required because multifamily is not permitted. **The applicant stated the SUP was needed to**

allow multi-family. There are many options for multifamily, not just a 5 story apartment building. According to the SUP application requirements, it should be used "In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations. " While it's clear to see the odd mix of Light industrial and Office/Service on 3 of the lots is incomparable, they all have a 35' limit. New development should comply with that. The remaining (and surrounding lots) are all Single family and have a 35' max height. There are single family zoned lots are comparable and buildable to be sympathetic with the surrounding neighborhood (as recommended in the masterplan - see 2) They theoretically should not be included in the SUP. The applicants wish to provide Multifamily, should be closer to both the the adjacent zoning and the existing zoning limitations, including, 35' max height. Setbacks including front and rear yards, Lot area, lot coverage and the like. should be closely aligned per the masterplan to the adjacent community. Multifamily and affordable comes in many forms, this project at this scale should be designed to meet the 35' height, but as proposed is not the right fit for these lots or for a neighborhood of Bungalow, one and two story homes, and townhomes.

2. It was stated by the developer that the city has determined this is in line with the Richmond Master plan. While the master plan does recommend affordable units and higher density, I feel both of which can be achieved in a way that also meet full masterplan requirements as follows. The Masterplan recommends future development "compliment existing" and be "built to scale" of the surrounding context, and be 2-4 stories, with taller only along major streets. (this project does not address the major street, it turns it back on it) Perhaps at a minimum it can be "built to scale" by following the existing the 35' height limits in the existing and surrounding zoning, and provide similar setbacks and separation between units. By example, Manchester has many buildings that are of scale, have 4-10 units, and closely resemble the scale and spacing of single family homes. The proposed mega block development is not in the spirit of the masterplan or the neighborhood development historic, or current development pattern. Further, Referencing the Future land use map which recommends Single Family and Neighborhood Mixed Use for these lots. The proposal does not wish to provide commercial, therefore Neighborhood mixed use should not referenced. That leaves Single family Residential. While the neighborhood is open to multifamily it should be designed to "compliment existing" and be "built to scale", neither of which this project achieves.

3. Who is handling the site and infrastructure work within the site? Will it be constructed by the same developer or contractors that are still working on Belle Heights? This is to prevent the ongoing issues seen at Belle Heights with regards to poor craftsmanship, poor design, faulty/not functional utilities, and un-presented deviations from the plan presented to owners and prospective buyers. These issues should be well known by the permitting staff, and our Councilperson. Issues persist well over a year and a half after the last home was completed. We are looking forward to functional streetlights.

4. A firm parking count per unit should be required in the SUP. Recommend 1.5 be required as that is the preferred and goal number that the applicant states as

successful in their past projects.

5. It should be clearly stated that the site stair be ADA and Code compliant for stair case, with flights and landings at 12' max. **This should be done anyway, but the rendering is not correct. Multiple landings will be needed.**

6. Presented examples by the developer include a hefty listing of amenities. The only proposed amenity is a Dog park. Presented examples provided by the developer include a Pool, Community room, Gym, business center, Onsite management and maintenance etc. Why can't these, which are typically available to market rate be provided to these neighbors. The developer has promised a Community room and a Gym, however these are not included in the SUP. A full listing should be provided in SUP, otherwise there is really no requirement for these as promised.

I ask that you not support the SUP as proposed. The SUP should be limited to resolving the various zoning uses, but not carte blanche to change everything to their liking. The existing height restrictions should remain. Further, the proposal is not in the spirit or the letter of the masterplan, it is a considerable deviation from existing, adjacent and sympathetic zoning in the immediate area. Lastly, there are missing promised amenities which are not required in the SUP, and therefore not enforceable.

Thank you for your consideration, and apologies, I'm not available to attend, as I'm out of town.

Thank you for your service to the City.

Regards,
Jason Hendricks

From: [Will Wilson](#)
To: [Nye, Kristen M. - City Council](#); [Siverd, Jr, Timmy M. - City Council](#)
Cc: [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#); [City Clerk's Office](#); [PDR Land Use Admin](#); [RVA YIMBY](#)
Subject: RVA YIMBY - Support for Ordinance 2024-180
Date: Tuesday, September 3, 2024 12:04:43 PM
Attachments: [YIMBY Support - Ord. 2024-180.pdf](#)

Some people who received this message don't often get email from will.h.wilson@gmail.com. [Learn why this is important](#)

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Council President Nye -

Attached is an organizational letter of support for Ord. 2024-180, concerning a development proposal in the 5th district, which is to be heard as part of the consent agenda in the upcoming council meeting on the 9th of September.

We would like this cover letter and the attached document to be stored with the Legistar item for this ordinance and shared with the rest of the council if time allows.

Thanks for your time,

- Will Wilson
co-lead at RVA YIMBY
<https://www.rvayimby.org/>



September 1, 2024

Council President Kristen M. Nye
Richmond City Council
900 East Broad Street
Richmond, Virginia 23219

Council President Nye,

On behalf of RVA YIMBY, we strongly support Ordinance 2024-180, which will allow for a proposed development in the Swansboro neighborhood to proceed. We urge swift approval for the following reasons:

1. Alignment with the R300 Land Use: The special use permit aligns with the 'Neighborhood Mixed-Use' designation in the Richmond 300 plan. The project revitalizes an underutilized infill location close to downtown, improving connectivity and safety along 22nd Street and throughout the site. Validating the vision of the Richmond 300 plan here is important so that the community vision is not drowned out by other voices.
2. Addressing R300 Housing Needs: The development provides 266 housing units, a significant portion of which will be affordable to those earning up to 60% of the region's median income. We want to emphasize, as did planning staff, Objective 14.3 of the Richmond 300 plan, which states an aim to create 10,000 affordable housing units within 10 years. Given recent economic challenges, it's crucial to seize every opportunity to meet this goal.
3. Encouraging Housing Abundance: Amid a housing shortage and uncertain development climate, promoting diverse housing options by easing regulatory restrictions is essential. Waiving the legacy zoning districts is a trivial technicality that makes sense for a progressive, forward-thinking city.

We urge the Council to support this ordinance and advance housing abundance in Richmond.



Your neighbors - Andrew, Joe, Will & Wyatt
City of Richmond Co-Leads

From: [Will Wilson](#)
To: [Nye, Kristen M. - City Council](#); [Siverd, Jr, Timmy M. - City Council](#)
Cc: [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#); [City Clerk's Office](#); [PDR Land Use Admin](#); [RVA YIMBY](#)
Subject: Re: RVA YIMBY - Support for Ordinance 2024-180
Date: Friday, September 6, 2024 10:48:52 AM
Attachments: [approve-housing-for-swansboro_signatures_202409060237.pdf](#)

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Council President Nye -

Appreciate the prompt intake and filing of our letter - in addition I'd like the following petition language and attached document to be added to the legistar item for Ord. 2024-180. The petition attachment collected additional public comment over this ordinance and those comments we would like displayed with the other material. Thanks and have a great weekend!

-Will

Richmond City Council,

68 people have signed a petition on Action Network telling you to Approve housing for Swansboro!.

Here is the petition they signed:

We, the undersigned, urge the Richmond City Council to approve the proposed development at 2300 Semmes Ave. This project will provide 266 new housing units, including affordable options, to the Swansboro neighborhood, helping to address Richmond's urgent housing shortage. By granting the necessary zoning adjustments, City Council can move forward on the Richmond 300 goal of creating 10,000 affordable units in 10 years and support economic growth in the area. With council elections approaching this fall, now is the time to demonstrate a commitment to housing solutions and vibrant communities. Please act now!

You can view each petition signer and the comments they left you in the attached PDF.

Thank you,

RVA YIMBY

On Tue, Sep 3, 2024 at 12:04 PM Will Wilson <will.h.wilson@gmail.com> wrote:

Council President Nye -

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We would like this cover letter and the attached document to be stored with the Legistar item for this ordinance and shared with the rest of the council if time allows.

Thanks for your time,

- Will Wilson
co-lead at RVA YIMBY
<https://www.rvayimby.org/>

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You can view each petition signer and the comments they left you below.

Thank you,

RVA YIMBY

1. Joseph Carlisle (*ZIP code: 23223*)

2. Justin Kay (*ZIP code: 23225*)

I pass by this on the way to and from work all the time; this is a really underutilized part of the city that would be a natural fit for denser housing.

3. Yi Liu (*ZIP code: 23225*)

4. Tyler Imanian (*ZIP code: 23220*)

5. Tyler Edelen (*ZIP code: 23225*)

I live near this location and support more dense housing in the area.

6. John Barclay (*ZIP code: 23220*)

7. Amy Traubert (*ZIP code: 23225*)

8. Clarissa Laws (*ZIP code: 23225*)

9. Mike Kozloff (*ZIP code: 23220*)

10. michael massengill (*ZIP code: 23227*)

11. Gabriel Worthington (ZIP code: 23223)

12. Hannah Miller (ZIP code: 23224)

13. Samuel Masse (ZIP code: 23220)

We need more housing and the city regulations is the problem to allowing more housing. We need Richmond to stay affordable to not become a soulless NOVA copy.

14. Molly Sayles (ZIP code: 23220)

15. Ben DeMaria (ZIP code: 23220)

16. Reilly Dearth (ZIP code: 23223)

17. Aidan Wren (ZIP code: 23224)

18. Alexander Brackman (ZIP code: 23220)

Denser housing is better housing!!

19. Keidra Douglas (ZIP code: 23223)

None

20. John Sauls (ZIP code: 23223)

Please prioritize housing, we cannot allow Richmond to make the same mistakes as other US cities.

21. Riley Champine (ZIP code: 23225)

22. kieran williams (ZIP code: 23225)

too many ppl in this city are homeless bc rent is too high. the more apartments we have the more affordable they become

23. Raul Gonzalez (ZIP code: 23223)

Be sure to have a good solution for any potential flooding in Swansboro

24. Molly Binder (ZIP code: 23221)

25. Peter Schenck (ZIP code: 23224)

26. Haley Loflin (ZIP code: 23235)

27. Roger Miller-kim (ZIP code: 23220)

28. Laura Miller-Kim (ZIP code: 23220)

As a constituent, I would like to see more affordable housing options in our area.

29. Lindsay Chapman (ZIP code: 23224)

Thank you

30. Nathan Neeley (ZIP code: 23227)

31. Zeke Brody (ZIP code: 23221)

32. Jenna Craig (ZIP code: 23221)

33. Matthew Schwenk (ZIP code: 23225)

34. Joseph Boyle (ZIP code: 23220)

35. Joshua Stover (ZIP code: 23222)

I'm all for more dense & affordable housing throughout the city and in all neighborhoods!

36. Jeremy Hoffman (ZIP code: 23220)

37. Sara Halpern (ZIP code: 23225)

38. karen Young (ZIP code: 23111)

39. Adam Mistler (ZIP code: 23219)

40. Jordyn Reid (ZIP code: 23223)

41. Kaitlin Knapp (ZIP code: 23294)

I currently live in Henrico but lived in the City of Richmond in 2020

42. Matt Spradlin (ZIP code: 23224)

43. Michelle Osborne (ZIP code: 23220)

44. Elizabeth Baranowicz (ZIP code: 23224)

45. Aryn Robinson (ZIP code: 23220)

46. Leslie Guevara (ZIP code: 23220)

47. Casey Flores (ZIP code: 23220)

I live a few blocks away and this is on my regular walking route. It'd be great to see this development happen as the land is currently used as a dumping ground for residents to discard literally anything.

48. Brian Bills (*ZIP code: 23220*)

49. Dylan Tipton (*ZIP code: 23221*)

50. Austin Hobson (*ZIP code: 23222*)

We are in a housing crisis and need more housing. The project is not too dense, we live in a city.

51. Grady Hart (*ZIP code: 23227*)

I generally support building more housing to help drive down prices, especially if there are affordability components. Since this requires an SUP, I hope the City will push for true affordable housing options to be included in this development.

52. Eddie Oliver (*ZIP code: 23222*)

53. Sarah Black (*ZIP code: 23220*)

54. Stephen Spencer (*ZIP code: 23224*)

55. Alex Nordheimer (*ZIP code: 27244*)

56. Robert Adams (*ZIP code: 23220*)

Richmond has a severe shortage of affordable housing. More housing, greater density is needed. Restricting housing development drives prices even higher. This plan seems reasonable - accomodates staff and community input.

57. William Rider (*ZIP code: 23221*)

More housing for all!! This is a valuable project for the Swansboro neighborhood AND the city!

58. Nelson Parker (*ZIP code: 23222*)

59. Lisa Aikins-Afful (*ZIP code: 23225*)

I live 1.9 miles away closer to The Veil and WHES. I have heard that the number of unhoused college students is on the rise. Not only do city residents need and want affordable housing, so do the students invited to enjoy our city as they pursue their studies. Let's make it happen!

60. Kieran Blakemore (*ZIP code: 23226*)

More housing!!!

61. Lance Warren (*ZIP code: 23223*)

I strongly support the proposed development -- not only because our city and region badly needs more housing, but particularly because this project includes affordable options. Earlier this year, Harvard's Joint Center for Housing Studies found that the cost of rent in Richmond relative to income locally is higher than in New York, San Francisco, or DC. Clearly, there's work to be done -- and this project moves us in the right direction.

62. Jennifer Crosland (*ZIP code: 23224*)

63. Natalie Wilson (*ZIP code: 23239*)

64. Conner Kasten (*ZIP code: 23220*)

65. Alex Boardwine (*ZIP code: 23220*)

Richmond needs more housing and this is an opportunity to address this critical need.

66. Jenn Summers (*ZIP code: 23222*)

67. Jordan Smith (*ZIP code: 23234*)

68. Carl Loseway (*ZIP code: 23234*)

Warren Jr., Richard A. - Clerk's Office

From: Elfreda Anderson <holdingon1@gmail.com>
Sent: Monday, September 2, 2024 9:51 PM
To: cityclerkoffice@rva.gov; Councilmembers
Subject: Reference: ORD 2024- 180

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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,

I am writing as a concerned citizen in the Hollands located at 2300 McDonough St, Richmond, VA 23225. It is my understanding that there are plans to build apartments directly next to my home and across the street. My concern is number one, I chose the end unit because of the windows and the option for natural light coming into my home. Also, the divider that would separate my property from the apartments. There is currently not a retainer wall there which is really needed due to the instability of the property itself. If these apartments are approved, it would eliminate my lighting and also, my bathroom is located on that side. I would feel really violated to open my window and someone is staring directly into my restroom. There is currently a ravine that separates the two properties and when it rains, there is lots of still water there. There is already a concern for my property washing away due to the rain. The amount of traffic that would now be coming in and out. People that work outside of their homes, such as myself, would not be a part of an unnecessary traffic jam. I have small grandchildren that frequent my home. Now I have a real safety concern. There was an accident within the past couple of weeks in front of the fire station on Semmes Avenue, which caused traffic to be redirected. There was a GRTC Bus barely making it through and I watched cars trying to come both ways. It was a mess. Not to mention cars speeding down the street. What about the sidewalk extension that is needed on both sides of the street making it safe for individuals to walk safely throughout the neighborhood? There is not enough parking even as a homeowner at my address. I would like to park my second vehicle in the front of my home because there is not enough room in the back for two cars because HOA says no parking on the grassy area outside of the yard. There are too many obstacles that between myself and others in the neighborhood would provide enough information that should be considered on this new project.

I would be more comfortable with seeing single family homes being built than an apartment building bringing over 200 people in to say the least. I feel that is not a well thought out process and no one is concerned about the people that are already in the community that are dealing with poor development by the builders as is. Affordable housing is needed but consider how the development and structure would cause more problems for the current foundation and underground issues that no one is talking about. I beg you to please consider revamping this project and consider the voices of your current residents.

Respectfully Submitted,

Elfreda Tyler-Anderson

From: [Justin Broyles](#)
To: prlanduseadmin@rva.gov
Cc: [City Clerk's Office](#); [Councilmembers](#)
Subject: Concern over Ord.2024-180
Date: Sunday, September 15, 2024 1:16:40 PM

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To whom it may concern,

I am again writing to express my concerns about the planned apartment construction project on 22nd and McDonough Street. The current proposal is sorely lacking in forethought of the affect it will have on the community and the potential residents.

This part of the neighborhood does not have the infrastructure needed to accommodate such a significant increase to the population. I have lived on West 24th Street for seven years and I know that this street will not be adequate to accommodate the car traffic that this project would likely add. There have been numerous accidents on this street due to the way people drive through our neighborhood this will only increase with this plan as is. The street is too narrow to accommodate parked cars and traffic traveling both ways. The sidewalks are also in a state of disrepair as well so pedestrians will also have an unpleasant experience trying to get to Semmes.

In addition the fact that this project will be in a known flood plain and the track record of the developers shows a lack of concern for the potential tenants that is frankly upsetting. I hope that these concerns can be addressed adequately before this plan goes anywhere.

Regards,

Justin Broyles

From: [Janine Henley](#)
To: [City Clerk's Office](#); [Councilmembers](#); [Robins, Amy E. - City Council Office](#); [Lynch, Stephanie A. - City Council Office](#)
Subject: Concern over ORD. 2024-180
Date: Sunday, September 15, 2024 12:51:28 PM
Attachments: [IMG_3822.HEIC](#)
[IMG_3821.HEIC](#)
[IMG_3833.HEIC](#)

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Dear Stephanie and City Council Members,

My name is Janine Henley, and I have lived at 400 W 24th Street for over 7 years. I am writing once again to voice my concerns about the potential development at McDonough and W 22nd (ORD. 2024-180)

I have many concerns about this development, including the fact that these apartments would be built on a flood plain. I lived on West 24th when the homes that were on this site flooded in the middle of the night- why would we even risk having this happen again? These developers have terrible reviews of their other properties and are not known for using high quality materials. Why would we want them building in our community and creating a dangerous environment for the residents? While Richmonders do need affordable housing, this is not the right location for these apartments!

I am also very concerned about the traffic these apartments would cause. Yesterday, as I turned right onto West 24th, I almost got into a head on collision. West 24th is an extremely narrow street and people park on both sides (see attached images). These near collisions are very commonplace, as people often race down West 24th. To think of building 266 apartments, whose residents would use West 24th as their primary connection to Semmes, is quite frankly irresponsible and dangerous. West 24th cannot handle the amount of traffic these apartments would generate- which would be about hundreds of extra cars a day. This is significant! The developers need to decrease the amount of apartments they are building, and even then, what sort of traffic calming measures does the city plan on implementing prior to these apartments being built? Prior to voting yes, a plan must be put in place for the safety of current and future residents.

As I mentioned in my last email, our streets do not have the infrastructure to support an additional 266 apartments. There are no sidewalks on McDonough street, and the ones on West 24th are falling apart, and uneven (see image). They are unsafe for everyone, but especially for handicapped and elderly residents. Again before voting, a plan must be put into place to fix these issues.

Finally, how does this plan not include a separate entrance to Semmes? This is paramount to helping the traffic be sustainable.

I have talked to many neighbors about this development, all with the same exact concerns. This project cannot be approved as is. There needs to be significant changes to this ORD before it can be approved. Stephanie and other City Council members, please take these considerations into account prior to voting!

Best,

Janine Henley

From: [Justin Broyles](#)
To: [Councilmembers](#)
Cc: [City Clerk's Office](#); [Lynch, Stephanie A. - City Council Office](#)
Subject: Concerns over Ord.2024-180
Date: Tuesday, September 17, 2024 6:50:50 PM

Some people who received this message don't often get email from justinbroyles1882@gmail.com. [Learn why this is important](#)

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Good evening,

Firstly, I want to express my gratitude to Councilwoman Lynch for organizing the Zoom call last night regarding the Ordinance I am writing about. It was positive to feel like I was able to voice concerns and know that I am not alone among my neighbors regarding many of these concerns over the plan as it currently is.

I did not, however, appreciate how Mr. Lloyd characterized many of these concerns as just being opposition to affordable housing. I am in agreement that there is a crisis in Richmond and most of this country over housing costs and I celebrate genuine attempts to address this issue. I also feel that affordable housing should mean that people should be able to live with dignity and have access to the amenities and infrastructure that would allow for that. Given the lack of these in the surrounding area, it would be extremely disrespectful to set up such a large community in a food desert with roads that barely accommodate the community as is.

I have lived on the corner of West 24th Street and McDonough and I know that this will be one of the main avenues of traffic regardless of what was said about the other supposed access points there would be for this community. There have been numerous accidents over the years on this street due to the narrow nature of the street. Often it is impossible to turn right on 24th off of Semmes if a car is coming out to turn onto Semmes. All of this is with the existing community's population. There has not been a Traffic Analysis for these important connection points for this plan and it cannot go ahead without one.

The current proposition says little about how these issues (that should be addressed regardless of this project) would be addressed. You would also be adding further congestion to Semmes Avenue which has already been a major area of concern for our community given the recent fatalities literally across the road from the site of this proposal. This project, as it stands, could add hundreds of cars to an area that is already struggling to support its existing community.

The fact that this is a food desert is another huge issue with this project. We have to drive a minimum of 30 minutes round-trip to the nearest grocery store. This back and forth would be a financial burden for car owners that potentially live at this location. For those that would rely on public transit, they would have to either take three flights worth of stairs to Semmes or walk up a steep hill on McDonough with no connecting sidewalks! If these apartments are supposed to accommodate people that need affordable housing, you are ensuring that these people will struggle to have access to nutritious food to feed themselves and their families. The scale of this project is completely unrealistic given these issues and as the plan currently

exists should not be considered viable until major specifics about how to improve the existing community or a drastic reduction in the planned number of units.

I hope that the council finds that these issues need to be urgently addressed before this plan can be approved and urge you to oppose this measure as it currently exists.

Sincerely,

Justin Broyles

From: [Janice Carter-Lovejoy](#)
To: [Council Liaisons; City Clerk's Office](#)
Subject: Ordinances 2024-180 and 2024-207
Date: Wednesday, September 18, 2024 11:41:10 AM

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September 18, 2024

To: Richmond City Council Members

Subject: Ordinances 2024-180 and 2024-207

I am writing to express my concern about a proposed development between Semmes Ave and McDonough St., including W. 22nd Street. The project is on Council's agenda for 9/23/24. I regret that I am unable to attend the meeting due to a schedule conflict.

The developer's plan is to build three apartment buildings as tall as 5 stories, with 130 units and surface lot areas for some parking. The proposed units will be classified as affordable, to give the developer financial incentives for the project.

Frankly, I'm appalled and embarrassed by the project. To allow this project harkens back to times when government practices grouped minorities in undesirable locations, in areas where oppression might be less obvious, and in areas where the "haves" will not share sidewalks with the "have nots". Richmond has been working hard and purposefully to break down prejudiced and classist practices. That must continue!

The property lies in a deep depression that was once a creek bed for Canoe Run. Essentially it is the equivalent of a 2-block x 2-block wide hole surrounded by steep slopes on three sides. The adjacent properties surrounding it are at street grade with Semmes Ave, mostly single family homes, many built over 100 years ago. The feeling I get when I walk past the vacant hole is that anything built there will be viewed consciously, or subconsciously, as substandard, as a "lesser than" place to live, and lower-class dense housing.

I favor developing affordable housing options, not warehousing. I favor accessible public transportation, not requiring seniors and physically challenged persons to walk 4+ blocks to a bus stop half of it up hill, or otherwise climb 30 steps up a steep hill for less distance to traverse to a bus stop. I favor integrating housing developments where diversity can be enjoyed and celebrated, not isolating people in buildings that are looked down upon (literally). I favor helping people build wealth through affordable home ownership, not trapping them in the cycle of renting at costs that leave no way to save money or build equity through ownership. I favor smart decision-making based on adequate research by traffic engineers, school planners, and listening to the community, not the developer's own interests. No recent traffic studies have been conducted, and no impact on the schools has been considered. Furthermore, this developer has made statements and promises that were untrue.

The housing markets in Woodland Heights and Swansboro have demonstrated that people want to buy in the area. These actions have contributed to stabilizing the neighborhoods. That's what I want city leadership to support.

Please vote NO on these ordinances. Voting no is NOT a vote against affordable housing – it is a vote for smart development that can still include affordable housing.

Sincerely,

Janice Carter-Lovejoy.

604 W 19th Street

From: [Jeremy Hoffman](#)
To: [City Clerk's Office](#)
Subject: ORD 2024-180
Date: Thursday, September 19, 2024 6:26:18 PM

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I fully support the project in ORD 2024-180. This will bring much-needed, true affordable housing to a part of the city with immense displacement pressure. Thank you.

--

Jeremy S. Hoffman, Ph.D.
Cell: (563) 349-3407

"Our species needs, and deserves, a citizenry with minds wide awake and a basic understanding of how the world works." - Carl Sagan

From: Vaughn Garland
To: Council Liaisons; City Clerk's Office; Councilmembers
Subject: My Address to Richmond City Council – Affordable Housing and 22nd Street SUP
Date: Friday, September 20, 2024 3:06:32 PM
Attachments: 9.5.2024 Semmes Ave Safety Meetingia.pdf
SEMME'S AVE SAFETY MEETING - 9.5.2024.pdf
c68908360772A1-4FE8-BE28-B760A180DC14.png

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Greetings, my name is Vaughn Garland, and I have been a proud resident of the 300 block of West 25th Street for almost 20 years. Let me begin by stating clearly: I strongly support affordable housing in Richmond. Too many families face housing insecurity, and it is critical that we all work together to address this. I commend the city for taking steps to help communities develop housing that is accessible and equitable. I also want to congratulate Greta J. Harris and the Better Housing Coalition on this week's groundbreaking in North Richmond. We need more developments like that one.

I love my small community on 25th Street, and I take great pride in Southside. It's a complicated area, but it's filled with people who are kind, genuine, and welcoming. We may seem rough around the corners, but that's because we've learned over the years that if we don't stand up for what's right, we'll be overlooked, forgotten, and often "othered." We know that sometimes we're left to fend for ourselves, so we hustle to make things happen. That's why I'm here today—because I need to continue advocating for Southside.

Let me tell you a little about my neighborhood. My wife and I have made so many memories on 25th Street. It's where we held hands for the first time, planned our wedding, and where our neighbors decorated our house to welcome our newborn daughter home. I'll never forget that day—rounding the corner to find our street full of neighbors celebrating with us. The first person who greeted me the day I moved into my house yelled across his fence "howdy neighbor!" We've built a family and community here, with longtime residents like Ms. Brandon, who has lived here since 1963 and is like a mother to me and to all of us. We take care of each other—that's what our community is all about.

But despite this love and support, Southside is complicated. My family and I have been traumatized by gun violence and screeching cars that are speeding through crowded streets. From our home, we hear gunshots almost nightly. After so many times of ducking for cover as our neighbors' homes are being shot at, I've become numb to it. How complicated is that? We have raised our voices about drug activity, traffic safety, and crumbling infrastructure, but nothing changes. I've witnessed deaths from speeding cars, overdoses, and even flooding in the old trailer park that once stood where this new development planned. We've met with elected officials, city staff, and traffic engineers to talk about these issues, yet the problems persist.

For nearly two decades, we've asked the city to improve the infrastructure along Perry and McDonough Streets between 22nd and 26th, and from Perry to Bainbridge. The roads were never constructed properly, and we desperately need them widened, with curbs and stormwater drainage added. Year after year, we're told there's no money, but maybe it'll be included in next year's budget. We have asked for trees to fight against the heat desert that we all feel daily. And yet, nothing happens.

Meanwhile, the Southside has seen tremendous growth, with developers coming in, buying up properties, and walking away with big profits, while the city's infrastructure and safety problems remain. Now, with this new development, we're expecting 100 more cars on streets that are already too narrow, with neighbors forced to walk in the roadway due to a lack of sidewalks. Our roads flood in storms and we've had multiple hit-and-run incidents because of the poor road conditions. And still, the developers are looking to maximize their profits, with no real commitment to addressing our concerns. Last week, in a virtual meeting attended by 47 neighbors, one resident asked the development's lawyer if a simple fence could be built between their properties to keep her backyard from becoming a cut-through from residents of this development. When Council Member Lynch posed the question to the developer's lawyer, the answer was a flat "no." That was frustrating to watch.

Council Member Lynch will detail the issues with this development, but I want to stress that City Council has a choice to make. You can either prioritize the profit of one developer or listen to the real, urgent needs of a close-knit, diverse, and supportive community. If you choose to support this development, then the city must address the infrastructure and safety concerns we've been raising for years. If you don't fix these issues, then this development's scope and size will only worsen the strain on an already struggling neighborhood.

I understand that the decision is complicated, but for the people who live in this wonderful, diverse community, I ask you to make the right choice. Represent the people, not profit nor lobbying power that comes with this plan.

We need affordable housing. But we need it done right, in a way that prioritizes the residents who live here now, and those who look forward to welcoming.

Thank you for your time and consideration.

With Kindness,
Vaughn Garland

McDonough Street between 26th and 22nd.



Perry Street between 22nd and 26th



SEMMES AVE
SAFETY MEETING

SEPTEMBER 5TH, 2024



REPORTABLE CRASHES

2024: 17 CRASHES YTD*

SEMMES/21ST – 1
SEMMES/22ND – 4
SEMMES/26TH – 2
SEMMES/31ST – 2

2023: 15 CRASHES (JAN - AUG)

SEMMES/21ST – 1
SEMMES/22ND – 2
SEMMES/26TH – 3
SEMMES/31ST – 2

*** INFORMATION PULLED FROM TREDS IS
DELAYED, BASED ON MOST UP-TO-DATE
DATA. TOTALS SUBJECT TO CHANGE.**

CITATIONS BY MONTH

2024

<u>MONTH</u>	<u>TOTAL</u>
JAN	18
FEB	70
MAR	14
APR	83
MAY	13
JUN	15
JUL	11
AUG	17
<u>TOTAL</u>	241

2023

<u>MONTH</u>	<u>TOTAL</u>
JAN	88
FEB	53
MAR	59
APR	48
MAY	26
JUN	19
JUL	19
AUG	19
<u>TOTAL</u>	331

- 114 TRAFFIC STOPS COMPLETED ON SEMMES AVE BETWEEN FOREST HILL AND COWARDIN



From: [Doug Allen](#)
To: [City Clerk's Office](#)
Cc: [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#)
Subject: Support for ORD 2024-180
Date: Saturday, September 21, 2024 11:45:20 AM

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Hello,

I support ORD 2024-180 which would bring 260+ new affordable homes to the city. It's incredibly hard to build affordable homes in the city, especially this central and in this close proximity to essentials like high-frequency transit and quality parks.

Please support ORD 2024-180.

v/r

--

Doug Allen
513 S Pine St
Richmond, VA
District 5

From: [Pippa Holloway](#)
To: [Councilmembers](#); [City Clerk's Office](#); [Council Liaisons](#)
Subject: McDonough SUP
Date: Monday, September 23, 2024 10:00:52 AM

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Greetings. Below are the remarks that I plan to make during the public comment at the council meeting tonight.

thank you,
Pippa Holloway
2510 Semmes Avenue

My name is Pippa Holloway and I live on the 2500 Block of Semmes Avenue.

I support affordable housing in Richmond, and I want affordable housing in my neighborhood. The diversity of our community on the South side of Semmes is amazing. I want this to remain a neighborhood where many kinds of people live and feel welcome.

The site planned for this development is currently a giant weedy area that is home to a flock of bluebirds, a hunting ground for hawks, fox dens, and more. In my dream world it would remain that, but I recognize the need for housing and the importance of sacrificing some urban greenspace to combat suburban sprawl.

We need affordable housing, but we do not need a giant 300 unit building plonked down with scant infrastructure.

This is a weird site. They are proposing a built into a giant gully. One side of the building fronts on to Semmes Ave. That sounds ideal, right? The problem is that you cannot access the building from Semmes. At all. You might imagine, say, a little pedestrian bridge from the building to the street? Nope. An elevator from the building to the street level? Nope. Residents of this building will have a lovely VIEW Of the bus and Semmes but very limited ways to access it.

To get to the bus and street front they have to exit the bottom of the building then walk two flights of stairs up the side of the hill. Except of course the residents who can't walk up two flights of stairs because they are elderly, disabled, have kids in a stroller, are carrying groceries, etc . Those folks will either walk several blocks down 22nd – a narrow road with no sidewalks that frequently floods – to get down to

th

Bainbridge. Or UP the hill on Perry – sidewalks on one side only – to 24 . Then down 24th to Semmes. Then, actually, down another hill to the bus stop at 22nd.

Apparently this plan meets ADA requirements, which is hard to believe. When I asked the developer what their plans are for elderly and/or disabled residents to access public transit on Semmes Avenue, they said that they figured most of those people would have cars. I do not know what planet they live on where lower income elderly and disabled people all drive their own cars.

I am worried about the implications for our neighborhood, but I am more worried about the folks that live here. The poor quality of the access to this site will make this feel like the kind of cheap, unplanned, half-baked project that we tend to offer to lower income people.

By all means develop this site. But develop it in a way that makes sense. Show us a plan that has infrastructure and a design that will work for the new residents of our neighborhood. This site cannot support his kind of density without better planning. The townhouses on this site, including the Maggie Walker land trust houses, are a fantastic addition to the area. Make this is a pleasant walkable area with town houses and greenspace. Build it as a place that will truly welcome residents.

From: [Elfreda Anderson](#)
To: [City Clerk's Office](#)
Subject: Affordable Housing Project concerns
Date: Monday, September 23, 2024 11:06:29 AM

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Good morning everyone!

Thank you Vaughan.

I am not able to be present but as you know I'm very concerned about access to my yard from the apartments being built along! That's really huge for me since I'm on the end of where they plan to build. There has to be a retainer wall to built to show consideration for my privacy and security.

There needs to be consideration for the amount of traffic that would now come to the area causing backup and safety issues as we have seen people speeding up and down McDonough. We need speed bumps. Additional space for parking as a homeowner and not have to battle with an apartment complex which will bring an influx of additional vehicles that are not a part of these units.

As stated previously living in the end I have natural sunlight that comes into my home and these apartments will from my understanding tower over my home and complete take away my privacy inside my home and lighting.

Outside of these things, Im concerned about everything that would affect my neighbors who have been here for many years!! There are situations that I am not up to par on that have been longstanding concerns for a really long time, and have not seen a resolve! In essence it would all how we all live and I hope that there can be some type of compromise that will allow us to feel like our community matters.

Praying for compassion and consideration.

2300 McDonough

Elfreda Tyler-Anderson (Monica)

Elfreda Tyler-Anderson (Monica)

From: [Richard Hankins](#)
To: [City Clerk's Office](#)
Cc: [Stephen Wade](#)
Subject: Public Comment Re: ORD. 2024-180
Date: Monday, September 23, 2024 3:50:26 PM
Attachments: [PSG Statement of Support - Semmes Ave Affordable Housing.pdf](#)

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Hello,

Please see the attached letter regarding Partnership for Smarter Growth's support for ORD ORD. 2024-180, with recommendations.

Best,
Richard Hankins
Executive Director
Partnership for Smarter Growth



Partnership for Smarter Growth
701 E. Franklin St. Suite 800
Richmond, VA 23219

To: Richmond City Council

9/23/2024

Statement of Support: ORD. 2024-180

We are supportive and encourage Richmond City Council to approve ORD. 2024-180 with recommendations, which would bring over 250 units of affordable housing to Richmond's Southside. Priced at 60% AMI, this development will provide much-needed supply to our rental market at more attainable prices than the market can and will provide. Adding to its affordable nature, the development would be served by both bus lines and bike lanes.

However, we also believe that the amount of parking and pavement is too much. We ask for a stronger urban design, especially so that children and residents have better access to green space on the premises. Plus, the amount of parking assumes that folks can and will own a car, which adds to both their cost-burden and the developer's.

Sincerely,

Richard Hankins

Executive Director