

Items 5-7



February 11, 2020

Mr. Rodney M. Poole, Esquire
Chair - City of Richmond Planning Commission
c/o City of Richmond Planning Commission
900 E. Broad St., Room 511
Richmond, VA 23219

Re: ORD. 2020-034, ORD. 2020-035, ORD. 2020-036

Dear Mr. Poole,

As a representative of Cirrus Vodka, a business that neighbors 2408 Ownby Lane, 2413 Ownby Lane, 1601 Overbrook Road, and 1611 Overbrook Road, I support the rezoning of properties from M-2 to B-5. The Developer proposing these rezonings has followed through on previous developments, and I am confident in their plans to energize the existing neighborhood. Over the last few years the neighborhood has welcomed our distillery, breweries, retail establishments, and apartments, and given its central location it makes sense to create more walkable, vertical, and mixed-use neighborhood. The proposed development also builds on the redevelopment of the Sauer Center to the south and the proposed redevelopment of the Virginia ABC site and Diamond site. I ask that you take these items into consideration when voting to approve this rezoning.

Thank you,

Tom Ellington
Cirrus Vodka

A handwritten signature in black ink that reads "Tom Ellington". The signature is written in a cursive, flowing style.

CRENSHAW REALTY COMPANY, INC.

1910 Byrd Avenue • Richmond, Virginia 23230 • AREA CODE 804 • 288-3189

February 12, 2020

Mr. Rodney M. Poole, Esquire
Chair – City of Richmond Planning Commission
c/o City of Richmond Planning Commission
900 E. Broad St., Room 511
Richmond, VA 23219

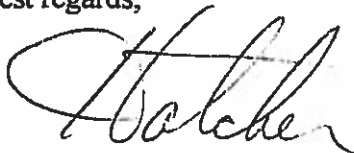
Re: ORD. 2020-034
ORD. 2020-035
ORD. 2020-036

Dear Rodney,

As the property owner of 1632 Ownby Lane, which neighbors 1601 Overbrook Road, 1611 Overbrook Road, 2408 Ownby Lane, and 2413 Ownby Lane, I am writing to support the proposed rezonings from M-2 to B-5. I know and have met with the Developer proposing these rezonings and am confident in their plans to help encourage growth in the neighborhood. Our flex building is home to various uses that we think will benefit from the redevelopment of the area. In addition, the proposed development is blocks from the redevelopment of the Virginia ABC and Diamond sites, which we believe will become urban mixed-use centers. Additionally, the continued transformation of the Sauer Center is in close proximity, and the mix of uses being built there is consistent with what we think our neighborhood should look like.

Further, please make sure ample parking is available and that there will be no conflict with existing uses in the area. I hope you will take these thoughts into consideration in approving these three ordinances.

Best regards,



E. Hatcher Crenshaw, III
Crenshaw Realty Co. Inc.
C/O Commerce Park Holdings, LLC

February 12, 2020

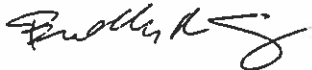
Mr. Rodney M. Poole, Esquire
Chair – City of Richmond Planning Commission
c/o City of Richmond Planning Commission
900 E. Broad St., Room 511
Richmond, VA 23219

Re: ORD. 2020-034
ORD. 2020-035
ORD. 2020-036

Mr. Poole:

I own Free Run Wine Merchants at 1715 Rhoadmiller Street. We are located a few blocks from 1601 Overbrook Road, 1611 Overbrook Road, 2408 Ownby Lane, and 2413 Ownby Lane. According to the draft Richmond 300 Master Plan, this neighborhood is planned for a Mixed Use zoning. It already houses a variety of uses such as apartments, breweries, and entertainment options along with offices and services. I support the rezoning of these properties from M-2 to B-5 and I hope you and the Planning Commission will as well.

Cheers,



Brad Cummings
Free Run Wine Merchants

Holsten

E.A. HOLSTEN, INC.

1400 Overbrook Road
P.O. Box 26808
Richmond, Virginia 23261
804/359-3511

February 13, 2020

Mr. Rodney M. Poole, Esquire
Chair – City of Richmond Planning Commission
c/o City of Richmond Planning Commission
900 E. Broad St., Room 511
Richmond, VA 23219

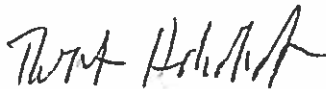
Re: ORD. 2020-034
ORD. 2020-035
ORD. 2020-036

Dear Mr. Poole,

My family owns 1400 Overbrook Rd., which neighbors 1601 Overbrook Road, 1611 Overbrook Road, 2408 Ownby Lane, and 2413 Ownby Lane. We offer our support for the proposed rezonings of these properties from M-2 to B-5. The properties are in a neighborhood which is continuing its transition by incorporating a broad mix of uses including apartments, breweries, and entertainment options. We expect the Virginia ABC redevelopment and future redevelopment of the Diamond site will further the transition of the neighborhood to more of a mixed-use environment. We hope the Planning Commission will support these rezonings for the benefit of the City and in furtherance of the Richmond 300 Master Plan.

Thank you for your consideration.

Regards,



Robert Holsten
EA Holsten, Inc.

EST. 1961

1607 Ownby Lane
Richmond, Virginia 23220
phone 804 288 0082
fax 804 285 4288
kjellstromandlee.com



February 11, 2020

Mr. Rodney M. Poole, Esquire
Chair - City of Richmond Planning Commission
c/o City of Richmond Planning Commission
900 E. Broad St., Room 511
Richmond, VA 23219

Re: ORD. 2020-034
ORD. 2020-035
ORD. 2020-036

Dear Mr. Poole,

I am the owner of 1607 Ownby Lane, which serves as my company's headquarters, and I am writing to support the proposed rezonings of 1601 Overbrook Road, 1611 Overbrook Road, 2408 Ownby Lane, and 2413 Ownby Lane from M-2 to B-5. When we met in early December of 2019, the applicant shared his plans and vision for this proposed mixed-use development. Over the last ten years, the neighborhood has welcomed breweries, distilleries, retail establishments, and apartments on Ownby Lane and Overbrook Road, and I believe the proposed development continues this positive trend. More broadly speaking, the new Whole Foods and other redevelopment at Sauer Center, along with the eventual development of the Diamond site and VCU's plans to develop an athletic village at the ABC site, point to a repositioning of the Hermitage Road corridor. The applicant's proposal is consistent with the development momentum in the broader area. Based on the foregoing, I support the applicant's rezoning request and proposed development, and hope that you will approve at your upcoming meeting.

Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read "Peter S. Alcorn".

Peter S. Alcorn
President
Kjellstrom & Lee, Inc.

February 13, 2020

Mr. Rodney M. Poole, Esquire
Chair – City of Richmond Planning Commission
c/o City of Richmond Planning Commission
900 E. Broad St., Room 511
Richmond, VA 23219

Re: ORD. 2020-034
ORD. 2020-035
ORD. 2020-036

Dear Mr. Poole,

My family owns 1607 Rhoadmiller Street, which is a half block away from 1601 Overbrook Road, 1611 Overbrook Road, 2408 Ownby Lane, and 2413 Ownby Lane. I support the rezoning of these properties from M-2 to B-5. This area already has apartments, businesses and services and would benefit from additional investment. We expect the neighborhood to be bookended by the Sauer Center and VCU's redevelopment of the VA ABC site and continuing the trend of creating a mix of uses in the area is good for the City. We feel this zoning change is consistent with the goals of the Richmond 300 Master Plan which calls for the neighborhood to be Mixed Use, like Scott's Addition.

Thank you,



Henry Shield
Rhoadmiller, LLC



CORFAC INTERNATIONAL

4801 RADFORD AVENUE • P.O. BOX 6482 • RICHMOND, VA 23230

804.353.7994 • FAX 804.355.7950

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February 18, 2020

Mr. Rodney M. Poole, Esquire
Chair – City of Richmond Planning Commission
c/o City of Richmond Planning Commission
900 E. Broad St., Room 511
Richmond, VA 23219

Re: ORD. 2020-034
ORD. 2020-035
ORD. 2020-036

Dear Mr. Poole,

I am writing on behalf of the ownership of Hermitage Road 2405, LLC. We own the property at 2405 Hermitage Road, which neighbors 1601 Overbrook Road, 1611 Overbrook Road, 2408 Ownby Lane, and 2413 Ownby Lane.

This letter will serve as our support of the proposed rezonings from M-2 to B-5. The properties are in close proximity to other apartments, various business uses, and the redevelopment of the Virginia ABC redevelopment and Sauer Center, which are representative of the continued transition of the neighborhood to mixed use. I hope you will take these items into consideration in approving these three ordinances.

Thank you for your consideration.

Sincerely,

Richard W. Porter, CCIM, SIOR
Executive Vice President
Porter Realty Company, Inc.