



Mr. Daniel Thompson
City of Richmond - Division of Land Use Administration
900 E Broad Street Room 511
Richmond, VA 23219

Jan 5, 2016

2900 W. Broad St. Property

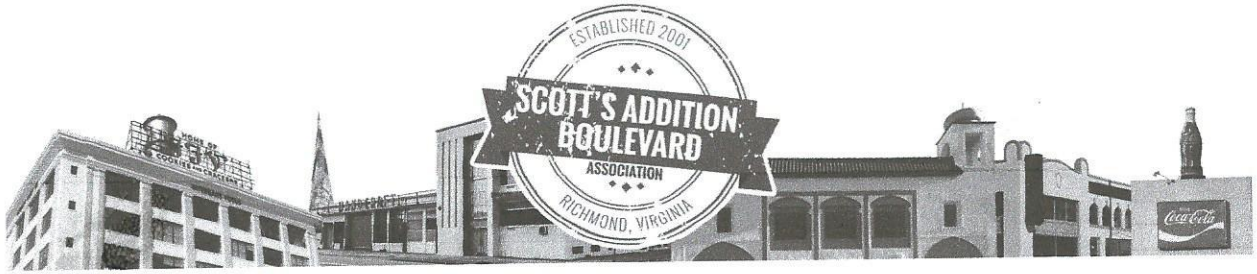
Mr. Daniel Thompson and Members of the Planning Commission:

The Scott's Addition neighborhood is thriving with new development including 1,500+ apartments, restaurants, breweries, and an eclectic mix of local retail and service entities. The area's industrial past is the foundation for this vibrant "mixed-use" district. Although the infrastructure (street orientation, signage, lighting, landscaping, green space, parking etc.) is unable to support this new direction, we continue to attract a diverse portfolio of organizations. Community Housing Partners embody this vision and will be a crucial part of the transformation along the W. Broad St corridor.

The Scott's Addition Boulevard Association's (SABA) Board supports the development of the 2900 W. Broad St. property and their request for B5 zoning. With that said, the Board had several discussions relating to the parking requirements for this development project. Community Housing Partners has been very responsive to the issues raised and has stated the following:

Community Housing Partners will proffer that the parking requirement which exists currently under the B-3 zoning will be met for both the residential and commercial components of this project once zoned to B-5. The property would be rezoned to B-5 with this proffer so he can build the additional 1-story in height (to a maximum of 5 stories) as is allowed in B-5 zoning.

One additional comment, in response to what we heard from your board, is that the Planning Department is in the beginning stages of studying the Broad St. corridor along Scott's Addition as well as Scott's Addition itself for rezoning. This is a public process that began a month or so ago with the public input meeting at DMV and will continue through next summer when recommendations will be made for consideration by the citizens and organizations along the corridor. The Planning Department has been and will be looking for active participation by SABA and its membership throughout this process.



The intention to look comprehensively at this and other areas along BRT is the positive step that I think many property owners are eager to have underway but it is a lengthy process that will not be completed in a timeframe that will allow this project to go forward.

Our goal in proposing the B-5 rezoning with proffers is not just to make this project work but we believe it is very close to what the Planning Department and the studies of Scott's Addition have all pointed towards as the type of density and mixed use that will make for a sustainable and vibrant community while providing an affordable housing option along a major public transportation route.

Community Housing Partners has presented a vision that will enhance the area and provide a framework for future development along the W. Broad St. corridor.

I encourage your support of this project.

Sincerely,

Roger L. Bouchard
SABA, President
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