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Sent: Thursday, February 2, 2023 5:18 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Bacon SeniorCommunity Redevelopment Project

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Hello,

As a homeowner on 35th Street near the proposed Bacon redevelopment project I wanted to make my concerns known about this project. Initially most of the community in the area knew nothing in detail about the proposed plan and rezoning.

After raising concerns, Councilwoman Cynthia Newbille and reps for the project developers met with concerned community members at the Franklin Military Academy. I attended that meeting in person. There were many concerns and questions from the community group that attended. We asked for a revised plan based on our feedback.

The revised plan did not change much from the original plan. As far as I can tell, some additional parking spots were added and the townhomes were broken from one building into two. The community was not solicited for input or feedback on the revised plan.

These questions need to be answered:

1. Why do the parcels of land for single-family homes and townhomes need to be sold to finance the new building for senior housing? The lack of transparency around cost and financing is troubling and immediately causes mistrust. Show us the numbers!
2. What company will develop the 3 single-family homes and townhomes once the land is sold?
3. What about the permitting of the parcels of land to be sold? Is it true the purchaser could go back through the zoning process and change the permitting to something even less desirable?

This entire process has felt opaque from the start. Which again causes mistrust and suspicion from the community. I understand the need for our Bacon community members to have updated, safe and comfortable apartments. It's the way this is being done that I am currently opposed to.

Nancy Abila