

September 15th, 2023

Chairman Rodney Poole Richmond Planning Commission 900 East Broad Street Richmond, Virginia 23219

Chairman Poole,

On behalf of RVA YIMBY, we are writing in support of Ordinance 2023-243 authorizing the special use of the property at 2200 Ingram Avenue for a residential development with up to 250 units.

We believe the Oak Grove neighborhood is well positioned to handle additional density past its R-5 zoning and that this project aligns with other redevelopments like the nearby Port City Apartments and Model Tobacco Flats, which have re-purposed former institutional and industrial tracts that had sat vacant to dense residential use.

As outlined in the the Richmond 300 plan, the larger Manchester area is to be characterized as a 'priority growth node' and because the Oak Grove neighborhood specifically is to remain residential per the future land use map, having a variety of housing types will allow for natural neighborhood-oriented growth that complements the higher densities and mixed uses envisioned along Rt. 1 and Commerce Rd.

Ordinance 2023-243 will add 250 desperately needed, affordable homes to our housing market and in recognizing the housing crisis that the City of Richmond declared in April of this year, we ask that this body support the paper.

Your neighbors,

Andrew Bryant & Will Wilson City of Richmond Co-Leads 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.

Dear Members of the Richmond City Planning Commission,

I am writing to express my views on the proposed Special Use Permit (SUP) for the development around 2200 Ingram Avenue.

I support the idea of higher-density, mid-rise, mixed-use development. My concern, however, lies in the height restrictions mentioned in clause "(c)" of the proposed SUP. Specifically:

•

The height for special use in section 3(a)(i) is limited to four stories.

The height in section 3(a)(iii) is restricted to two stories.

I believe that increasing the maximum allowable height to, for example, six stories, can lead to a more efficient use of space, potentially freeing up land for community activities or additional green spaces. It can also enable potential mixed-use development that creates local jobs, reducing the need for longer commutes.

Having lived in the Manchester area on-and-off since 2012, I have witnessed the transformation of empty plots into low-rise buildings and townhomes. While it's good to see development, I often think about how much public space has been sacrificed that could have been preserved had we opted for higher density housing.

It's my understanding that local residents are requesting an acre to be set aside for community use. Given the current height restrictions, it becomes a choice between sacrificing community land or affordable housing. A more flexible approach to building height could alleviate this issue, enabling us to accommodate both.

While I support the current SUP, I believe there are aspects that could be improved. I urge the Commission to consider these points not just for the current development but also for future projects in the city.

Thank you for your time and consideration.

Sincerely, Brock

9/15/___,2023

Planning Commission City of Richmond, VA 900 E Broad Street Richmond, VA 23219

Re: Proposed Special Use Permit – 2200 Ingram Ave (Former Oak Grove School Site)

I am writing to offer support for the proposed rezoning of 2200 Ingram Avenue, to redevelop the former Oak Grove School into a new apartments, townhomes, and greenspace.

I welcome the proposed redevelopment, which will reduce crime in the area by removing a dangerous and blighted structure, while providing new high-quality affordable residential options in Oak Grove for both young families, retirees and longtime residents in the neighborhood.

The developer has held extensive public engagement, incorporated ideas from neighbors, and gone above and beyond in bringing community benefits to the table.

This project will be a complement and an asset to our community, and it will bring new attainable homes to the area.

Please include this letter of support in consideration of the proposed rezoning of 2200 Ingram Avenue.

Sincerely,
Print Name: Tiffani MASCH
Signature:
Address: 2303 Joplin Ave

_, 2023

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Please include this letter of support in consideration of the proposed rezoning of 2200 Ingram Avenue.

Sincerely,
Print Name: See D. Amold
Signature:
Address: 2303 Sophin Ave, Richmand, VA 23224

July 24th, 2022

Planning and Development Review, Economic Development, Housing and Community Development City of Richmond 900 E Broad Street Richmond, VA 23219

Re: Proposed Redevelopment of Oak Grove School Site at 2200 Ingram Avenue

I am the President of the **Oak Grove Civic Association** and I am writing this letter to confirm strong neighborhood support of the proposal from Lynx Ventures to purchase and redevelop the former Oak Grove School into a new affordable apartments and townhomes. As the long-time president of the Oak Grove Civic Association, I have seen the crime and negative effects caused by the neglect of the vacant school building on the site.

Accordingly, we welcome the proposed redevelopment, which will reduce crime in the area by removing a dangerous and blighted structure, while providing new high-quality residential options in Oak Grove for both young families, retirees and longtime residents in the neighborhood. This project will be a complement and an asset to our community, and it will bring new homes to the area which will in turn generate and support much-needed commercial development for South Richmond. This is exactly the type of development the City of Richmond should be encouraging.

I respectfully request that you include this letter of support in consideration of the proposed redevelopment of the former Oak Grove School.

Sincerely yours,

Rosa Jones

Rosa Jones President, Oak Grove Civic Association 1707 Fairfax Ave

,2022

Planning and Development Review, Economic Development, Housing and Community Development City of Richmond 900 E Broad Street Richmond, VA 23219

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Sincerely, Print Name: Datrick Merone Signature: 1841 Japlin Ave Address: //

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Please include this letter of support in consideration of the proposed redevelopment of the former Oak Grove School.

Sincerely, Print Name: <u>Stacey Ell's</u> Signature: <u>Stacey Ell's</u> Address: <u>1837 Joplin Aue</u> , 2022

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Sincerely,

Print Name: M.E. Wite Signature: margatet Ehhite Address: 1 \$35 Joplin ave

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Sincerely, Print Name: Signature Richmond 1 23224 Ale Address: (

aug. 9, ,2022

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Sincerely, Print Name: <u>Rodney Hall</u> Signature: <u>Rodney D. Hall</u> Address: <u>2020 Angram Avenue</u> 23224-6814 Sincerely,

aug. 9, , 2022

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Sincerely, Print Name: Ivy C. Hall Signature: Mrs. Ing. C. Hall Address: 2020 Ingram Avenue 23224

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Sincerely, Print Name: Signatures Address: 870

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Sincerely,

Print Name: 1) // Signature: // R: Chmon 4/14 23224 Address: 1502 (Junn St

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Sincerely, Print Name: Betty Bridges Signature: Betty Bridges Address: 2001 Halifat-ave

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Sincerely, Print Name: Signature: Address:

Date: September 22, 2022

Dear Richmond City Council,

My name is Charles Page, and I support the new development at Oak Grove. There is an abandoned school sitting where the new housing development will be built that's inhabited by homelessness, prostitution, and drug addiction. I have a grandmother that lives on 2020 Ingram Ave, and the number of people I see coming out of that abandoned school is ridiculous. The number of empty condom wrappers around the school is atrocious, meaning people are having sex in the building, courtyard, and playground. The new housing development will replace the Oak Grove abandoned school and bring affordable homes to struggling people trying to find a place to call home.

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Sincerely, e c HVc Print Name: van Spon Signature: Address:

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Sincerely, WINSTON SR Print Name: Signature: Address:

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Sincerely,
Print Name: WIZLL FAMM Lewiz
Signature: William Lewis
Address: 2409 INGRAM AVENUE

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Sincerely, Print Name: Signature: Address: 1221 Richmond Hwy Richmond, Va 23224 Owner of Grace Cleaners Laundry on Richmond Hwy.

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Sincerely, Print Name: Brittan 10 Signature: Address: 18/6 halifax Ave hmond 1/A

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Sincerely,

Print Name: SAMUTI Momos

Signature:

Address: 1671 Stackton SANTAS Bichu

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Sincerely, Kersh Print Name: 1 Signature Address:

	Date	Signature	Printed Name	Address	7
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	6-13-22	hong	Patrick Merone	1841) of lin Ave	JG
	6-13-22	margaret white	Margaret White	1835 Joplin	VG
4	6/13/22	Stacey Ellis	Stocey Ellis	1837 Joplin Aue.	VG
5	6/13/22	Internon Spince	D'rhyan Stence	1827 Joplin Ave	JG
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We, the undersigned residents of the City of Richmond, hereby petition the Richmond City Council to accept the proposal from Maggie Walker Community Land Trust and Lynx Ventures to purchase and redevelop the vacant Oak Grove School site. We hereby acknowledge our support for the proposal to redevelop the site into high-quality apartments with rents starting at \$800, and 10-15 townhomes available for purchase under the Community Land Trust Model.

¹ 6/13/22 John Modeley John Moseley 1806 J. plm ² 6/13/22 Janielle Ly John Moseley 1806 J. plm ³ 6/13/22 Damielle Ly Danielle Perny 2208 Joplin Ave ⁴ 6/13/22 Domethytalding Dorothy Robbing 2301 Japin Ave ⁵ 6/13/22 Warna Socie Vieginin Sledg 2412 Ingram Ave ⁶ 6/13/22 Mannal Socie Vieginin Sledg 2412 Ingram Ave ⁷ 6/13/22 Mannal Shannece Jave 1806 Ingram Ave ⁸ 6/13/22 Paulotte DAtt: us Paulotte Warder Slip 100 Ave		Date	Signature	Printed Name	Address	witness
² 6/13/22 Damielle Lay Danielle Perry 2208 Joplin Ave ⁴ 6/13/22 Damielle Lay Danielle Perry 2208 Joplin Ave ⁵ 6/13/22 Drathyloddies Dorothy Robbins 2301 Joplin Ave ⁶ 6/13/22 Warma Love Tieginin Sledg 2412 Ingram Ave ⁶ 6/13/22 Manales Flizabeth Vesela 1819 Ingram Anenne ⁷ 6/13/22 Manales Shapeth Vesela 1819 Ingram Anenne ⁸ 6/13/22 Manales Shapeth Wesela 1806 Theram Ave ⁸ 6/13/22 Paylobe DAttens Paulot Waters 1110 Jagean Ave ⁹	1	6/13/22	John Moseley	John Moseley	1806 Joph	JG
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	Date	Signature	Printed Name	Address
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2	7/7/22	E Blounche	S, dith Branche	3709 For st Haven Dr 2327
3	7/1/23	alleitha Hoton	Alberton Horton	3118 Cullewood Da
4	7/17/22	June Mallory	Sagueline MAHORY	BICHMONE VA. 23234
5	7/7/22	Reta Squite	Rita Squire	817. Craclewood De 23224
6	719/2022	they wilson	Mary B. 20. 1500	3326 FRONKROL (1)4,2323
7	7/9/202	Julustony ~	Rol W. bor	3326 FRANKBO C.t. 33234
8	7/1/2022	Jaul Walson S.	Paul Wilson, Sv.	2120 Good on Ave Richmond VK 23 224
9	7/7/22	Henry March	HENRY MACK	
10	7/7/22	Stephonie Evons	Stephanie Evans	3204 Midlothian Trapk, Apt, T
				(0)

	Date	Signature	Printed Name	Address
1	7-7-02-	France Epon	Frances Epps	903 Pebble Ctr Rich, 23209
2	7-7-22	Vinen Epp b.	Vincent Epps Sa.	903 Pebble Ct. Richmandva 25
3	7-7-22	Many Bohson	Mary Robinson	224 Brundon Rd 23224
4	1-7-22	Lillie Carter	Lillie Carter	224 Brandon Rd 11
5	7-7-22	Jern PAlla	JERNYP Allen	613 DIXON Dr
6	7-7-22	Beverhaller	BEVERY Allen	613 DIXM DR 23224
7	7-7-22	MARG Alexander	Mary Rexand	3125 / selvae Dr
8	7/7/202	Fanoschil	James whee	3531 Autuma Cn
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10	v]-722	melled Inoth	Wildred Smith	3124 Cullenwood Dr.

	Date	Signature	Printed Name	Address
1	7/7	Kueslia Haskins	Lakeesha Haskins	3413 Mª Guire Ss.
2	7/7	Marmie Cutry	MARJOPIE ANthony	520 Deter Rd
3	7/7	marie Hart	MARIE HART	3007RELLAE DE
4	7/7	Charles Johns	Charles Johnson	2014-BChicagopye
5	Th	Hemette May	Henrietta Day	453 E15 84
6	7/7	Four Bearin	Egge 2 Beaver	420 E.16 St.
7	7/7	doi Dets	Jeri Dilts	206 Joplin Ave
8	-4	Judeb	PATEICIA Behres	3141 NAVARONE AVE
9	7/7/22	Jahn al Smith	2317 Japlin aul	90A-5622479
10	7-7:23	ADASOLALI	13 16 COG IMBIS	804309 OGRI
				(10)

	Date	Signature	Printed Name	Address
1	7-7-22	Jeny CBler	JENNY L. Blow	3600 Chapel DR Richmond, Va. 2322
2	7-7-22	Iner Blow	Inez Blow	3600 Chapel Dr.
3	7-1-22	ORTH	A-P. Atkins	3906 Tutti Dnike Richmond, VA 23334
4	7-7-22	Lais Br	Lois Brown	2209 Ingram Aus Richmond Va
5	7-7.72	Benut Bur.	Bennett Bran	2209 Fregran Au Richnord vo
6		LARRA CHRist.	LARRY CHART	1415 PARE AUP
7	7/7/2:	2 Barbon Brown	Barbora Brown	3747 ayela Drive
8				3747 ayela Drive
9				
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	Date	Signature	Printed Name	Address
1	JJy 20	Ceal 2 Mil	Cecil Millen	1504 Bowen Street Richmond
2	7/20	Cal Son		
3	7/20	Charlespacy	Charles Shellings Charles Page	2408 Ingram Ave 2020 Ingram
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	Date	Signature	Printed Name	Address
1	7/20/22	Rosa I. Jones	Rosa Jones	1707 Fairtax
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	Date	Signature	Printed Name	Address
1	7/1/2022	- Seatt Condiday	SCOTT C WILDER	ZILS HALL FIXAVE RICHMOND, UT Z3224
2	1/7/2022	Andall	DENNIS F. Smith	2118 that AVE
3	7-7-2022	Soste Willing	Sasha William	IS 2102 Halifax AVR,
4				Non Star
5				
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	Date	Signature	Printed Name	Address
1	\$13122	An Fottom	Amy Fottrell	1808 Gordon AVE. Richmond VA 23224
2	9 4/20	FE Conhy	GE. ARCHER	1801 HAUPMO AVE RICH. UA-23224
3	8-4-22	Mary Bell	Mary Bell	1803 Halifax Hve. Richmond VA 23220
4	8-422	Betty Bridge	BettyBridges	2001 Hali Gat arre
5	5/4/32	Marya Mario	MAry E. Mcheod	2017 Adital ave
6	2/4/22	Kill House	RUTHF. BROOKS	2019 Halfox Ace
70	8-11-22	Hermon Byd	Mary Burd	18007telliF
8	8/4/22	fipsia Chappell	Lesia mappel	308 overlook
9	8/4/92	Acement How for	Demond Thornton	1622 Rosecrest MUP
10	8/4/22	Shawn Ward	Shawn (haw)	1029 Behrten
			5	

	Date	Signature	Printed Name	Address
1	8/4/22	Sandra Sheen	Sandra Green	1612 Love St.
2	8/4/22	(marcha)	Athon Donner	1330- Drewor VIT
3	8/4/22	ALE	Johny Freen	1809 HALFAY KAR
4	8/4/22	1mm	TYREL RHODES	1809 HALIFAX AVE
5	8/4/22	Elizabell Deckerson	ELIZABETH DICKERSON	1804 HALIFAX AVE
6		0		
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	Date	Signature	Printed Name	Address
1	8/8/22	Shung hitchard	Sherry Pritchard	.3077 Cuziqueral Rd
2	8/8/22)#	Peborah Horne	224 monroe St
3	8/9/22	Lengue Costes	Teniqua Carter	2264 camine st
4	Ъ	Dit 7.10	Brittan Tibert	Richmond VA
5	8/10/32	all was &	- Poshey Warbons	2 900 Mprishanst-
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		Date	Signature	Printed Name	Address
	1	8/11/2022	101	Labora Bureet	2205 Ingram awan
	2	8/13/2020	Jan Jahn	Latonia Bevery Sugarchie Anderson	2205 IngRam awen 325 Howard Read 2016 Ingram
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	Date	Signature	Printed Name	Address
1		NASO	Man	
2	08/13/22	Martin Hick	Martin Hicks	2201 Fairfax Avenue Rich., Va. 23224
3		FRANCINE	God Chanters	2104 GORDON
4		John Chanding		2104 Goldon
5	833-20	Jad Eple	FAHKhur Rehel	2010 Genton Reple=
6	5/13/92	Mr. E. Williams	E. Williams	
7		Her tal	P. Typeny	20 ry tales
8	8/13/22/	nughyera	Mary McLed	2017 thifen an
9	13/22	Cith Beork	3 Rith J. BROCK	2019 11 11
10	33/2	1 an pm	Janas Winnster	2059. 11 11
	0		V.	

Date	Signature	Printed Name	Address
\$/13	Mer Welman	Via Wellar	2101 Keswick AVE
3/13	V.d Thompson	-	2109 Hailfux Ave
3/13	J. Lingel	1 1 1	2101 Kewick AVE
(CTOBERS)	Lebras T	1	2312 HAILFER ALE
	12 Durst	n DEVONStevez	/ m / 1
- 13	N. Nally	Ned	2101 Kelwick Ave
8/13	Jak	2102 Keswick AVE	2102 Keswick AVE
8/13/	the askens	Jen Jakson	21012 Keswick Ave
8/13/22	Aucora Con	Aucendaiz	2101 Keswick HUE
13/12	Nury Espinoza	Nury Espinoza.	210k Keswick Ale
	8/13 3/13 3/13 	3/13 Min Mulmin 3/13 Min Mulmin 3/13 N.d Thompson 3/13 J. Lingue Leroa T 13 D. Halle 8/13 AF E/13 AF E/13 AF 8/13 AF 8/13 AF	3/13 Min Wullman 3/13 Min Wullman 3/13 U.d Thompson DeaconThompson 3/13 U.d Thompson DeaconThompson 3/13 J.

	Date	Signature	Printed Name	Address
1	8-13-22	Demeka Deffersa	Demeka Jefferson	2202 Edward AV4
2	and the second s		JAVEON Celastinota	2113 Edward Ave.
3	8.3.22	April hus		3210 Edward Ave
4	8-13-22	Michael Vagiore	Michael Margrove	2208 Edward tub
		THOMATS FREEMAN		2218 EDWARD ANE 2126 glass AVE
6	8-13-22	Jamas Wilkon	former tabillet	2126 glass 4VE
7	8-13-2	Cours Sterebury	Gwen STANOLBERRE	2114 Fairfax BJC
6.5		Keith Indeson	heith Anderson-	2118 Fairfax Ave
100	the second s	Result.	Robert White	2200 Fairfax Ave
100		Why Berl	Wardell Powell	2217 Fairfax lue