



Richmond City Council

The Voice of the People

Richmond, Virginia

RICHMOND NORTHSIDE 3RD VOTER DISTRICT

The Honorable Chris A. Hilbert

Councilman, Richmond Northside 3rd Voter District

September 18, 2018

Richmond City Planning Commission
Planning and Development Review
City of Richmond
900 E. Broad St., Room 511
Richmond, VA 23219

Dear Members of the Planning Commission,

I write to you today to express my opposition to the Special Use Permit for 2009 Brook Rd.

The number of units for this development, two hundred and twenty-four (224) is too many units for this site and the character of this corridor. There are currently 147 addresses on Brook Rd, one of which is a 100 unit apartment next to this proposed project. Moreover, under construction are 300 apartments on Brook Road at Westwood Avenue. So in a matter of months this corridor's population will be more than doubled.

The local civic association of the Edgehill neighborhood has expressed its opposition due to the parking issues and increased traffic into their single family residential community due to the rear exit of the subject property onto Roberts St.

Further, this parcel is listed as green space in the VVU/Lombardy area plan presented to residents in 2016 after extensive community input.

Finally, the proposed bike lanes on Brook Rd. will make a difficult issue even more complicated.

It is for these reasons, that I am asking you to oppose this Ordinance.

Respectfully,

Chris A. Hilbert, Council President
Third District Representative
Richmond City Council

CAH:ift

October 1, 2018

City of Richmond
Planning Commission
900 E. Broad Street, Room 510
Richmond, Virginia 23219

RE: 223 Brook Rd Apartments

Dear Commissioner:

As a lifetime resident of Richmond and a longtime resident of 1000 block of Wickham Street, I am not in favor of 223 apartments on Brook Rd. For many years, we have tried to maintain the integrity of this area. There are approximately 60 homes to include 2200 block Seminary Ave, 2200 block of Northumberland, 1000 block of Wickham St and 1000 block Roberts St (no houses face Roberts but the side of homes does). The area outside of the neighborhood is zoned for industrial.

Currently, there are several elderly residents of many years who desire to maintain residence without a negative impact. They have no plans to move or, in some instances, cannot afford to move. We owe it to the elderly to keep the neighborhood stress free and orderly.

In 2015, "The Spectrum" was built. The developer was adamant that The Spectrum would not interfere with our daily life style. He assured us that this would not be an obstacle. Needless to say, the Spectrum has been a disaster for us. I have seen homeowners put up orange cones to save a parking space. This has never happened in all the years I have lived here. There is a sign for handicap parking, but it is ignored. Persons that reside or visit the Spectrum park too close to the curve causing a dangerous blind spot for drivers. Residents can no longer park close to their homes. There is increase litter and increase of unfamiliar persons walking through the neighborhood. We currently deal with traffic/parking problems from Military Retirees' Club and two other private clubs located on Chamberlayne Ave. Their members or visitors park in our neighborhood during events.

It would be devastating if another apartment complex is allowed to enter our neighborhood. One of the entrances to the Brook Rd apartments would be on Roberts Street. Roberts Street is a narrow 2-way street with parking on one side. It is difficult to drive down or turn on Roberts without wondering if you will hit a car or if someone will hit you. There should NOT be an entrance on Roberts St, Seminary Ave or Northumberland Ave under any circumstances. The entrance should be on SLEDD STREET that could accommodate the traffic flow and would not interfere with our neighborhood at all. I asked the developer, as a comprise, to put the entrance on Sledd St instead of Roberts St. The response was no.

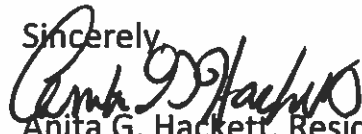
It is **unconscionable** to authorize any developer to build 223 apartments **80 FEET** from a single resident's home. Only a narrow alley will divide the single house and apartment building.

As you all know, consideration is being given to make Brook Rd one driving lane. These apartments would create more traffic issues entering Brook Rd. Approving this development will have negative consequences for those who live here.

I invite you to come to the neighborhood and see the project in person (not on paper). I would be happy to walk around the grounds with you.

PLEASE VOTE AGAINST THIS PROJECT

Sincerely,



Anita G. Hackett, Resident
(804) 339-0934

Edgehill Chamberlayne Court Civic Association

"THE CARING COMMUNITY"

October 1, 2018

City of Richmond
Planning Commission
900 E. Broad Street, Room 510
Richmond, Virginia 23219

RE: 223 Apartments 2009 Brook Road

Dear Commissioner:

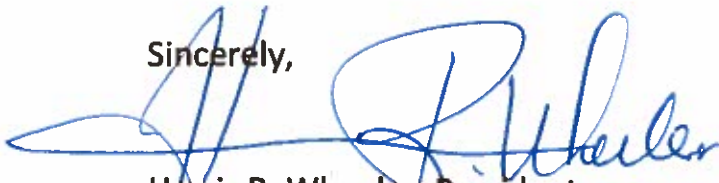
The Edgehill Chamberlayne Court Civic Association (ECCCA) conducted a meeting on Tuesday, March 27, 2018 and Tuesday, September 25, 2018. We discussed the Kidd Properties and Loughridge & Company proposal to develop 223 apartment units located at 2009 Brook Road. An overwhelming majority of members present were **NOT** in favor of having **ANOTHER** apartment complex in our neighborhood.

We have already undergone a significant change in 2015 with the development of "The Spectrum", a large unit of apartments at the corner of Roberts & Brook Rd. The Spectrum has caused many challenges for our community. The street signs are being ignored, increase litter on streets, serious parking issues, & increase pedestrian traffic. One entrance to the complex would be on Roberts street, which is a very narrow 2-way street with parking on one side. This would create more congestion and safety issues for drivers. The new 223 apartments, four story & two buildings will only be **EIGHTY (80) FEET FROM ELDERLY RESIDENTS HOMES!!!!**

ECCCA has met twice with Kidd Properties & Developer, Loughridge & Company to Discuss our concerns with this development. The meetings were used to inform the neighborhood of the plans and we appreciated them meeting with us. However, we do not believe this is a good fit for our neighborhood.

We Strongly urge you and others to VOTE AGAINST this development

Sincerely,



Harris R. Wheeler, President
Edgehill Chamberlayne Court Civic Association

ON-Line Rebuttal

Can Email this to you

Timestamp	Name	Email address	Zip Code	Are you an ECCCA Member?
9/26/2018 12:30:34	Zaneera Hassan	zaneerahassan@gmail.cc	23220	Yes
9/26/2018 14:26:20	Anita G. Hackett	anitagail55@gmail.com	23220	Yes
9/26/2018 14:38:28	Darryl Powell	H2oborn.dp@gmail.com	23220	Yes
9/26/2018 15:43:52	Arqam ahsan	arqam.ahsan@gmail.com	23220	Yes
9/26/2018 17:51:00	Patrick Kemp	pkemp17@gmail.com	23220	Yes
9/26/2018 20:01:59	Justine Wiseman	jwtiseman13@gmail.com	23220	Yes
9/26/2018 23:15:23	Haseeb Hassan	haseebhassan@gmail.c	23220	Yes
9/27/2018 1:15:03	Eugantha T. Minnicks	Gerthal@aol.com	2322	Yes
9/27/2018 10:53:57	Kathryn Stoneman	L.katkayak@gmail.com	23227	No
9/27/2018 11:27:37	Barbara Turpie	barb101@gmail.com	23227	No
9/27/2018 11:43:50	Kimberly	Blinky@gmail.com	23220	No
9/27/2018 12:34:26	We don't additional apartr	fnealsmith@gmail.com	23220	Yes
9/27/2018 13:29:47	Rhiannon Locke	rhi.locke@gmail.com	23222	No
9/27/2018 14:20:42	Lillie R Ross	ross114@verizon.net	23220	Yes
9/27/2018 16:43:48	Maria Medas	Medas.maria@gmail.com	23220	Yes
9/27/2018 16:44:11	Nicole Priest	priestnr@gmail.com	23220	Yes
9/28/2018 11:28:01	Nancy Jackson	njacksonva@aol.com	23220	Yes
9/28/2018 11:29:00	Eva Jackson	njacksonva@aol.com	23220	Yes
9/28/2018 11:36:00	Valerie D Parker	missvy@yahoo.com	23220	Yes
9/28/2018 12:41:02	Dwayne S Myers	Dsmyers001@gmail.com	23222	No
9/28/2018 15:23:36	Faith Billy	Knowfaith1205@yahoo.c	23227	No
9/28/2018 15:51:10	Alex McCue	Mccuealex@yahoo.com	23222	No
9/28/2018 16:04:57	Anna Martin	annamartin654@gmail.co	23227	No
9/30/2018 14:44:17	Ivy nichols	1301 Wentbridge Road	23227	No
9/30/2018	Harris Wheeler	harriswheeler@gmail.cor	23220	yes

25