

Saunders, Richard L. - PDR

From: Jessica Jordan <jordancnm@gmail.com>
Sent: Wednesday, September 29, 2021 10:16 AM
To: PDR Land Use Admin
Cc: David Cooley
Subject: Ordinance No. 2021-254

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Dear Commissioners,

David Cooley and I own several rental properties along this corridor. We own 2100 East Broad St., 305 N. 21st Street, and 2105 East Marshall. We bought these buildings when they were derelict properties, and have made a huge investment in the quality of this neighborhood. All of our properties have at least one parking space per tenant.

Our main concern with this project is that adding this population density to this corner will create a parking and traffic nightmare. There is currently little on-street parking on 21st street. Because of the bus stops, and the turning radius of the buses, only one-third of this block has parking on it. There is no parking on this side of Broad Street as well for two blocks. Despite the fact that public transportation is readily available, and this block is a twenty minute walk from downtown, all of our tenants own a car, like many of our Church Hill neighbors.

We have followed the approval process with the Commission of Architectural review, but it is not clear how many units there will be, as well as how many parking spaces. According to the ordinance, it looks like there are 18 units, and 17 parking spaces. Where will a couple park their second car?

The height of the townhouses on 21st street is also disturbing. One can easily see how jarring the three story height of 2102-2104 East Broad St. is next to the two-story house at 2100 East Broad. Three stories does not conform to the mass and proportion guidelines. Broad Street has infill housing that is three stories, but 21st Street does not have anything over two stories.

Unless they can decrease the scale of this project, I am opposed to it. Church Hill is an old neighborhood with a distinctive character. I do not think this project at the gateway to Church Hill will honor that.

Sincerely,

Jessica Jordan
David Cooley
2910 Libby Terrace
Richmond, VA 23223