

From: Matt Haney <matthaney1963@gmail.com>
Sent: Wednesday, June 2, 2021 4:20 PM
To: PDR Land Use Admin
Subject: Fwd: Ordinance No. 2021-130 - Special Use Permit for 405 Brook Road

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From: **Matt Haney** <matthaney1963@gmail.com>
Date: Wed, Jun 2, 2021 at 2:51 PM
Subject: Ordinance No. 2021-130 - Special Use Permit for 405 Brook Road
To: <PDRLandUseAdmin@richmond.gov.com>, <hjwassociation@gmail.com>, <katherine.jordan@richmondgov.com>

Hello Richmond Planning Commission members. I am the owner of 409 Brook Road and I'm writing in regards to the special use permit request for 405 Brook Road.

Let me first state that I don't specifically have any issue with a brewery on our block. Also, I realize the property already has a special use permit to operate as a restaurant, including a waiver of parking requirements.

My issue is the lack of parking in the neighborhood and, specifically in the 400 block. The applicant states that the existing gelato business has not had an issue with parking. Anyone who visits our block will immediately see there is a severe shortage of parking. I'm concerned that a broadening of the allowable uses of the property will increase demand for street parking. It isn't likely that all the new customers for a brewery tasting room would be only within walking distance.

So, again, although I'm not against a brewery, I would like the Planning Commission, City Council, and the Historic Jackson Ward Association to give some thought to our parking issue.

I have two ideas that I believe could immediately improve the parking problem.

First, in the 500 block, expand the permitted parking immediately adjacent to the Abner Gray city park. There is a fire hydrant, but the remainder of the block looks fine for parking. Currently parking is permitted to the north of the hydrant, but not to the south of the hydrant. All that would be required of the city is to remove about 6 "No Parking" signs. So, zero expense, but a gain of about 15 parking spaces.

My second thought is to make Brook Road a "One Way" street heading towards Broad Street with parking permitted on both sides of the street. It would be the same as currently exists on

Madison and Monroe Streets, and it would fit the alternating pattern of one-way northbound streets and one-way southbound streets. Again, this would only require a few signs to be installed.

Implementing either, or both, of these plans would immediately solve a big, big problem, and make our neighborhood a better place for residents and businesses alike.

Sincerely,
Matt K. Haney
804-240-0439