



Colonial Place/Riverview Civic League

P. O. Box 6130
Norfolk, VA 23508

President
John W. Robertson
(757) 449-8814
president@cprv.net

April 25, 2014

Ron Williams, Jr.
Assistant City Manager
1101 City Hall Building
810 Union Street
Norfolk, VA 23510

Dear Mr. Williams:

Thank you for the opportunity to comment on the recently proposed rehabilitation of the former JEB Stuart School property. The Colonial Place/Riverview Civic League devoted our entire April 14th, 2014 general meeting to discussion of the two proposals by The Landmark Group and Luna Development, as well as many other ideas and proposals that were made by our members both before and during that meeting. While the members declined to explicitly endorse or reject either developer's proposal, the following requests were voted on and passed and represent the Civic League's official position.

The Colonial Place/Riverview Civic League requests that any future development:

- retain as green space the area that exists at the "point" of the property along 38th Street and Llewellyn Avenue;
- not include or allow retail development on any portion of the property;
- include a plan to make Carolina Avenue one-way heading east between Colonial Avenue and 38th Street to alleviate traffic concerns;
- not be limited to exclusively senior housing;
- not be limited to exclusively low-income housing;
- be certified under the Earthcraft Multi-Family Program;
- incorporate as much "environmentally friendly" construction and use as possible; that is, the reduction of additional runoff, use of energy efficient construction, retention of natural buffers and landscaping, and similar efforts;

The Civic League also requests that the two proposed developers provide responses to our concerns and requests, as early in the process as possible, that explain in detail how they plan to address them.

In addition, I have enclosed a proposal by one of our members, who was present at the meeting but was unable to present his ideas, which was formally endorsed by vote of the Civic League's Board of Directors as an excellent plan to address member's concerns about traffic flow and potential

congestion. We ask that any future development of the property incorporate this plan as part of its design.

Again, thank you for the opportunity to provide comments and input into this process. We look forward to working with the City of Norfolk and with the developer selected to rehabilitate this property to improve both our neighborhood and the City.

Sincerely,



John W. Robertson
President

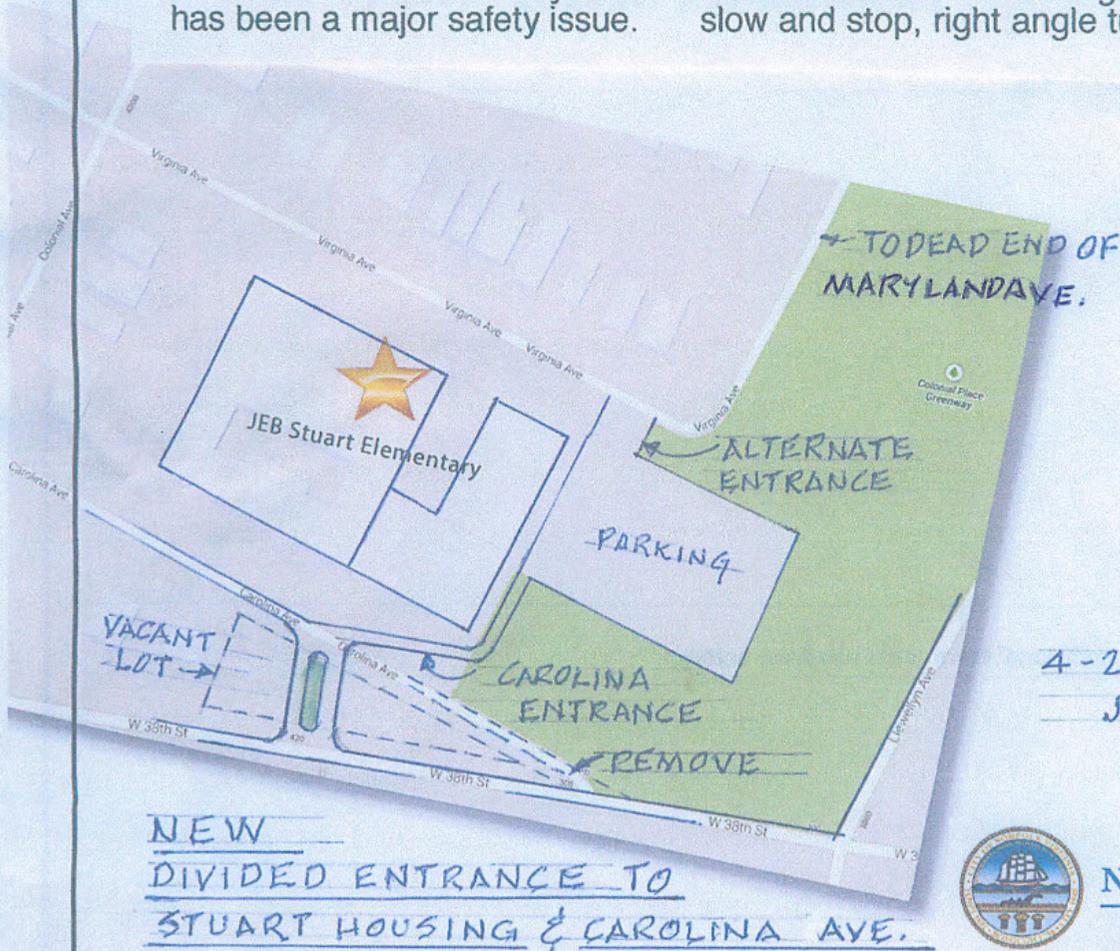
COMMUNITY INPUT COMMENT SHEET JEB STUART SCHOOL SITE

Citizen Concerns

1. Dangerous intersection, 38th St. & Carolina Ave.
2. Increased traffic on Virginia & Colonial Ave.
3. Only one access to site for construction & occupants
4. Obscure entrance to housing. (Virginia Ave.)
5. Cut-thru traffic to Colley Ave. has been a major safety issue.

Proposed Fix

- Safe for Stuart traffic, 38th St. traffic & Carolina Ave traffic.
- Only small increase over school use on these narrow residential streets.
- Two means of access for construction, normal & emergency vehicles.
- More prominent entry experience with little signage.
- Cut-thru traffic is discouraged by two slow and stop, right angle turns.



4-21-2014

J.E.K

NEW
DIVIDED ENTRANCE TO
STUART HOUSING & CAROLINA AVE.



NORFOLK