



Canterbury Enterprises

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Ord. No. 2018-046
1125 Commerce Rd
Support

March 19, 2018

Mark Olinger - Planning Director
City of Richmond - Division of Land Use Administration
900 E. Broad Street - Room 511
Richmond, VA 23219

Dear Mr. Olinger,

I am pleased to offer my support for the rezoning of 1125 Commerce Road. The development team, consisting of Tom Papa and Andrew Basham and Taylor Williams of Spy Rock Development, presented to me their plan to convert the existing warehouse on site to affordable housing units. The City of Richmond desperately needs new, high quality affordable housing - Mayor Stoney has made this one of his top priorities. The development team has a history of developing high quality housing in emerging areas such as Manchester and Scott's Addition. This property's proximity to other successful affordable housing developments, employers in Richmond's CBD, and the redeveloping Hull Street corridor make it a very good location for affordable housing. While the master plan calls for industrial uses for this site, the warehouse at 1125 Commerce Road is obsolete for modern industrial users and, if not redeveloped, is expected to be vacant in short order. The City of Richmond does not need another obsolete warehouse - it needs affordable housing. As such, I support this rezoning and the developer's plan to develop high quality affordable housing.

Best regards,

Gerald Burr, Jr.

Gerald Burr, Jr.

CC: Matthew Ebinger
Ellen Robertson
Lory Markham



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Karen J. Stanley

Programs of CARITAS
CARITAS Shelter
CARITAS Furniture Bank
CARITAS Works
The Healing Place

March 17, 2018

Mr. Matthew Ebinger
Secretary, City of Richmond Planning Commission
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

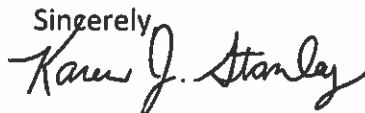
RE: Support for Rezoning of 1125 Commerce Road to B-6 Mixed-Use

Dear Mr. Ebinger,

CARITAS is an organization committed to breaking the cycles of homelessness and addiction. We have been a tenant at the subject property since 2009 and are a neighbor with property -- The Healing Place for Men -- located around the corner on Dinwiddie Avenue.

The proposed redevelopment of the property to high quality affordable work force housing is something we are supportive of despite the short-term disruption to our business. The longer-term plan for the property is more important and will help to further our mission by providing clean and safe housing that will be affordable to individuals and families making 60% of the Area Median Income.

Please express my support for this proposal at the Planning Commission hearing and to City Council. If I can be of any further assistance in this effort, please contact me at kstanley@caritasva.org.

Sincerely,


Karen J. Stanley
Chief Executive Officer

March 17, 2018

Mr. Matthew Ebinger
Secretary, City of Richmond Planning Commission
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

RE: Support for Rezoning of 1125 Commerce Road to B-6 Mixed-Use

Dear Mr. Ebinger,

I own 1120 Gordon Avenue, which is the 12.4 acres parcel adjacent to 1125 Commerce Road. I write to express support for my neighbor's request to rezone the property from M-1 to B-6. My property is comprised of light industrial warehouses and I am happy to see the beginning of a transition to mixed-use and more residential uses in the area. The proposed rezoning and the conversion of the building at 1125 Commerce Road to housing that is affordable to working class individuals and families will only improve the area and the aesthetics along Commerce Road.

As an existing industrial land owner, I see this conversion as a positive for the area and the City as a whole. I am hopeful that the industrial land use classification in the City's outdated Master Plan from 2001 will soon be revisited for this area as it has been for other parts of industrial Manchester and Scott's Addition.

Please express my support for this proposal at the Planning Commission hearing and to City Council. If I can be of any further assistance in this effort, please contact me at RichardSmith@rsmithcos.com.

Sincerely,



Richard E. Smith