

Ebinger, Matthew J. - PDR

From: Procter Fishburne <procterfishburne@hotmail.com>
Sent: Wednesday, September 2, 2020 2:18 PM
To: Ebinger, Matthew J. - PDR
Subject: Ordinance No. 2020-177: SUP for 618 and 620 N. 32nd St

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Dear Matthew,

I am writing as I was recently made aware of ordinance No. 2020-177: SUP for 618 and 620 N. 32nd St is on the consent agenda at the next meeting and to express my opposition to the proposed SUP. It is my understanding that the plan is to increase residential capacity from 27 to 40 adults in the assisted living facility which represents a 48% increase in residents at this facility. It is unclear how this increase will be achieved without compromising the quality of the living conditions that the residents are currently receiving. If the plan is to increase space by building in the back, thus removing any outdoor space for the residents, then there will be no place for these residents to enjoy the outdoors other than occupying the sidewalks and streets in front of the facility. This assisted living facility cares for people with mental illnesses and while I am supportive of facilities that handle and care for those that need it, this is a residential neighborhood and I can only imagine that what is being proposed is better suited for a commercial area.

As a property owner who has had property in the neighborhood for over 10 years, I know that there has been frequent first responder calls, 3 to 4 times a week, to both of these addresses which I can only expect to increase if this proposal were approved. I believe that these first responder calls are protocol for the assisted living facility, but as a tax payer, I would like the city resources to be allocated to serious issues, not just an issue that the staff may not be able to properly handle. Another consideration is the safe practice of social distancing that we should be adhering to during this pandemic and increasing residential density for individuals who are unable to properly social distance can put others at unnecessary risk of contracting an unwanted illness. For the safety of the neighborhood residents and the assisted living facility residents, I hope that you will reject this proposal. If there is another forum that I can voice my opposition, please let me know and I will be glad to attend.

Respectfully,

Procter

Ebinger, Matthew J. - PDR

From: Paul Sieczkowski <paul_sieczkowski@yahoo.com>
Sent: Sunday, September 6, 2020 4:37 PM
To: PDR Land Use Admin; Ebinger, Matthew J. - PDR
Subject: Feedback regarding SUP for 618-620 N 32nd St

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To whom it may concern

I live on the 600 block of N 32nd St and am writing in opposition to the SUP for expansion of the group homes at 618-620 N 32nd street from 27 residents to \geq 40 residents.

I understand these are hard times and we need to support our least fortunate. But these two buildings and this block already are overextended. Packing in more people like sardines is not helpful for the residents themselves or the community. It will produce diminishing returns for their residents and more negative externalities for the community.

A two block radius around these homes show a high incidence of assault related police calls. This should be a verifiable fact. And at various points in the recent past the male residents of these homes have been an intimidating and sexual harassing presence towards women on the block. A good friend of ours lived a couple doors down from the facilities for over 2 years. She was subject to repeated unwanted lewd comments and witnessed residents repeatedly drinking and littering in the alley behind her fence. When attempting to report the drinking to staff at the facility she was told "you'll have to call the police" as the staff did not actually care to address the matter. Her and her husband decided to sell their property this May rather than continue to deal with these nuisances.

The materials I read in the application sound more like the marketing materials of the ideals they hope to uphold. But they are not connected to the day-to-day realities of how the facility is run nor what kind of presence it has in the community. I do not believe they have earned the right to have an exception to expand beyond the current zoning.

Sincerely,
Paul Sieczkowski

Ebinger, Matthew J. - PDR

From: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Sent: Sunday, September 6, 2020 1:53 PM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR
Subject: SUP for 618-620 N 32nd St

Importance: High

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Matthew and to all those concerned in this SUP. I feel obligated to object to the expansion of these group homes for many reasons. As you all know I have a long love history with this neighborhood and the residents/neighbors in it. Any decent, respectful person who has visited these properties and been around them for the past 10+ years cannot say that the residents are harmless or have no negative impact on the immediate neighbors and neighborhood. I've personally seen 2 street fights this year on the sidewalk on M St and 32nd St with the residents of these buildings, the last one was 2-3 weeks ago with one younger gentleman body slamming an older man to the ground and mounting him with punch after punch...this spilled into M St as I was driving through the roundabout...multiple cars had to stop and drive on the other side of the road to avoid hitting the persons fighting in the street. The younger gentleman was telling the older one to not touch his things and or be in his room or in his space. I've witnessed a half a dozen police responses here over the past few years just driving by the area I can only imagine the true number of police responses to this location. Not to mention the trash that surrounds the buildings, this comes from the residents discarding their cigarette butts and cans and bottles after use. No one seems to be cleaning this up and it accumulates over time. This is unclean, unorderly and attracts mice, rats, flies etc... and is just plain unsightly as well

There is no outdoor area for residents to congregate in. Shouldn't folks in places like this have some outdoor place to go and spend their time in. I feel like confining people to their room or pushing them out into the streets is not only unhealthy for them but also unsafe for the traffic in the immediate area as well as the residents themselves have no real safe place to congregate. These 2 buildings are converted quads with each originally having 2 beds 1 bath....how is it even feasible to have 20+ people living in these buildings that were built to house 16 total let alone 40!?!?!? That seems total insane to me.

Numerous neighbors on N 32nd St have sold their homes or duplexes to get away from these buildings and the residents in them. Its affected rents in the immediate area, its affected property values in the immediate area. There are no standards of practice here. The environment is questionable at best and horrible for anyone living around it I can only imagine what it would be like to live inside. To allow this sort of project to be approved would slowly decimate quality of life for everyone living around it. We have issues that are out of control today, there are no standards or quality of life now...to have another 13 persons living in this environment will be detrimental to their lives and everyone around it. Its clear to me this is a ill thought through project/application by the applicant the only thing that was thought through would be the additional income after approval.

I respectfully ask you to deny this SUP with all of your powers and with respect to all of the individuals that live in this area AS WELL as the individuals in this building. Approving this project cannot be in the greater good of this neighborhood or this city.

Matt Jarreau, Realtor,

Distinguished Achiever
Hometown Realty
mattj@htrsi.com
114 N 3rd St
Richmond VA 23219
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

Ebinger, Matthew J. - PDR

From: Casey White <casey@kiwidevelopmentva.com>
Sent: Tuesday, September 8, 2020 6:11 AM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR
Subject: SUP for 618-620 N 32nd st

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Matthew and all others reviewing this SUP

I am writing to oppose the expansion of the group homes located at 618-620 N 32nd st. As a property owner in the area I have already seen issues caused by the current number of residents of these homes. We have witnessed fights, police intervention required multiple times, and the existing property exterior is not maintained as trash accumulates and no one seems willing to clean it up. I can only imagine adding density to what already seems like an overcrowding issue will only exacerbate the current issues. I don't think allowing 13 more tenants will do any justice for the current tenants of this overcrowded building or the surrounding neighbors that will deal with any other unforeseen issues this expansion may cause.

I appreciate your consideration and respectfully ask you to deny this SUP.

Best regards,

--

Casey White
Kiwi Development, LLC
804.869.8600
casey@kiwidevelopmentva.com



Ebinger, Matthew J. - PDR

From: Jeff Bunch <jbunch@urbancoreva.com>
Sent: Wednesday, September 9, 2020 9:02 AM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR
Subject: SUP for 618-620 N 32nd St

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Matthew and anyone involved with this SUP,

I am against this SUP for several reasons.

1. History of fighting among current residents
2. History of garbage and debris littered upon the property and adjacent properties.
3. No courtyard or outdoor area for residence
4. Too high of a density for the combined building.

I really hope that you will withhold your approval of this project.

Jeff Bunch | Principal



409 E Main St. Suite 100

Richmond, VA 23219

Direct: 804-971-5590



Ebinger, Matthew J. - PDR

From: Robinson, Betty H. - PDR
Sent: Friday, September 11, 2020 8:59 AM
To: Ebinger, Matthew J. - PDR
Cc: Brown, Jonathan W. - PDR
Subject: FW: SUP for 618-620 N 32nd St

From: Elizabeth Jarvis [mailto:ejarvis81@gmail.com]
Sent: Wednesday, September 9, 2020 2:59 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: SUP for 618-620 N 32nd St

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To Whom It May Concern,

I am writing to express my concern about the proposed SUP for 618-620 N 32nd St. As a resident of this block I am greatly concerned about adding additional residents to the above mentioned properties, these are not large lots or properties and having 27 residents there already has me worried for health and safety. Adding an additional 23 residents seems reckless and dangerous to their health.

Currently I see residents sitting on the front steps or hanging out on the street. They don't seem to have access to a common place to congregate inside or outside. According to the information on the applicants report it states that the neighbors have contact information to express concerns directly to those in charge at the facility, this is just not the case. In fact a former neighbor complained directly to the facility about their residents drinking alcohol in the said neighbors yard and was told to "call the police". If this facility operates on a no tolerance basis I do not know how those residents were able to continue staying on.

There seems to be a genuine lack of care for the residents or neighbor concerns. I would hate for additional people in need to be squeezed into a facility that seems to have diminished capacity. I can not fathom that taking the space between those buildings and the emergency outside back stair access would generate enough safe space for 40-50 residents.

I ask you to deny this SUP.

Respectfully,

Elizabeth Jarvis

Ebinger, Matthew J. - PDR

From: Nicole Thompson <nicolebthompson@hotmail.com>
Sent: Tuesday, September 1, 2020 3:32 PM
To: Ebinger, Matthew J. - PDR; Rodney@thewiltonco.com; dave@johannasdesign.com; egreenfield@rarealtors.com; Lenora Reid - Acting CAO; Reid, Lenora G. - DCAO Of Finance And Administration; max.hepp.buchanan@gmail.com; mhbuchanan@venturerichmond.com; melvin law; Robertson, Ellen F. - City Council; murthyvg@gmail.com; Newbille, Cynthia I. - City Council
Subject: Re: Ordinance No. 2020-177: SUP for 618 and 620 N. 32nd St

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Dear Mr. Ebinger, Planning Commissioners, and Councilwoman Newbille,

My husband and I own property at 617 N. 32nd St in Church Hill. On Friday, Aug. 28th, we received by certified mail a notice about the upcoming Planning Commission meeting on Sept. 8th for the SUP of 618 and 620 N. 32nd St.

I have grave concerns over the population density for this SUP. I was surprised by the existing density of 27 adults living in this Adult Assisted Living Home. However, increasing this to 40 adults seems to be very inappropriate for the following reasons:

- Concerns from my tenants today:
 - Frequent 911 calls
 - I receive complaints from my tenants over unnecessary 911 calls which happen frequently in the middle of the night.
 - Ironically, if you type "618 N 32nd Street, Richmond, VA" into Google Maps Street View, and pan slightly to the left...you'll see an ambulance in the picture. That's how often EMTs are there.
 - Frequent requests for change and cigarettes from their residents
 - The requests are typically polite and well-meaning, but it is still uncomfortable for many of our tenants.
 - If the number of residents in the facility increases by 50%, the number of 911 calls and change/cigarette requests will likely increase as well.
- Concerns for their residents:
 - 40 adults in these two buildings is too dense for this location.
 - Are they building on the remaining open land behind their buildings, eliminating the backyard?
 - Where would all the tenants go to be outside and get fresh air?

Ebinger, Matthew J. - PDR

From: Sandra Hobbs <spiritlele@aol.com>
Sent: Thursday, September 3, 2020 7:11 PM
To: PDR Land Use Admin
Cc: CityWebManager
Subject: Ordinance No 2020-177 Phone:804-222-4758

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From: Sandra Hobbs

Email Address: spiritlele@aol.com

Mail Address: 3106 M Street
Richmond, Va 23223

Message:
I oppose

For DIT Use Only:
Client IP Address: 10.18.5.10
Client Operating System: WinNT
Client Browser Name: Chrome
Client Browser Version: 85.0

Andrew and Ellen Blake
701 N 32nd St.
Richmond, VA 23223
September 1, 2020

9/1/2020

Matthew J Ebinger
Secretary to the Planning Comm.
City of Richmond Planning commission
900 East Broad Street
Richmond, VA 23219

Re: Special use permits for 618 and 620 N 32nd

Dear Planning Commission Members:

We own the property on the corner of 32nd and M street.

We have strong reservations against the proposed increase of occupancy of the above referenced properties. We understand the need for such facilities. However, having observed the activity at the two locations over the years, we believe an increase of nearly 67% is untenable. We have witnessed some friction between the residents at the facility and consider more people will exasperate the situation.

Therefore, we respectfully ask that you deny the special use permit request.

Sincerely,

Andrew and Ellen Blake

CC: Richmond City Council