

Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Monday, August 16, 2021 10:30 AM
To: Saunders, Richard L. - PDR
Subject: FW: 3101 E. Marshall Street SUP

From: David Herring [mailto:chdh2306@gmail.com]
Sent: Monday, August 16, 2021 10:26 AM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>
Cc: Alli Alligood <aalligood@icloud.com>; Lauren Calhoun <lcalhoun@gmail.com>; johnsieg S Sieg Jr <johnsieg@msn.com>
Subject: 3101 E. Marshall Street SUP

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Good morning David,

I know the Planning Commission will be discussing the SUP for the subject property at their meeting later today and I wanted to let you know that the Historic Preservation and Land Use Committee (HPLUC), is recommending to the CHA membership that we withdraw support for this project based on significant change of material fact that all parking requirements have been waived in this final version.

The HPLUC had little notice of this change, leaving CHA membership and adjacent community residents with no time to assess this material change or to meet with the developer to discuss a possible solution.

There was adequate time to contact our committee, particularly knowing that parking for any project in this neighborhood always brings controversy and the solutions are challenging. That being said, the obvious solution to retain the agreed upon off-street parking is to reduce the building footprint so as to provide a compliant alley width allowing cars to make required turns into off-street spaces and possibly installing bollards to protect the adjacent house. Unfortunately, with very little notice that all parking requirements are being waived, we are left here at the last minute with few options.

Therefore, I would request that you communicate to all members of the Planning Commission that the CHA's HPLUC is recommending withdrawing its support for this project to the CHA membership and will also be suggesting that the developers return to the CHA find a workable solution to this issue as they should have done initially. The membership will be meeting later this week and will be strongly communicating the final, collective decision on this SUP to City Council members.

In the meantime, please share this email in from the HPLUC in its entirety, so Planning Commission members are aware of the process underway with the CHA membership.

Thank you,

David Herring, Co-Chair,
CHA's HPLUC

Watson, David F. - PDR

From: Eli Carter <elicarter@gmail.com>
Sent: Tuesday, May 12, 2020 12:48 PM
To: Watson, David F. - PDR
Subject: 3101 E Marshall Street

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Dear Mr. Watson,

My name is Eli Carter. I own the property at 307 N 31st Street, Richmond, VA 23223. For some reason, I only recently was presented with the proposed plans for 3101 E Marshall Street. I am strongly against the plans in their current form. To keep it simple, I want to echo the points made to you in a previous email by my neighbor, John Trotta. They are as follows:

- a) The current alley is approximately ten feet wide and would not provide sufficient room to navigate a vehicle in and out of the proposed parking spaces. I also do not see a five feet setback off of the alley, which I thought is required.
- b) The five parking spots do not accommodate the nine residential units proposed, six of which are multi-bedroom units. The impact on street parking would be significant, especially with the added traffic generated by the restaurant/commercial units. This block of Marshall Street already has two mixed-use buildings that are home to two popular restaurants (Alewife and Grisette).
- c) The six trash cans in the plan do not seem sufficient to manage the amount of waste generated by nine residential and two commercial units.
- d) It is my understanding that zoning requirements allow for one unit per 1,000 sq ft. of living space. At approximately 5,000 sq ft, I am concerned about the nine residential units and two commercial units that are planned.

In short, as it is, the 300 block of North 31st street is already overrun with cars. In fact, it is rare occurrence that we are able to find a parking spot on our own block, where we pay significant property taxes. This, by the way, has been the reality even prior to the construction of two new homes on the corner of E Marshall and N 31st, which will certainly complicate parking and traffic matters further.

I ask that you please include my concerns in the City Planning Commission and City Council's review packet. I am strongly against the project, as it is currently constituted.

Sincerely,

Eli Carter, PhD

Watson, David F. - PDR

From: John Trotta <john.trotta@gmail.com>
Sent: Friday, May 8, 2020 6:44 PM
To: Watson, David F. - PDR
Cc: Jones, Carey L. - PDR; Blake McDonald
Subject: Re: 3101 E Marshall Street

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Hi David and Carey,

Nice to meet you all too! Thank you Blake for the intro.

My wife and I live at 309 N 31st Street, and would border the planned property along the rear alley. Although we are happy that the property will be improved, we feel that the current plan is ambitious and concerning. Specifically:

- a) The current alley is approximately ten feet wide and would not provide sufficient room to navigate a vehicle in and out of the proposed parking spaces. I also do not see a five feet setback off of the alley, which I thought is required.
- b) The five parking spots do not accommodate the nine residential units proposed, six of which are multi-bedroom units. The impact on street parking would be significant, especially with the added traffic generated by the restaurant/commercial units. This block of Marshall Street already has two mixed-use buildings that are home to two popular restaurants (Alewife and Grisette).
- c) The six trash cans in the plan do not seem sufficient to manage the amount of waste generated by nine residential and two commercial units.
- d) It is my understanding that zoning requirements allow for one unit per 1,000 sq ft. of living space. At approximately 5,000 sq ft, I am concerned about the nine residential units and two commercial units that are planned.

I appreciate your consideration,

John Trotta
845-774-6163

On Fri, May 8, 2020 at 4:22 PM Watson, David F. - PDR <David.Watson@richmondgov.com> wrote:

I am the Planner running the SUP for this property and will be glad to address your inquiries.

David

David Watson, AICP

Senior Planner

Department of Planning and Development Review

900 E. Broad St., Room 511

Richmond, VA 23219

Office: 804-646-1036



From: Jones, Carey L. - PDR

Sent: Friday, May 8, 2020 2:38 PM

To: Blake McDonald <blakemcdonald12@gmail.com>; Watson, David F. - PDR <David.Watson@richmondgov.com>

Cc: john.trotta@gmail.com

Subject: RE: 3101 E Marshall Street

Hi Blake,

It is nice to have so many opportunities to be in touch these days! I hope you are still well and protecting your plants from this unusual weather we are having.

And Hi John – it is nice to meet you, even if it is electronically for the moment. Below is my contact information, please reach out to me with any additional questions.

The project did receive approval by the Commission of Architectural Review. Here is a link to the plans and conditions of approval: <https://richmondva.legistar.com/LegislationDetail.aspx?ID=4306849&GUID=63D4997D-660A-4240-ADE5-9888AF647948&Options=&Search=>

The “applications and plans” hyperlink is the plans submitted by the applicant. The “action details” hyperlink links to the discussion of the project by the Commission and the conditions of approval, which as you can see, are mostly about the final material selections.

From what I understand the next step is approval of the SUP. I have copied David Watson, Senior Planner, with the Land Use Division. He is handling the SUP process for this application and will be able to better provide information about where this application is in the process and how best to provide comments.

Thanks again for reaching out to me about this project and please let me know if you have any additional questions.

Best,

Carey

Carey L. Jones

Secretary to the Commission of Architectural Review

Planning and Preservation, Department of Planning and Development Review

900 E Broad Street, Room 510, Richmond, VA 23219

Carey.Jones@richmondgov.com

804-646-7550

From: Blake McDonald [<mailto:blakemcdonald12@gmail.com>]

Sent: Friday, May 8, 2020 1:20 PM

To: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>

Cc: john.trotta@gmail.com

Subject: 3101 E Marshall Street

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Hi Carey,

Nice to have so many opportunities to reach out to you these days! I really appreciate your quick return of our painting/siding repair COA.

I'm reaching out to learn a bit more about the plans for 3101 E. Marshall Street. Our new neighbor at 305 N 31st Street (John Trotta, copied here) was wondering the status of that project. It appears that a Special Use Permit was filed with the city on April 14th - does that mean that CAR approved the addition plans? What is the approval process for the SUP and can we submit comments if we have concerns about the new uses? If so, to whom should we direct those comments?

Thank you, as always, for your guidance here!

Have a great weekend,

Blake

Dear Secretary Richard L. Saunders III,

My name is John Trotta, and I am the owner and occupant of 309 North 31st Street. In the event that I may not be able to attend the public hearing on August 16, 2021, I wanted to communicate some concerns that I have with the proposed project at 3101 East Marshall Street.

My specific concerns include the following:

- **Trash Management** – Current plan shows ten trash cans in an enclosed area. This appears to be sufficient for the nine residential units proposed, but does not address the two commercial units. The commercial units will need dedicated waste receptacles to sufficiently manage daily waste. Additionally, the CHA meeting recommended the owner contract with a private waste management removal company to ensure all residential and commercial trash is sufficiently removed. I agree with this recommendation.
- **Water Run-off** – Rainwater run-off is an issue for the north side of our home and the immediate area in front of the alley on 31st street. Steady rainfall will cause water to collect in these areas. I am concerned that the removal of all greenspace on the Marshall Street lot will exacerbate this issue.
- **Building Setback on 31st Street** – This block of 31st Street is located in the St. John's Historic District, and all homes are set back from the sidewalk. To maintain continuity with the homes on this block (and to add back some greenspace), I request the SUP waiving the setback on 31st Street to be denied.
- **Useable Open Space** – My understanding is that the Richmond 300 plan requires mixed-use construction to leave 30% useable open space. I do not see any useable open space in the current project. I request that useable open space be required, perhaps through upholding the setback requirement on 31st Street, or additional setbacks on the south elevation.
- **Restaurant Exhaust Fan** – I do not see an exhaust fan in the plans for the commercial spaces proposed. I am concerned that the fan will be on the south side of the building facing my house. I would prefer the exhaust fan be placed on the roof with other HVAC units.
- **Environmental Impact** – The New York Times ran an article in August 2020 highlighting Church Hill as a neighborhood with higher temperatures than other areas of the city due to lack of trees and open greenspace. This project will not help us combat rising

temperatures in our neighborhood, and will set a precedent for future construction that will cause this problem to continue to grow.

Considering the concerns above, we ask that you deny the special use permits that will allow this project to build the entire lot. My wife and I take pride in being part of the St. John's Historic District and do our best as homeowners to maintain the charm that makes our neighborhood special. We believe upholding the zoning laws is necessary in this case to maintain the integrity of the neighborhood.

Thank you for your consideration,

John Trotta

309 North 31st Street

Members of the Planning Commission,

My name is Lauren Trotta and I live at 309 N 31st Street. My home will be a neighboring property to the proposed project at 3101 E Marshall Street and I wish to submit a few comments about the plans:

- In general, I am not opposed to the idea of improving this property. I do take issue with this project based on the size and scale of the building that has been proposed. The neighborhood is currently mostly single family homes filled with growing families who moved to Church Hill for the quiet charm and the opportunity to carefully preserve these old homes for the next generation. A 9 unit apartment building is out of character for the neighborhood and more specifically, our block. In addition, there are no 3 story structures within sight of our block or home. If they are allowed to maintain the requested elevation, it would dramatically change our own skyline and further highlight this property's difference.

- I understand that mixed-use properties are not uncommon to Church Hill but typically there has been an effort to use an existing structure or make the new structure blend in. For example, the property on 32nd and Marshall (where Grisette is located) remained two-stories and has two apartments. This property wants 2 commercial spaces in addition to the 9 apartments. As the number of units grows and the use of those spaces vary, so do the needs of the property. In particular, the issue of trash management has not been properly addressed. Nine multi-room apartments are going to generate a significant amount of waste on their own. The developer has mentioned a food service is interested in one of the commercial spaces. The present plans do not adequately address the challenge of properly containing and managing food waste, along with that generated from the apartments.

- As a further example of the developer attempting to do too much on this particular space, they have applied to have the building setback requirement waived and have made no allotment for green spaces. This lot will be all building which is not concurrent with the neighborhood nor does it meet the City's own guidelines for 30% green/common space as detailed in the Richmond 300 project.

- I do not wish to comment much about parking, but simply to offer a point of clarification. The developer is using our concern about structural damage to our property (309) as a reason that they are foregoing parking. This is an oversimplification of the problem and a neat way to sidestep the actual issue. The alleyway that separates our two properties is very narrow; 1/2 of a normal alleyway in Church Hill and does not meet the City's own requirement to support the 90 degree parking that was originally proposed. To help illustrate my point, attached are some pictures of a "normal" alleyway where 90 degree parking is accommodated and then our alleyway. Again, this all comes back to the scale of the project. Their choices to max out the lot, do not leave room to widen the alleyway or make usable parking feasible.

To conclude, I feel strongly that the choices this developer has made in an effort to maximize the revenue of the property has led to their need to apply for these Special Use Permits. In essence, they have created their own issues by not reducing the scale of the project to adhere to the city set guidelines that are in place to keep historic neighborhoods looking and feeling historic. I am

hopeful that the city will uphold the rules as they have been set. If this property were to scale back, many of the issues that plague this plan (and the community's opposition to it) would resolve naturally.

On a personal note, I have met and spoken with the owner of the property and she lives in DC. I feel it is hard to decide what is good for a neighborhood when you have never lived in it.

Thank you for your time and consideration.

Lauren Trotta
309 N 31st Street





Watson, David F. - PDR

From: Jones, Carey L. - PDR
Sent: Tuesday, July 14, 2020 4:08 PM
To: Ebinger, Matthew J. - PDR; Watson, David F. - PDR
Subject: FW: Opposition to SUP application at 3101 & 3105 E. Marshall Street

From: Melissa Newel [mailto:mnewel@gmail.com]
Sent: Tuesday, July 14, 2020 3:50 PM
To: Newbille, Cynthia I. - City Council <Cynthia.Newbille@Richmondgov.com>
Cc: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Subject: Opposition to SUP application at 3101 & 3105 E. Marshall Street

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Ms. Newbille,

A recent transplant from Oakland, California, I sought out Richmond's Church Hill district in your beautiful city due to its historical architecture. I purchased a home in the St. John's Church Historic District on N. 32nd St. (between Broad and Marshall streets) earlier this year.

I have now learned that a developer is seeking to replace the existing two-story building and empty corner lot at 3101 & 3105 E. Marshall St. with a *three*-story multi-use facility consisting of commercial spaces and nine apartments.

Why am I opposed?

#1: The proposed development is unnecessarily out of proportion to the surrounding neighborhood.

The developer's proposed structure dwarfs the existing two-story residences surrounding it and would have an out-sized impact. The only other three-story structure in the nearby area is an existing former school that has been converted to apartments (The Lofts) and a church (Mt. Carmel Baptist Church). In addition to the excess height, the building's mass is also excessive. The result is an oversized structure that will serve as a blight, rather than a contribution, to the neighborhood.

#2: The proposed development does not contain any green space and serves to increase the dangerous urban heat island effect impacting Church Hill. Heat-related illness in the Church Hill district far exceeds other parts of the city. See, Science Museum of Virginia, "What does the 'Urban Heat Island Effect' mean to Richmond?" <https://www.smv.org/learn/blog/post/what-urban-heat-island-effect>. Trees serve to provide a canopy of shade to help cool down the area, in addition to capturing carbon emissions and absorbing storm runoff. The proposed development uses every available inch of the two lots for its structure, leaving no trees and green space.

I strongly oppose the current SUP application. However, I am not opposed to building taking place on the lots. But development must be required to take into account the neighborhood within which it is to be built, as well

as the health and well-being of its residents. A development project two stories in height, and that is required to include trees as a part of its design, would serve both the developer's financial interest *and* those of the historic district's residents.

Thank you for taking my objections into consideration.
Melissa Newel

Watson, David F. - PDR

From: Leanne Costantinidis <lcostantinidis@gmail.com>
Sent: Wednesday, July 22, 2020 12:54 PM
To: Watson, David F. - PDR
Subject: Fwd: 3101 & 3105 Marshall St-three story multi use facility

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Hi David,

I sent this email a little more than a week ago and received no response from Cynthia. I am hoping she read my email and hoping you do too.

Please let me know that this proposed development is being taken seriously in regards to the negative impact it will have on our small block.

I hope it will not be allowed to move forward. I don't think that our block can handle any more mixed use development.

Regardless, please let me know what is happening.

Are any of the meetings happening through an online platform to allow people safe access?

thank you,

Leanne

----- Forwarded message -----

From: Leanne Costantinidis <lcostantinidis@gmail.com>
Date: Mon, Jul 13, 2020 at 7:19 PM
Subject: Fwd: 3101 & 3105 Marshall St-three story multi use facility
To: <cynthia.newbille@richmondgov.com>
Cc: <laurenjohntrotta@gmail.com>

Good day Cynthia,

I am writing to you to share my concerns regarding the impact of the proposed building at this location. I'm unable to attend the scheduled meeting on 7/27 and additionally I wouldn't want to attend due to risks of Covid 19. it would be better if residents could attend virtually.

I live on E 32nd near Marshall. Already we lack sufficient parking when the restaurants on opposite corners (Alewife & Grisette) are operating. The building w the lower level occupied by Grisette is newer two story apartment building put on that corner necessitating the need for more parking, They have two available spaces being used by cars behind the building, and one space being occupied by a dumpster, grease barrel and recycling. IOne car is always blocking the alley which impacts other residents. It is a challenge to park even with the restaurants' partial capacity or opened for pick up only during Covid19.

There is a new duplex on Marshall and 31st almost complete that will require yet more street parking. With another building set for retail space and more apartments it will become near impossible for residents of existing homes to park.

The quiet neighborhood will even be more hectic if this space is allowed to be built.

It also is right near the school which affects and will impact parking and traffic for them or their activities.

There is a danger every morning already when parents stop in the street in the flow of traffic to let their children out of the cars, partially due to the lack of parking or drop off areas.

The height of the building makes it imposing and seems too big for the neighborhood, dwarfing the 100 year old homes next to it.

Can the existing infrastructure support this additional building?

There was a meeting set right before everything shut down for COVID19 to discuss parking options for residents in the city and help us to get permitted. it was cancelled and should be rescheduled. There should also be diagonal parking spaces drawn on one side of the street on 32nd and parallel parking on the other to help us. 31st might be wide enough too.

Trying to find solutions.

Thank you for your consideration,
Leanne Costantinidis
434-242-8658

Mr. Watson:

I am writing you to express my concern over the possible construction to be erected at 3101 & 3105 E. Marshall St.

I am a first-time home owner and recently moved into my new home at 3107 E. Marshall St. on July 1st. I consumed nearly all my savings to put the down payment on the house. I was ecstatic to have moved to Church Hill because of how much I admire old homes and old neighborhoods. You could only imagine how crushed I felt to learn that three-story modernesque would be going up right next door and would overlook my new property. This proposed building goes against the very draw that brought me to Richmond's Church Hill. If I had known about this undergoing prior to my purchase, I would have likely not purchased my current residence. Below is a list of my main grievances and concerns with the proposed construction in the order that I find them most important.

- 1.) The proposed construction is to be three stories tall above ground. Almost every home and building in Church Hill is only two stories tall. This building will stand out in sharp contrast to the rest of the neighborhood. It is spit in the face to those living in the area and to those who value the architecture of the historic neighborhood. The additional story will also reduce privacy for those with yards near the building.
- 2.) There is already limited parking in the neighborhood, adding an 18-bedroom construction along with new businesses will put a serious strain on the already bad parking situation in the area. The construction will be taking three parking spaces from the community (one on the property and two in the alley that neighbors it). Even if the new construction is to have 5 indoor parking spaces, this is only a net gain of 2 parking spaces; nowhere near enough to accommodate for the increased demand from the new residents alone.
- 3.) The building seems to be of a modern style except for the brick storefront. This redacts from the historic value of the neighborhood and negatively goes against the styles already established in the area.
- 4.) I am concerned that if the trash will be staged outside in a dumpster (vs inside) it will attract rodents and insects such as cockroaches to my house and yard being that I am immediately adjacent to the proposed new construction and alley. Additionally, if the trash is to be placed outside it will undoubtedly create an unpleasant odor, making it undesirable or intolerable to sit in the yards near the dumpster such as my own.

Thank you for your time to listen to my concerns. I hope that you will choose to protect Richmond's beautiful Church Hill and the families that call it home.

Jacob Dubois
3107 E. Marshall St.
(828)-551-7449

Watson, David F. - PDR

From: Emily Montgomery <emilytullymontgomery@gmail.com>
Sent: Monday, September 21, 2020 9:59 PM
To: Jones, Carey L. - PDR; Watson, David F. - PDR; cynthia.newbile@richmondgov.com
Subject: 3101-3105 E Marshall St Permit Application Comment

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Hello all,

My name is Emily Montgomery, and I'm writing to you in regards to the proposed permit for 3101-3105 E Marshall St, which I'm against in its current iteration.

I'm a Richmond Public Schools teacher who just moved into 3109 E Marshall St, the house directly beside the property under question. While I am excited by many of the revitalization efforts in the neighborhood, and would be happy to see this building renovated, I stand against the aspect of the permit that garishly expands and adds onto the building. It is overly large for its location--not matching the character and aesthetic of the block. Also personally, I only have access to street parking and I'm very concerned about how this development will crowd out parking availability, especially with the addition of commercial spaces.

I'm also concerned with this space being directly across from Chimborazo Elementary School. People already drive dangerously fast down the road; there is already a lot of traffic for a residential area. This would just bring more traffic to this specific spot, especially a concern when there are so many elementary students who walk to the school.

I believe we should be supporting projects that revitalize existing structures. We should save our green spaces. In fact: as the [New York Times just reported](#), this area borders on a heat desert, with temperatures notably higher than other parts of the city because of the lack of green spaces. If we really wanted to support the health of our neighborhood, we'd want to bolster the existing green space on that property--not build a three-story brick building on it.

The building is oversized and unattractive--it doesn't match the character of the surrounding area. Revitalization and updates can still be accomplished with this building and enhance it without the overlarged addition.

This is a company from outside Richmond which will be benefiting from the development. I want to see these investments profit our neighborhood and city--not outside investors.

I hope you will take the comments of those of us most closely impacted under close consideration. I love living close to commercial spots, and am happy to have more accessible housing, but this project as it's currently proposed is not beneficial for our community.

Thank you!
Emily Montgomery

Watson, David F. - PDR

From: Jones, Carey L. - PDR
Sent: Tuesday, September 22, 2020 11:27 AM
To: Eli Carter
Cc: Watson, David F. - PDR
Subject: RE: Letter re: Commission of Architectural Review meeting, September 22, 2020

Thank you for your comment letter. I will make sure the Commission members receive a copy prior to the meeting. I am copying David Watson, Land Use Planner, who is handling the special use permit application for this project.

If you would like to listen to or join the meeting, please follow the instructions in this document:
<https://richmondva.legistar.com/LegislationDetail.aspx?ID=4635995&GUID=18184C5B-7A9C-4720-A6E7-E2139C6DDCCF&Options=&Search=>

During the meeting, I will present the application, the applicant will then have five minutes to respond. Next the Commission will hear public comment, each member of the public is limited to three minutes. After public comment, the Commission will make a motion, discuss the motion, and then take vote.

Thank you again for your comment letter and please let me know if you have any additional questions.

Sincerely,
Carey L. Jones

Carey L. Jones
Secretary to the Commission of Architectural Review
Planning and Preservation, Department of Planning and Development Review
900 E Broad Street, Room 510, Richmond, VA 23219
Carey.Jones@richmondgov.com
804-646-7550

From: Eli Carter [mailto:elicarter@gmail.com]
Sent: Thursday, September 17, 2020 4:54 PM
To: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Subject: Letter re: Commission of Architectural Review meeting, September 22, 2020

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Dear Council members,

My name is Eli Carter. Along with my wife, Abbey Reddington, I own the property at 307 N 31st Street, Richmond, VA 23223. Unfortunately, due to work obligations, we cannot be on the CAR Zoom meeting to be

held on September 22, 2020. Nonetheless, we write to express our strong concerns regarding the proposed plans for 3101 E Marshall Street. Our concerns are as follows:

- The alley between 309 North 31st Street and the proposed building is (approx.) 10' wide and does not provide sufficient access to the 19' long parking spaces in the plan. To my knowledge, the city normally requires a 23' drive aisle for a 17.5' long parking space. The current plan does not provide adequate access to the parking spaces it proposes.
- There does not seem to be any provision in the plan for a 5' setback off of the alley, as required by zoning.
- Normal zoning allows one unit per 1,000 square feet of lot area. At approximately 5,000 square feet, the current proposal of nine residential units does not comply.
- The current plan includes nine residential units and two commercial units, but only has provision for five parking spaces in the rear of the building. Six of the nine residential units include multiple bedrooms. We are concerned about the impact this increase in resident capacity will have on local street parking. Street parking in this area is already challenging, and is often compounded by patrons to the local restaurants (which this proposal will further contribute to) and parks.
- The current plan proposes a three-story structure, which would dominate the block and its immediate neighbors. Structures in this section of Church Hill are almost exclusively two-story single family homes. Further, the size and modern stylings of the architecture along 31st Street will not enhance the historic character of the neighborhood. The renderings we have seen do not appear to adhere to the historic character of the neighborhood. What is more, three commercial spaces in one corner building seems excessive and a money grab.

As it is, the 300 block of North 31st street is already overrun with cars. In fact, it is rare occurrence that we are able to find a parking spot on our own block, where we pay significant property taxes. This, by the way, has been the reality even prior to the construction of two new homes on the corner of E Marshall and N 31st, which will certainly complicate parking and traffic matters further. Moreover, the proposed plans for 3101 E Marshall St. would result in a building that stands in stark contrast to the historical homes that make the St. John's District what it is.

As residents who will have to deal with the building and any potential negative impacts (it is hard to imagine what the positive impacts will be) for many years, we ask that the council members seriously consider our concerns.

Sincerely,

Eli Cater and Abbey Reddington

Watson, David F. - PDR

From: Jim Dedie <jim.dedie@yahoo.com>
Sent: Monday, September 21, 2020 10:10 PM
To: Jones, Carey L. - PDR
Cc: Watson, David F. - PDR; Newbille, Cynthia I. - City Council
Subject: COA-077183-2020 3101-3105 E. Marshall Street - 9/22/20 CAR meeting
Attachments: IMG_6839.PNG

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cc: David Watson - Senior Planner, Cynthia Newbille - Council member
Hello Carey -

I reside on N 32nd street and below are my comments on COA-077183-2020 3101-3105 E. Marshall Street.

If my work schedule accommodates, I will also attend the 9/22 meeting.

Background:

- Full Name: James Dedie
- I am representing myself
- I have no economic or professional relationships that would be affected by the approval of the COA-077183-2020 application

- The 3 story building will be larger than any other building in the neighborhood. No new construction that I am aware of in Church Hill is over 2 stories. The new building will stand out because of the height, size and its contemporary design. It will also overshadow the look of the existing historic building which should be preserved
- With the slopped roof, gutters and downspouts, where will that water go? The 3 story addition consumes the entire property. That runoff can only go to the sidewalk or onto neighboring properties on Marshall and 31st Street. Using an Internet Rainfall Harvest Calculator, based on the roof size 3842 sq. ft., the roof will displace 1201 gallons of water for every 1/2 inch of rain.
- Residential - From the drawings, it looks like 12 trash cans for the apartments. (or, 6 trash and 6 recycling bins?) From what I have seen in the Church Hill area, the sidewalk on the Marshall Street is where the trash cans will end up permanently regardless of the building design to accommodate the trash cans. It will look and smell like this area of Church Hill (800 block of N 26th St - Google Map photo attached). That would also impact pedestrian traffic. Also, if the trash can area is utilized, has the refuse service committed to walking all 12 trash cans individually to the trash truck, which would be parked on 31st street, and then walk the trash cans back to the trash can area?
- Commercial - where will their trash bins be located and how many will a commercial site require? Additionally, if it is for food service, where will their grease bin be located?
- Trash general - with all this additional trash, this could invite a rodent and pest issue
- Parking – The 4 planned spaces are not enough to support 9 apartments. Also, for the mixed use part, only 3 spaces are reserved for the businesses. During the school year, there are existing parking

restrictions near Chimborazo Elementary School. Where will the new residents, patrons and existing neighbors park?

Thank you for the opportunity to voice my concerns!

Sincerely,

James Dedie

Watson, David F. - PDR

From: Castleberry, Brian B <bcastleberry@wm.edu>
Sent: Tuesday, September 22, 2020 8:48 AM
To: Watson, David F. - PDR
Subject: 3101-05 E Marshall St.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear David Watson,

I am writing to urge your committee to stop plans for construction at 3101-05 E. Marshall St. My wife and I live at 3111 and the plans for this building will directly impact the value and quality of our property. In-person meetings regarding this construction plan were held at times that disallowed our community to have a say in the decisions up to this point, and only now, through the efforts of neighbors, are any of us in the area getting a sense of the plans.

The plans for 3101-05 will quite literally blot out the sun on our property. The developers plan to add a third floor (higher than any historical homes in the area) that will nearly reach the side of the homes in the middle of the block on 31st street. Our back yard will be put in the shadow of this oversized building, and the massive construction will completely change the look of the neighborhood, adding yet another unmatched postmodern element to the block.

Plans for this building include shops and nine apartments, with only four parking spots. The nine apartment will include fifteen bedrooms. This will mean several more cars parked on a block already full of cars. Two restaurants have been added to our block in the last year or so, and parking is very tight for residents. The three commercial spaces planned in this site will add untold more need for parking. I don't really see how this plan has made it this far in the process without far more input from the neighborhood.

There is already a new construction storefront/apartment site at the corner of 32nd and Marshall that is extremely unkept, with weeds and small trees growing around it, as well as the disgusting smell of a restaurant's trash receptacle placed between buildings along Marshall. Adding yet another new build project that will not have proper trash, parking, and upkeep will again have a negative effect on the value of our property.

More than anything else, the city should not be a playground for rich developers to tear up as they see fit. This proposed building is an insult to the neighborhood it intends to extract wealth from. Please put a stop to this now. Thanks,

Brian Castleberry

3111 E. Marshall Street, Richmond VA 23223
804-617-3449

September 22, 2020

David Watson, AICP
Senior Planner
City of Richmond Department of Planning and Development Review

Dear David:

RE: 3101-3105 E. Marshall

Like most of the neighbors on my block I have two major concerns regarding the mixed use plan for 3101-3105 East Marshall; first, the size of the project fitting in with existing two story structures in the Chimborazo Historic District, and second limited off street parking; especially with parking becoming a major concern in the area. I think I understand the project is in a different “zone” and has different sets of directives, but I would think the historic area would also have directives that may affect the zoning for this particular project. I thought the purpose of historic districts was to protect and maintain a certain character of a neighborhood.

Although the building technically fronts Marshall the entrance to the apartments in the addition and basement space is on 31st. I believe North 31st street will definitely be impacted the most – more traffic and less parking.

Parking is my biggest concern. The project I believe has 9 units with 15 bedrooms and 4 parking places, one being handicap. This leaves 12 residents looking for parking. Two new homes have just been built on the south west corner of 31st and Marshall **without** off street parking, and the home to the south of the project is losing off street parking. Having 16 new cars with this project and the 2 new houses – all residents of this one block trying to squeeze in doesn’t feel adequate with just 4 spots behind the building. Plus the visitors and employees of the commercial spaces will need to find parking. I think our street accommodates about 25 cars and I would say on most nights after work those spots are taken

Two very successful restaurants are just a block away and because of that fact parking can be difficult when the restaurants are busy. In fact before Covid 19 hit visitors to the two restaurants on 32nd often parked on our street because parking on 32nd is already tight. Zoning regulations and city planning need to assure adequate parking. Developers need to take parking into consideration- especially in areas have certain density of homes and businesses.

present limitations

Out of the 5 houses on the west side of north 31st only one has off street parking- none of the houses on the north side of broad between 31st and 30th have off street parking- and one is currently being renovated.

There is restricted parking around the school.

There are bus stops on Marshall at this block.

Possible future limitations

Requests for a loading zone or 2 hour parking- already in existence at WPA Bakery and Dutch & Company at 27th and Marshall.

The continued renovation of property in the area bringing in more residents.

Signs to keep parking a certain distance away from curb to enable safer turning.

SAFETY

The burden of inadequate parking could become a safety issue with buses on Marshall and the lack of stop signs. Cars often drive in excess of the speed limit. See attached from Church Hill news and their concerns

31st is a cut through to Nine Mile road and again drivers often go faster than the speed limit. People looking for parking, waiting while others back out of spots, and double parking by Uber or Lyft seem like definite issues. See attached piece from channel 8.

I think this project is too big for this corner and will put a burden on finding adequate street parking for the current and future residents.

Thank you,

Lucie Blanchard
306 North 31st
Richmond, VA 23223
Luciebee61@gmail.com

Meeting Reports



Transportation Committee (continued)

New safety efforts for east-west streets: We noted we've heard from neighbors recurring concerns for the safety of people using Franklin Street, Leigh Street, and M Street. We also noted concerns over safety on Marshall Street. In all of these cases, we have heard reports and witnessed that fast-moving motor vehicles can make these streets unwelcoming. We observed that all three streets have multi-block stretches without any design features that mitigate motorist speed. We considered whether we should recommend that the CHA approach the city in an effort to make these streets safer for people.

There was a consensus that there was a general problem along our east-west streets. We did not reach full consensus on whether some or all of the options of Franklin, Leigh, M, and Marshall warranted calls for improvements. We decided we would continue to observe these streets and continue our conversation at our next meeting.

New issues: Stewart Schwartz noted the upcoming release of the draft Richmond 300 plan, and suggested that we review. Havis Wright mentioned there appeared to be new parking enforcement efforts by the city and volunteered to gather information on this.

Holiday Weekend Committee

Submitted by:
Allie Wine

Co-chairs:
Allie Wine,
alliehwine@gmail.com
Ed Fendley,
edfendley@gmail.com

Attendees:
Pam Lipscombe
Coqui MacDonald
Audrey Auyeung
Alli Alligood

The Holiday Weekend Committee meets (currently through web call) on the fourth Wednesday of every month. Please reach out to Allie Wine at alliehwine@gmail.com or (703) 899-2603 if you wish to join the committee.

We are excited to continue this holiday tradition in Church Hill for the 56th consecutive year. We are currently brainstorming ideas for how to adjust the weekend's events based on the Coronavirus pandemic. Stay tuned for an update in the next newsletter!

Current priorities:

- Solidify a plan for the weekend's events, focusing on ideas that capture the spirit of our community, while also bringing in funds to support our community efforts
- Refresh our publicity plan with goal of saving expenses and leveraging new technology and social media as much as possible

Volunteer needs: Please reach out to Allie Wine at alliehwine@gmail.com or (703)899-2603 if you can help with any of the following:

- Design (advertising, graphics, print materials, web) – as we move to a socially distanced event, we may have a greater need for print materials, website design, posters, etc. We will need to get creative with our communication now more than ever!
- Event logistics – if you have experience in event planning (bonus points for experience during a pandemic) we would appreciate your advice and mentorship.

Parks & Beautification Committee

Submitted by:
Barbara Cotter, Chair

The Committee has not met due to the Coronavirus pandemic. Mulching has been on hold, as well as other activities. Membership will be informed when the mulching is rescheduled. A Zoom meeting will be scheduled in July.

Meeting Reports



Transportation Committee (continued)

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Allie Wine

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August 12, 2021

Richmond City Planning Commission
August 16, 2021 meeting

To all concerned:

Re: Hearing for "SUPS" at 3101-3105 E. Marshall

I am against granting special use permits that might be on the table in regard to the size of this project- the one in particular is that it does not meet the dimensional requirements of the lot. The limitations of the zoning for this area should be respected as well as any suggestion that the size of the building fit in with relation to the surrounding buildings. Plus any overlay of the historic district be taken into account. The size of the other "mixed use" buildings in this area should be taken as a guide (the two of them on the corner of 32nd). They are two stories. The neighborhood is predominantly residential even in "the mixed use" zoned areas. There is one 3- story building and that building is two blocks away and sits alone in its lot...off the sidewalk on East Marshall. It is a residential area with a smattering of mixed use buildings all two stories.

The owners can scale down the project. They may not make as much of a profit, but it was the owner's choice to buy the lot with its zoning limitations. And it is their right to ask for special use permits, but in this case there is no need to grant them. It may limit the scope, but will not limit the nature of the project.

What can't be changed if the building goes ahead as planned are the changes to the neighborhood. There will be more congestion, noise and traffic. Basically it is putting a city block on a rather "busy corner" in this residential area. 31st is a straight shot from Broad to Nine Mile and East Marshall is a busy east west street with buses. And it can be quite busy. And with future building plans for East Marshall, traffic will only increase.

The lack of parking, the added number of cars, traffic from new commercial properties will add to the noise, congestion and be a safety concern as people look for parking and the predictable double parking while unloading and loading, plus people trying to cross the street. Sometimes it is a little tricky now crossing at the traffic circle.

The present plan to occupy the entire lot puts the garbage in the back of the building very close to two properties adjacent to the building. There seems to be no concern for commercial waste should one of the spaces end up a restaurant. This will create unique problems.

One only has to look at Grisette at 32nd and East Marshall and its garbage in the residential parking lot... or walk past it. I think it would be irresponsible not to identify this problem and ask this question- where is the commercial garbage going and how will it be collected. Will a truck back down the alley for instance. If the building respected the zoning for this area –there would be a place for it rather than right under the noses of the adjacent neighbors, or just letting them figure it out once built.

The size also puts the upper decks close to the adjacent houses – they actually match the porches of the house just south. There will be a lack of privacy, natural light and airflow.

I think the congestion, increased traffic, lack of parking, increased noise, lack of privacy for the neighbors adjacent to the building is enough to say this project at the present size would be detrimental to our neighborhood and its stability as a diverse neighborhood of all ages. It may make our street less desirable for young families. I am pretty sure I would not have purchased this house if the building as is was on the corner. It is too big. I am hoping that you will respect our neighborhood and deny the SUPs.

Thank you,
Lucie Blanchard
306 N. 31st Street
513-497-2980

Saunders, Richard L. - PDR

From: PDR Land Use Admin
Sent: Thursday, August 12, 2021 9:54 AM
To: Saunders, Richard L. - PDR
Cc: Ebinger, Matthew J. - PDR
Subject: FW: Development planed for E. Marshall and N. 31st St.

From: Diane Dopkin [mailto:diane.dopkin@emsus.com]
Sent: Wednesday, August 11, 2021 5:41 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Development planed for E. Marshall and N. 31st St.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whomever reads the emails:

I live on the 400 block of N. 31st St., close to the planned redevelopment at E. Marshall and N. 31st. I'm always excited for new restaurant/store space, but the design is disappointing, so I'm submitting these comments in advance of your Aug 16 meeting:

- Given our experience with Covid-related shutdowns, shouldn't there be more space for outdoor dining and living (e.g., a common courtyard)? The building footprint would occupy every square inch of the property.
- Covering all the pervious surfaces will increase runoff.
- There doesn't appear to be plans for parking. Has an analysis been done to determine if there is enough space on that block for residents as well as shopping/dining customers?
- The homes/gardens on the other side of N. 31st and the one behind the planned construction currently receive lots of morning sunlight. A new 3-story building to the east would cast a shadow each morning. That would bother me, if I lived in those homes.

I was hoping for construction along the lines of the building at N. 32nd and E. Marshall, where Grisette is located--shorter with a smaller footprint and more outdoor space.

Thanks for your consideration,
Diane

Diane Dopkin

Environmental Management Support, Inc.
8601 Georgia Ave., Suite 500
Silver Spring, MD 20910
301.717.8998 (cell while working from home)
diane.dopkin@emsus.com

Saunders, Richard L. - PDR

From: Anna Johnson <annatjohnson@gmail.com>
Sent: Thursday, August 12, 2021 3:42 PM
To: PDR Land Use Admin
Subject: Special Use Permit for 3101 E. Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom It May Concern:

Good afternoon. My name is Anna Johnson, and I live at 413 N. 31st St., Richmond, Virginia 23223. We received the plans for a three-story mixed use building to be constructed at the corner of 31st Street and Marshall Street. I wish to express my concerns as a resident since 2012. Believe me, we are thrilled to have restaurants such as Grisette and Alewife down the block, but that said, those structures only have two stories.

Have you done a parking study to account for multiple families moving in and the high density? I know that it is hard enough to park on my block since the opposite side is normally restricted during school hours. Those without the benefit of off-street parking this community will be at a loss. I would say a maximum of 4 units should be in consideration, and if necessary, you consider below-ground parking.

How about the fact that there is no area to collect rainwater runoff?

As for the commercial space, with Covid-19 at its peak, should there be more focus on adding land for outdoor seating?

The design is quite industrial (bordering on ugly) and doesn't honor the historic aspects of the neighborhood.

In the design plan--is that a big metal trash bin at the back of the building? I feel sorry for the owners of the building behind it. If it isn't, it looks like one of those big canisters that collects debris when you demolish a building.

Thanks,

Anna Johnson

Saunders, Richard L. - PDR

From: Samantha Forbes <samantha.l.forbes@gmail.com>
Sent: Sunday, August 15, 2021 10:17 PM
To: PDR Land Use Admin
Subject: Planning Commission comments for Aug 16 1:30pm

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As a resident of 32nd St. at the intersection of Marshall, the proposed multipurpose building on the corner of 31st St concerns me greatly. Within a block of the proposed site at 32nd and Marshall, there are already two very popular restaurants (Alewife and Grisette) that increase traffic and decrease the available residential parking in the area during business hours. The addition of the building in question would contribute to the parking difficulties with its nine additional housing units and its commercial retail space. It also seems like the development of the Chimborazo and overall Church Hill area has been primarily centered around expensive housing options, with no focus on affordable housing opportunities. Please do not approve this ordinance.

Thank you in advance for your consideration,

Samantha Forbes

Saunders, Richard L. - PDR

From: Hansi Armentrout <harmentrout@gmail.com>
Sent: Sunday, August 15, 2021 10:04 PM
To: PDR Land Use Admin
Subject: Proposed Structure N. 31st & E. Marshall St.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Commission,

We are completely opposed to the project proposed to be built at North 31st and East Marshall for a number of reasons. Below are some of our most glaring issues:

1. Parking!

The size of the proposed structure with no plan to add off-street parking will impact the already strained street parking situation in the neighborhood.

With 9 proposed units there is a potential for 18+ vehicles to be added to an already strained parking situation in the neighborhood.

This is not including the 2 proposed retail spaces that will have a need for parking for customers and employees.

With two restaurants already on this block the parking situation as it stands is beyond capacity. With 4, it will be a mess.

2. Size and Design.

This neighborhood is not currently zoned for a structure of this size and style and for good reason.

If built, it will be the largest and most out of place looking piece in a neighborhood defined by and made beautiful by its historical buildings.

People love Church Hill specifically for its historical buildings and unique atmosphere.

There is no reason to attempt to get special permission to build a modern looking, large building in an area that is made special by its vintage charm and historical feel.

We are afraid that the more this happens here, the more our property values could be negatively affected and worse, this neighborhood's soul could be lost.

Please do not approve this plan.

Thank you.

Sincerely,

Johannes and Yaa Taah Armentrout
3020 East Broad Street
Richmond, VA, 23223

Saunders, Richard L. - PDR

From: Bryan Schollenberger <sweetschollen@gmail.com>
Sent: Sunday, August 15, 2021 9:58 PM
To: PDR Land Use Admin
Subject: Planning Commission Meeting

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi,

As residents in the immediate area around 3101 East Marshall Street, we are concerned about the increased parking demand if Ordinance No. 2021-208 goes through. With Alewife and Grisette already in the area, parking is scarce every evening.

Additionally, we have seen a lot of expensive housing coming to the area and we would want to be sure that this new building is used to bring affordable housing options to the neighborhood. Otherwise, we do not support this development.

Thanks!

Saunders, Richard L. - PDR

From: Jacob Grosshandler <jcgrosshandler@gmail.com>
Sent: Sunday, August 15, 2021 4:25 PM
To: PDR Land Use Admin
Subject: Ordinance No. 2021-208—Special Use Permit for 3101 East Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To the Planning Commission:

I am writing to you regarding the proposed Ordinance No. 2021-208—Special Use Permit for 3101 East Marshall Street. Personally, I oppose the passing of this ordinance for the following concerns and open-ended questions bulleted out below:

- The current lot is home to a single-family home that has been converted into a split unit rental. The property allows for and prior to the property owner applying for the Ordinance had some, often several, of its tenants parking off street. The proposed SUP would increase the number of apartments to nine, add to the commercial space, all while reducing off street parking. This will increase congestion in the surrounding area and increase demand for parking for residents in the area. At other mixed use properties, such as at the corner of 32nd and Marshall, the added foot traffic has led to many people parking in no parking zones during commercial hours.
- With the increase in units on that lot will increase the density at the intersection for home deliveries—Amazon, FedEx, UPS, USPS, Door Dash, Uber Eats, etc.—which is likely to cause added congestion, often in the form of double parking. At present, a much smaller number of adults live at this property and only occasionally do delivery drives impede traffic by double parking for their convenience during delivery to the address. With two retail spaces and nine rental locations this will add to congestions and the frequency of double parking. Most drivers speed out around the double-parked cars. I personally hold concerns around traffic safety, especially given that the lot is located diagonally across the street from a school.
- The aesthetic of the new addition does not match the traditional aesthetic of the rest of the neighborhood.
- Open ended questions:
 - Has the city considered the impact of the additional residents to the water infrastructure of Churchill?
 - Will the property developer live at the site or near it? I ask because if they do not, they will not bear the impact of the SUP to the neighborhood.
 - Does the property cater to studios and one-bedroom units? If so, how does this support the families wishing to live in the area that otherwise seek to send their kids to school in this district? While single bedroom apartments help maximize the rents for a property owner, it does not easily translate into a residential environment that is next to a school.
 - How will the property handle trash and trash pickup? Some of the commercial/ residential mixed-use properties on Marshall have private trash pick up and recycling services. Some of these services pick up between 3 and 6 in the morning via commercial vehicles that have safety back up alarms that are disruptive to a neighborhood that is predominately residential.

To show that I am not 100% against development on that lot, I would support additional townhomes, duplexes, or single-family homes to be added to the lot if it met current zoning purposes without an SUP. I believe these would help grow the tax base of the city, support housing for families near schools, and limit the impact of congestion near the school, in a way the proposed Ordinance does not.

Thank you for your consideration.

--

Jacob Grosshandler
Churchill resident

Saunders, Richard L. - PDR

From: Angie Cabell <angiecabell@gmail.com>
Sent: Monday, August 16, 2021 10:04 AM
To: PDR Land Use Admin; richard.sanders@richmondgov.com; Angie Cabell; richwolkiewicz@gmail.com
Subject: 3101 E. Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning!

My husband and I reside at 3019 E. Marshall Street. The proposed project will directly impact us as we are two doors down.

My primary concern centers around congestion at the intersection of 31st and Marshall with great potential to **impede access by emergency/first responders**. There are several facts that make this intersection unique. *I have walked all over Church Hill and have yet to find any intersection with the same set of characteristics.* They are as follows: **a roundabout, a school and two GRTC bus stops**. This is a busy corner and the addition of retail will make this corner unsafe. Seeing as public health and safety are a primary function of government I see that you have no other choice but to deny this project given its current scope.

Thank you for your time, service and consideration,
Angie Cabell and Rich Wolkiewicz
3019 E. Marshall St.
Richmond VA 2322

Watson, David F. - PDR

From: Jones, Carey L. - PDR
Sent: Tuesday, September 22, 2020 11:27 AM
To: Eli Carter
Cc: Watson, David F. - PDR
Subject: RE: Letter re: Commission of Architectural Review meeting, September 22, 2020

Thank you for your comment letter. I will make sure the Commission members receive a copy prior to the meeting. I am copying David Watson, Land Use Planner, who is handling the special use permit application for this project.

If you would like to listen to or join the meeting, please follow the instructions in this document:
<https://richmondva.legistar.com/LegislationDetail.aspx?ID=4635995&GUID=18184C5B-7A9C-4720-A6E7-E2139C6DDCCF&Options=&Search=>

During the meeting, I will present the application, the applicant will then have five minutes to respond. Next the Commission will hear public comment, each member of the public is limited to three minutes. After public comment, the Commission will make a motion, discuss the motion, and then take vote.

Thank you again for your comment letter and please let me know if you have any additional questions.

Sincerely,
Carey L. Jones

Carey L. Jones
Secretary to the Commission of Architectural Review
Planning and Preservation, Department of Planning and Development Review
900 E Broad Street, Room 510, Richmond, VA 23219
Carey.Jones@richmondgov.com
804-646-7550

From: Eli Carter [mailto:elicarter@gmail.com]
Sent: Thursday, September 17, 2020 4:54 PM
To: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Subject: Letter re: Commission of Architectural Review meeting, September 22, 2020

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Council members,

My name is Eli Carter. Along with my wife, Abbey Reddington, I own the property at 307 N 31st Street, Richmond, VA 23223. Unfortunately, due to work obligations, we cannot be on the CAR Zoom meeting to be

held on September 22, 2020. Nonetheless, we write to express our strong concerns regarding the proposed plans for 3101 E Marshall Street. Our concerns are as follows:

- The alley between 309 North 31st Street and the proposed building is (approx.) 10' wide and does not provide sufficient access to the 19' long parking spaces in the plan. To my knowledge, the city normally requires a 23' drive aisle for a 17.5' long parking space. The current plan does not provide adequate access to the parking spaces it proposes.
- There does not seem to be any provision in the plan for a 5' setback off of the alley, as required by zoning.
- Normal zoning allows one unit per 1,000 square feet of lot area. At approximately 5,000 square feet, the current proposal of nine residential units does not comply.
- The current plan includes nine residential units and two commercial units, but only has provision for five parking spaces in the rear of the building. Six of the nine residential units include multiple bedrooms. We are concerned about the impact this increase in resident capacity will have on local street parking. Street parking in this area is already challenging, and is often compounded by patrons to the local restaurants (which this proposal will further contribute to) and parks.
- The current plan proposes a three-story structure, which would dominate the block and its immediate neighbors. Structures in this section of Church Hill are almost exclusively two-story single family homes. Further, the size and modern stylings of the architecture along 31st Street will not enhance the historic character of the neighborhood. The renderings we have seen do not appear to adhere to the historic character of the neighborhood. What is more, three commercial spaces in one corner building seems excessive and a money grab.

As it is, the 300 block of North 31st street is already overrun with cars. In fact, it is rare occurrence that we are able to find a parking spot on our own block, where we pay significant property taxes. This, by the way, has been the reality even prior to the construction of two new homes on the corner of E Marshall and N 31st, which will certainly complicate parking and traffic matters further. Moreover, the proposed plans for 3101 E Marshall St. would result in a building that stands in stark contrast to the historical homes that make the St. John's District what it is.

As residents who will have to deal with the building and any potential negative impacts (it is hard to imagine what the positive impacts will be) for many years, we ask that the council members seriously consider our concerns.

Sincerely,

Eli Cater and Abbey Reddington

Watson, David F. - PDR

From: Leanne Costantinidis <lcostantinidis@gmail.com>
Sent: Wednesday, July 22, 2020 12:54 PM
To: Watson, David F. - PDR
Subject: Fwd: 3101 & 3105 Marshall St-three story multi use facility

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Hi David,

I sent this email a little more than a week ago and received no response from Cynthia. I am hoping she read my email and hoping you do too.

Please let me know that this proposed development is being taken seriously in regards to the negative impact it will have on our small block.

I hope it will not be allowed to move forward. I don't think that our block can handle any more mixed use development.

Regardless, please let me know what is happening.

Are any of the meetings happening through an online platform to allow people safe access?

thank you,

Leanne

----- Forwarded message -----

From: Leanne Costantinidis <lcostantinidis@gmail.com>
Date: Mon, Jul 13, 2020 at 7:19 PM
Subject: Fwd: 3101 & 3105 Marshall St-three story multi use facility
To: <cynthia.newbille@richmondgov.com>
Cc: <laurenjohntrotta@gmail.com>

Good day Cynthia,

I am writing to you to share my concerns regarding the impact of the proposed building at this location. I'm unable to attend the scheduled meeting on 7/27 and additionally I wouldn't want to attend due to risks of Covid 19. it would be better if residents could attend virtually.

I live on E 32nd near Marshall. Already we lack sufficient parking when the restaurants on opposite corners (Alewife & Grisette) are operating. The building w the lower level occupied by Grisette is newer two story apartment building put on that corner necessitating the need for more parking, They have two available spaces being used by cars behind the building, and one space being occupied by a dumpster, grease barrel and recycling. IOne car is always blocking the alley which impacts other residents. It is a challenge to park even with the restaurants' partial capacity or opened for pick up only during Covid19.

There is a new duplex on Marshall and 31st almost complete that will require yet more street parking. With another building set for retail space and more apartments it will become near impossible for residents of existing homes to park.

The quiet neighborhood will even be more hectic if this space is allowed to be built.

It also is right near the school which affects and will impact parking and traffic for them or their activities.

There is a danger every morning already when parents stop in the street in the flow of traffic to let their children out of the cars, partially due to the lack of parking or drop off areas.

The height of the building makes it imposing and seems too big for the neighborhood, dwarfing the 100 year old homes next to it.

Can the existing infrastructure support this additional building?

There was a meeting set right before everything shut down for COVID19 to discuss parking options for residents in the city and help us to get permitted. it was cancelled and should be rescheduled. There should also be diagonal parking spaces drawn on one side of the street on 32nd and parallel parking on the other to help us. 31st might be wide enough too.

Trying to find solutions.

Thank you for your consideration,
Leanne Costantinidis
434-242-8658

Mr. Watson:

I am writing you to express my concern over the possible construction to be erected at 3101 & 3105 E. Marshall St.

I am a first-time home owner and recently moved into my new home at 3107 E. Marshall St. on July 1st. I consumed nearly all my savings to put the down payment on the house. I was ecstatic to have moved to Church Hill because of how much I admire old homes and old neighborhoods. You could only imagine how crushed I felt to learn that three-story modernesque would be going up right next door and would overlook my new property. This proposed building goes against the very draw that brought me to Richmond's Church Hill. If I had known about this undergoing prior to my purchase, I would have likely not purchased my current residence. Below is a list of my main grievances and concerns with the proposed construction in the order that I find them most important.

- 1.) The proposed construction is to be three stories tall above ground. Almost every home and building in Church Hill is only two stories tall. This building will stand out in sharp contrast to the rest of the neighborhood. It is spit in the face to those living in the area and to those who value the architecture of the historic neighborhood. The additional story will also reduce privacy for those with yards near the building.
- 2.) There is already limited parking in the neighborhood, adding an 18-bedroom construction along with new businesses will put a serious strain on the already bad parking situation in the area. The construction will be taking three parking spaces from the community (one on the property and two in the alley that neighbors it). Even if the new construction is to have 5 indoor parking spaces, this is only a net gain of 2 parking spaces; nowhere near enough to accommodate for the increased demand from the new residents alone.
- 3.) The building seems to be of a modern style except for the brick storefront. This redacts from the historic value of the neighborhood and negatively goes against the styles already established in the area.
- 4.) I am concerned that if the trash will be staged outside in a dumpster (vs inside) it will attract rodents and insects such as cockroaches to my house and yard being that I am immediately adjacent to the proposed new construction and alley. Additionally, if the trash is to be placed outside it will undoubtedly create an unpleasant odor, making it undesirable or intolerable to sit in the yards near the dumpster such as my own.

Thank you for your time to listen to my concerns. I hope that you will choose to protect Richmond's beautiful Church Hill and the families that call it home.

Jacob Dubois
3107 E. Marshall St.
(828)-551-7449

Watson, David F. - PDR

From: Eli Carter <elicarter@gmail.com>
Sent: Tuesday, May 12, 2020 12:48 PM
To: Watson, David F. - PDR
Subject: 3101 E Marshall Street

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Dear Mr. Watson,

My name is Eli Carter. I own the property at 307 N 31st Street, Richmond, VA 23223. For some reason, I only recently was presented with the proposed plans for 3101 E Marshall Street. I am strongly against the plans in their current form. To keep it simple, I want to echo the points made to you in a previous email by my neighbor, John Trotta. They are as follows:

- a) The current alley is approximately ten feet wide and would not provide sufficient room to navigate a vehicle in and out of the proposed parking spaces. I also do not see a five feet setback off of the alley, which I thought is required.
- b) The five parking spots do not accommodate the nine residential units proposed, six of which are multi-bedroom units. The impact on street parking would be significant, especially with the added traffic generated by the restaurant/commercial units. This block of Marshall Street already has two mixed-use buildings that are home to two popular restaurants (Alewife and Grisette).
- c) The six trash cans in the plan do not seem sufficient to manage the amount of waste generated by nine residential and two commercial units.
- d) It is my understanding that zoning requirements allow for one unit per 1,000 sq ft. of living space. At approximately 5,000 sq ft, I am concerned about the nine residential units and two commercial units that are planned.

In short, as it is, the 300 block of North 31st street is already overrun with cars. In fact, it is rare occurrence that we are able to find a parking spot on our own block, where we pay significant property taxes. This, by the way, has been the reality even prior to the construction of two new homes on the corner of E Marshall and N 31st, which will certainly complicate parking and traffic matters further.

I ask that you please include my concerns in the City Planning Commission and City Council's review packet. I am strongly against the project, as it is currently constituted.

Sincerely,

Eli Carter, PhD

Saunders, Richard L. - PDR

From: Jacob Grosshandler <jcgrosshandler@gmail.com>
Sent: Sunday, August 15, 2021 4:25 PM
To: PDR Land Use Admin
Subject: Ordinance No. 2021-208—Special Use Permit for 3101 East Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To the Planning Commission:

I am writing to you regarding the proposed Ordinance No. 2021-208—Special Use Permit for 3101 East Marshall Street. Personally, I oppose the passing of this ordinance for the following concerns and open-ended questions bulleted out below:

- The current lot is home to a single-family home that has been converted into a split unit rental. The property allows for and prior to the property owner applying for the Ordinance had some, often several, of its tenants parking off street. The proposed SUP would increase the number of apartments to nine, add to the commercial space, all while reducing off street parking. This will increase congestion in the surrounding area and increase demand for parking for residents in the area. At other mixed use properties, such as at the corner of 32nd and Marshall, the added foot traffic has led to many people parking in no parking zones during commercial hours.
- With the increase in units on that lot will increase the density at the intersection for home deliveries—Amazon, FedEx, UPS, USPS, Door Dash, Uber Eats, etc.—which is likely to cause added congestion, often in the form of double parking. At present, a much smaller number of adults live at this property and only occasionally do delivery drives impede traffic by double parking for their convenience during delivery to the address. With two retail spaces and nine rental locations this will add to congestions and the frequency of double parking. Most drivers speed out around the double-parked cars. I personally hold concerns around traffic safety, especially given that the lot is located diagonally across the street from a school.
- The aesthetic of the new addition does not match the traditional aesthetic of the rest of the neighborhood.
- Open ended questions:
 - Has the city considered the impact of the additional residents to the water infrastructure of Churchill?
 - Will the property developer live at the site or near it? I ask because if they do not, they will not bear the impact of the SUP to the neighborhood.
 - Does the property cater to studios and one-bedroom units? If so, how does this support the families wishing to live in the area that otherwise seek to send their kids to school in this district? While single bedroom apartments help maximize the rents for a property owner, it does not easily translate into a residential environment that is next to a school.
 - How will the property handle trash and trash pickup? Some of the commercial/ residential mixed-use properties on Marshall have private trash pick up and recycling services. Some of these services pick up between 3 and 6 in the morning via commercial vehicles that have safety back up alarms that are disruptive to a neighborhood that is predominately residential.

To show that I am not 100% against development on that lot, I would support additional townhomes, duplexes, or single-family homes to be added to the lot if it met current zoning purposes without an SUP. I believe these would help grow the tax base of the city, support housing for families near schools, and limit the impact of congestion near the school, in a way the proposed Ordinance does not.

Thank you for your consideration.

--

Jacob Grosshandler
Churchill resident

Watson, David F. - PDR

From: Jim Dedie <jim.dedie@yahoo.com>
Sent: Monday, September 21, 2020 10:10 PM
To: Jones, Carey L. - PDR
Cc: Watson, David F. - PDR; Newbille, Cynthia I. - City Council
Subject: COA-077183-2020 3101-3105 E. Marshall Street - 9/22/20 CAR meeting
Attachments: IMG_6839.PNG

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cc: David Watson - Senior Planner, Cynthia Newbille - Council member
Hello Carey -

I reside on N 32nd street and below are my comments on COA-077183-2020 3101-3105 E. Marshall Street.

If my work schedule accommodates, I will also attend the 9/22 meeting.

Background:

- Full Name: James Dedie
- I am representing myself
- I have no economic or professional relationships that would be affected by the approval of the COA-077183-2020 application

- The 3 story building will be larger than any other building in the neighborhood. No new construction that I am aware of in Church Hill is over 2 stories. The new building will stand out because of the height, size and its contemporary design. It will also overshadow the look of the existing historic building which should be preserved
- With the slopped roof, gutters and downspouts, where will that water go? The 3 story addition consumes the entire property. That runoff can only go to the sidewalk or onto neighboring properties on Marshall and 31st Street. Using an Internet Rainfall Harvest Calculator, based on the roof size 3842 sq. ft., the roof will displace 1201 gallons of water for every 1/2 inch of rain.
- Residential - From the drawings, it looks like 12 trash cans for the apartments. (or, 6 trash and 6 recycling bins?) From what I have seen in the Church Hill area, the sidewalk on the Marshall Street is where the trash cans will end up permanently regardless of the building design to accommodate the trash cans. It will look and smell like this area of Church Hill (800 block of N 26th St - Google Map photo attached). That would also impact pedestrian traffic. Also, if the trash can area is utilized, has the refuse service committed to walking all 12 trash cans individually to the trash truck, which would be parked on 31st street, and then walk the trash cans back to the trash can area?
- Commercial - where will their trash bins be located and how many will a commercial site require? Additionally, if it is for food service, where will their grease bin be located?
- Trash general - with all this additional trash, this could invite a rodent and pest issue
- Parking – The 4 planned spaces are not enough to support 9 apartments. Also, for the mixed use part, only 3 spaces are reserved for the businesses. During the school year, there are existing parking

restrictions near Chimborazo Elementary School. Where will the new residents, patrons and existing neighbors park?

Thank you for the opportunity to voice my concerns!

Sincerely,

James Dedie

Dear Secretary Richard L. Saunders III,

My name is John Trotta, and I am the owner and occupant of 309 North 31st Street. In the event that I may not be able to attend the public hearing on August 16, 2021, I wanted to communicate some concerns that I have with the proposed project at 3101 East Marshall Street.

My specific concerns include the following:

- **Trash Management** – Current plan shows ten trash cans in an enclosed area. This appears to be sufficient for the nine residential units proposed, but does not address the two commercial units. The commercial units will need dedicated waste receptacles to sufficiently manage daily waste. Additionally, the CHA meeting recommended the owner contract with a private waste management removal company to ensure all residential and commercial trash is sufficiently removed. I agree with this recommendation.
- **Water Run-off** – Rainwater run-off is an issue for the north side of our home and the immediate area in front of the alley on 31st street. Steady rainfall will cause water to collect in these areas. I am concerned that the removal of all greenspace on the Marshall Street lot will exacerbate this issue.
- **Building Setback on 31st Street** – This block of 31st Street is located in the St. John's Historic District, and all homes are set back from the sidewalk. To maintain continuity with the homes on this block (and to add back some greenspace), I request the SUP waiving the setback on 31st Street to be denied.
- **Useable Open Space** – My understanding is that the Richmond 300 plan requires mixed-use construction to leave 30% useable open space. I do not see any useable open space in the current project. I request that useable open space be required, perhaps through upholding the setback requirement on 31st Street, or additional setbacks on the south elevation.
- **Restaurant Exhaust Fan** – I do not see an exhaust fan in the plans for the commercial spaces proposed. I am concerned that the fan will be on the south side of the building facing my house. I would prefer the exhaust fan be placed on the roof with other HVAC units.
- **Environmental Impact** – The New York Times ran an article in August 2020 highlighting Church Hill as a neighborhood with higher temperatures than other areas of the city due to lack of trees and open greenspace. This project will not help us combat rising

temperatures in our neighborhood, and will set a precedent for future construction that will cause this problem to continue to grow.

Considering the concerns above, we ask that you deny the special use permits that will allow this project to build the entire lot. My wife and I take pride in being part of the St. John's Historic District and do our best as homeowners to maintain the charm that makes our neighborhood special. We believe upholding the zoning laws is necessary in this case to maintain the integrity of the neighborhood.

Thank you for your consideration,

John Trotta

309 North 31st Street

Watson, David F. - PDR

From: John Trotta <john.trotta@gmail.com>
Sent: Friday, May 8, 2020 6:44 PM
To: Watson, David F. - PDR
Cc: Jones, Carey L. - PDR; Blake McDonald
Subject: Re: 3101 E Marshall Street

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Hi David and Carey,

Nice to meet you all too! Thank you Blake for the intro.

My wife and I live at 309 N 31st Street, and would border the planned property along the rear alley. Although we are happy that the property will be improved, we feel that the current plan is ambitious and concerning. Specifically:

- a) The current alley is approximately ten feet wide and would not provide sufficient room to navigate a vehicle in and out of the proposed parking spaces. I also do not see a five feet setback off of the alley, which I thought is required.
- b) The five parking spots do not accommodate the nine residential units proposed, six of which are multi-bedroom units. The impact on street parking would be significant, especially with the added traffic generated by the restaurant/commercial units. This block of Marshall Street already has two mixed-use buildings that are home to two popular restaurants (Alewife and Grisette).
- c) The six trash cans in the plan do not seem sufficient to manage the amount of waste generated by nine residential and two commercial units.
- d) It is my understanding that zoning requirements allow for one unit per 1,000 sq ft. of living space. At approximately 5,000 sq ft, I am concerned about the nine residential units and two commercial units that are planned.

I appreciate your consideration,

John Trotta
845-774-6163

On Fri, May 8, 2020 at 4:22 PM Watson, David F. - PDR <David.Watson@richmondgov.com> wrote:

I am the Planner running the SUP for this property and will be glad to address your inquiries.

David

David Watson, AICP

Senior Planner

Department of Planning and Development Review

900 E. Broad St., Room 511

Richmond, VA 23219

Office: 804-646-1036



From: Jones, Carey L. - PDR

Sent: Friday, May 8, 2020 2:38 PM

To: Blake McDonald <blakemcdonald12@gmail.com>; Watson, David F. - PDR <David.Watson@richmondgov.com>

Cc: john.trotta@gmail.com

Subject: RE: 3101 E Marshall Street

Hi Blake,

It is nice to have so many opportunities to be in touch these days! I hope you are still well and protecting your plants from this unusual weather we are having.

And Hi John – it is nice to meet you, even if it is electronically for the moment. Below is my contact information, please reach out to me with any additional questions.

The project did receive approval by the Commission of Architectural Review. Here is a link to the plans and conditions of approval: <https://richmondva.legistar.com/LegislationDetail.aspx?ID=4306849&GUID=63D4997D-660A-4240-ADE5-9888AF647948&Options=&Search=>

The “applications and plans” hyperlink is the plans submitted by the applicant. The “action details” hyperlink links to the discussion of the project by the Commission and the conditions of approval, which as you can see, are mostly about the final material selections.

From what I understand the next step is approval of the SUP. I have copied David Watson, Senior Planner, with the Land Use Division. He is handling the SUP process for this application and will be able to better provide information about where this application is in the process and how best to provide comments.

Thanks again for reaching out to me about this project and please let me know if you have any additional questions.

Best,

Carey

Carey L. Jones

Secretary to the Commission of Architectural Review

Planning and Preservation, Department of Planning and Development Review

900 E Broad Street, Room 510, Richmond, VA 23219

Carey.Jones@richmondgov.com

804-646-7550

From: Blake McDonald [<mailto:blakemcdonald12@gmail.com>]

Sent: Friday, May 8, 2020 1:20 PM

To: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>

Cc: john.trotta@gmail.com

Subject: 3101 E Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Carey,

Nice to have so many opportunities to reach out to you these days! I really appreciate your quick return of our painting/siding repair COA.

I'm reaching out to learn a bit more about the plans for 3101 E. Marshall Street. Our new neighbor at 305 N 31st Street (John Trotta, copied here) was wondering the status of that project. It appears that a Special Use Permit was filed with the city on April 14th - does that mean that CAR approved the addition plans? What is the approval process for the SUP and can we submit comments if we have concerns about the new uses? If so, to whom should we direct those comments?

Thank you, as always, for your guidance here!

Have a great weekend,

Blake

Members of the Planning Commission,

My name is Lauren Trotta and I live at 309 N 31st Street. My home will be a neighboring property to the proposed project at 3101 E Marshall Street and I wish to submit a few comments about the plans:

- In general, I am not opposed to the idea of improving this property. I do take issue with this project based on the size and scale of the building that has been proposed. The neighborhood is currently mostly single family homes filled with growing families who moved to Church Hill for the quiet charm and the opportunity to carefully preserve these old homes for the next generation. A 9 unit apartment building is out of character for the neighborhood and more specifically, our block. In addition, there are no 3 story structures within sight of our block or home. If they are allowed to maintain the requested elevation, it would dramatically change our own skyline and further highlight this property's difference.

- I understand that mixed-use properties are not uncommon to Church Hill but typically there has been an effort to use an existing structure or make the new structure blend in. For example, the property on 32nd and Marshall (where Grisette is located) remained two-stories and has two apartments. This property wants 2 commercial spaces in addition to the 9 apartments. As the number of units grows and the use of those spaces vary, so do the needs of the property. In particular, the issue of trash management has not been properly addressed. Nine multi-room apartments are going to generate a significant amount of waste on their own. The developer has mentioned a food service is interested in one of the commercial spaces. The present plans do not adequately address the challenge of properly containing and managing food waste, along with that generated from the apartments.

- As a further example of the developer attempting to do too much on this particular space, they have applied to have the building setback requirement waived and have made no allotment for green spaces. This lot will be all building which is not concurrent with the neighborhood nor does it meet the City's own guidelines for 30% green/common space as detailed in the Richmond 300 project.

- I do not wish to comment much about parking, but simply to offer a point of clarification. The developer is using our concern about structural damage to our property (309) as a reason that they are foregoing parking. This is an oversimplification of the problem and a neat way to sidestep the actual issue. The alleyway that separates our two properties is very narrow; 1/2 of a normal alleyway in Church Hill and does not meet the City's own requirement to support the 90 degree parking that was originally proposed. To help illustrate my point, attached are some pictures of a "normal" alleyway where 90 degree parking is accommodated and then our alleyway. Again, this all comes back to the scale of the project. Their choices to max out the lot, do not leave room to widen the alleyway or make usable parking feasible.

To conclude, I feel strongly that the choices this developer has made in an effort to maximize the revenue of the property has led to their need to apply for these Special Use Permits. In essence, they have created their own issues by not reducing the scale of the project to adhere to the city set guidelines that are in place to keep historic neighborhoods looking and feeling historic. I am

hopeful that the city will uphold the rules as they have been set. If this property were to scale back, many of the issues that plague this plan (and the community's opposition to it) would resolve naturally.

On a personal note, I have met and spoken with the owner of the property and she lives in DC. I feel it is hard to decide what is good for a neighborhood when you have never lived in it.

Thank you for your time and consideration.

Lauren Trotta
309 N 31st Street





Watson, David F. - PDR

From: Jones, Carey L. - PDR
Sent: Tuesday, July 14, 2020 4:08 PM
To: Ebinger, Matthew J. - PDR; Watson, David F. - PDR
Subject: FW: Opposition to SUP application at 3101 & 3105 E. Marshall Street

From: Melissa Newel [mailto:mnewel@gmail.com]
Sent: Tuesday, July 14, 2020 3:50 PM
To: Newbille, Cynthia I. - City Council <Cynthia.Newbille@Richmondgov.com>
Cc: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Subject: Opposition to SUP application at 3101 & 3105 E. Marshall Street

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Ms. Newbille,

A recent transplant from Oakland, California, I sought out Richmond's Church Hill district in your beautiful city due to its historical architecture. I purchased a home in the St. John's Church Historic District on N. 32nd St. (between Broad and Marshall streets) earlier this year.

I have now learned that a developer is seeking to replace the existing two-story building and empty corner lot at 3101 & 3105 E. Marshall St. with a *three*-story multi-use facility consisting of commercial spaces and nine apartments.

Why am I opposed?

#1: The proposed development is unnecessarily out of proportion to the surrounding neighborhood.

The developer's proposed structure dwarfs the existing two-story residences surrounding it and would have an out-sized impact. The only other three-story structure in the nearby area is an existing former school that has been converted to apartments (The Lofts) and a church (Mt. Carmel Baptist Church). In addition to the excess height, the building's mass is also excessive. The result is an oversized structure that will serve as a blight, rather than a contribution, to the neighborhood.

#2: The proposed development does not contain any green space and serves to increase the dangerous urban heat island effect impacting Church Hill. Heat-related illness in the Church Hill district far exceeds other parts of the city. See, Science Museum of Virginia, "What does the 'Urban Heat Island Effect' mean to Richmond?" <https://www.smv.org/learn/blog/post/what-urban-heat-island-effect>. Trees serve to provide a canopy of shade to help cool down the area, in addition to capturing carbon emissions and absorbing storm runoff. The proposed development uses every available inch of the two lots for its structure, leaving no trees and green space.

I strongly oppose the current SUP application. However, I am not opposed to building taking place on the lots. But development must be required to take into account the neighborhood within which it is to be built, as well

as the health and well-being of its residents. A development project two stories in height, and that is required to include trees as a part of its design, would serve both the developer's financial interest *and* those of the historic district's residents.

Thank you for taking my objections into consideration.
Melissa Newel

Saunders, Richard L. - PDR

From: Hansi Armentrout <harmentrout@gmail.com>
Sent: Sunday, August 15, 2021 10:04 PM
To: PDR Land Use Admin
Subject: Proposed Structure N. 31st & E. Marshall St.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Commission,

We are completely opposed to the project proposed to be built at North 31st and East Marshall for a number of reasons. Below are some of our most glaring issues:

1. Parking!

The size of the proposed structure with no plan to add off-street parking will impact the already strained street parking situation in the neighborhood.

With 9 proposed units there is a potential for 18+ vehicles to be added to an already strained parking situation in the neighborhood.

This is not including the 2 proposed retail spaces that will have a need for parking for customers and employees.

With two restaurants already on this block the parking situation as it stands is beyond capacity. With 4, it will be a mess.

2. Size and Design.

This neighborhood is not currently zoned for a structure of this size and style and for good reason.

If built, it will be the largest and most out of place looking piece in a neighborhood defined by and made beautiful by its historical buildings.

People love Church Hill specifically for its historical buildings and unique atmosphere.

There is no reason to attempt to get special permission to build a modern looking, large building in an area that is made special by its vintage charm and historical feel.

We are afraid that the more this happens here, the more our property values could be negatively affected and worse, this neighborhood's soul could be lost.

Please do not approve this plan.

Thank you.

Sincerely,

Johannes and Yaa Taah Armentrout
3020 East Broad Street
Richmond, VA, 23223

Meeting Reports



Transportation Committee (continued)

New safety efforts for east-west streets: We noted we've heard from neighbors recurring concerns for the safety of people using Franklin Street, Leigh Street, and M Street. We also noted concerns over safety on Marshall Street. In all of these cases, we have heard reports and witnessed that fast-moving motor vehicles can make these streets unwelcoming. We observed that all three streets have multi-block stretches without any design features that mitigate motorist speed. We considered whether we should recommend that the CHA approach the city in an effort to make these streets safer for people.

There was a consensus that there was a general problem along our east-west streets. We did not reach full consensus on whether some or all of the options of Franklin, Leigh, M, and Marshall warranted calls for improvements. We decided we would continue to observe these streets and continue our conversation at our next meeting.

New issues: Stewart Schwartz noted the upcoming release of the draft Richmond 300 plan, and suggested that we review. Havis Wright mentioned there appeared to be new parking enforcement efforts by the city and volunteered to gather information on this.

Holiday Weekend Committee

Submitted by:
Allie Wine

Co-chairs:
Allie Wine,
alliehwine@gmail.com
Ed Fendley,
edfendley@gmail.com

Attendees:
Pam Lipscombe
Coqui MacDonald
Audrey Auyeung
Alli Alligood

The Holiday Weekend Committee meets (currently through web call) on the fourth Wednesday of every month. Please reach out to Allie Wine at alliehwine@gmail.com or (703) 899-2603 if you wish to join the committee.

We are excited to continue this holiday tradition in Church Hill for the 56th consecutive year. We are currently brainstorming ideas for how to adjust the weekend's events based on the Coronavirus pandemic. Stay tuned for an update in the next newsletter!

Current priorities:

- Solidify a plan for the weekend's events, focusing on ideas that capture the spirit of our community, while also bringing in funds to support our community efforts
- Refresh our publicity plan with goal of saving expenses and leveraging new technology and social media as much as possible

Volunteer needs: Please reach out to Allie Wine at alliehwine@gmail.com or (703)899-2603 if you can help with any of the following:

- Design (advertising, graphics, print materials, web) – as we move to a socially distanced event, we may have a greater need for print materials, website design, posters, etc. We will need to get creative with our communication now more than ever!
- Event logistics – if you have experience in event planning (bonus points for experience during a pandemic) we would appreciate your advice and mentorship.

Parks & Beautification Committee

Submitted by:
Barbara Cotter, Chair

The Committee has not met due to the Coronavirus pandemic. Mulching has been on hold, as well as other activities. Membership will be informed when the mulching is rescheduled. A Zoom meeting will be scheduled in July.

August 12, 2021

Richmond City Planning Commission
August 16, 2021 meeting

To all concerned:

Re: Hearing for "SUPS" at 3101-3105 E. Marshall

I am against granting special use permits that might be on the table in regard to the size of this project- the one in particular is that it does not meet the dimensional requirements of the lot. The limitations of the zoning for this area should be respected as well as any suggestion that the size of the building fit in with relation to the surrounding buildings. Plus any overlay of the historic district be taken into account. The size of the other "mixed use" buildings in this area should be taken as a guide (the two of them on the corner of 32nd). They are two stories. The neighborhood is predominantly residential even in "the mixed use" zoned areas. There is one 3- story building and that building is two blocks away and sits alone in its lot...off the sidewalk on East Marshall. It is a residential area with a smattering of mixed use buildings all two stories.

The owners can scale down the project. They may not make as much of a profit, but it was the owner's choice to buy the lot with its zoning limitations. And it is their right to ask for special use permits, but in this case there is no need to grant them. It may limit the scope, but will not limit the nature of the project.

What can't be changed if the building goes ahead as planned are the changes to the neighborhood. There will be more congestion, noise and traffic. Basically it is putting a city block on a rather "busy corner" in this residential area. 31st is a straight shot from Broad to Nine Mile and East Marshall is a busy east west street with buses. And it can be quite busy. And with future building plans for East Marshall, traffic will only increase.

The lack of parking, the added number of cars, traffic from new commercial properties will add to the noise, congestion and be a safety concern as people look for parking and the predictable double parking while unloading and loading, plus people trying to cross the street. Sometimes it is a little tricky now crossing at the traffic circle.

The present plan to occupy the entire lot puts the garbage in the back of the building very close to two properties adjacent to the building. There seems to be no concern for commercial waste should one of the spaces end up a restaurant. This will create unique problems.

One only has to look at Grisette at 32nd and East Marshall and its garbage in the residential parking lot... or walk past it. I think it would be irresponsible not to identify this problem and ask this question- where is the commercial garbage going and how will it be collected. Will a truck back down the alley for instance. If the building respected the zoning for this area –there would be a place for it rather than right under the noses of the adjacent neighbors, or just letting them figure it out once built.

The size also puts the upper decks close to the adjacent houses – they actually match the porches of the house just south. There will be a lack of privacy, natural light and airflow.

I think the congestion, increased traffic, lack of parking, increased noise, lack of privacy for the neighbors adjacent to the building is enough to say this project at the present size would be detrimental to our neighborhood and its stability as a diverse neighborhood of all ages. It may make our street less desirable for young families. I am pretty sure I would not have purchased this house if the building as is was on the corner. It is too big. I am hoping that you will respect our neighborhood and deny the SUPs.

Thank you,
Lucie Blanchard
306 N. 31st Street
513-497-2980

September 22, 2020

David Watson, AICP
Senior Planner
City of Richmond Department of Planning and Development Review

Dear David:

RE: 3101-3105 E. Marshall

Like most of the neighbors on my block I have two major concerns regarding the mixed use plan for 3101-3105 East Marshall; first, the size of the project fitting in with existing two story structures in the Chimborazo Historic District, and second limited off street parking; especially with parking becoming a major concern in the area. I think I understand the project is in a different “zone” and has different sets of directives, but I would think the historic area would also have directives that may affect the zoning for this particular project. I thought the purpose of historic districts was to protect and maintain a certain character of a neighborhood.

Although the building technically fronts Marshall the entrance to the apartments in the addition and basement space is on 31st. I believe North 31st street will definitely be impacted the most – more traffic and less parking.

Parking is my biggest concern. The project I believe has 9 units with 15 bedrooms and 4 parking places, one being handicap. This leaves 12 residents looking for parking. Two new homes have just been built on the south west corner of 31st and Marshall **without** off street parking, and the home to the south of the project is losing off street parking. Having 16 new cars with this project and the 2 new houses – all residents of this one block trying to squeeze in doesn’t feel adequate with just 4 spots behind the building. Plus the visitors and employees of the commercial spaces will need to find parking. I think our street accommodates about 25 cars and I would say on most nights after work those spots are taken

Two very successful restaurants are just a block away and because of that fact parking can be difficult when the restaurants are busy. In fact before Covid 19 hit visitors to the two restaurants on 32nd often parked on our street because parking on 32nd is already tight. Zoning regulations and city planning need to assure adequate parking. Developers need to take parking into consideration- especially in areas have certain density of homes and businesses.

present limitations

Out of the 5 houses on the west side of north 31st only one has off street parking- none of the houses on the north side of broad between 31st and 30th have off street parking- and one is currently being renovated.

There is restricted parking around the school.

There are bus stops on Marshall at this block.

Possible future limitations

Requests for a loading zone or 2 hour parking- already in existence at WPA Bakery and Dutch & Company at 27th and Marshall.

The continued renovation of property in the area bringing in more residents.

Signs to keep parking a certain distance away from curb to enable safer turning.

SAFETY

The burden of inadequate parking could become a safety issue with buses on Marshall and the lack of stop signs. Cars often drive in excess of the speed limit. See attached from Church Hill news and their concerns

31st is a cut through to Nine Mile road and again drivers often go faster than the speed limit. People looking for parking, waiting while others back out of spots, and double parking by Uber or Lyft seem like definite issues. See attached piece from channel 8.

I think this project is too big for this corner and will put a burden on finding adequate street parking for the current and future residents.

Thank you,

Lucie Blanchard
306 North 31st
Richmond, VA 23223
Luciebee61@gmail.com

Meeting Reports



Transportation Committee (continued)

New safety efforts for east-west streets: We noted we've heard from neighbors recurring concerns for the safety of people using Franklin Street, Leigh Street, and M Street. We also noted concerns over safety on Marshall Street. In all of these cases, we have heard reports and witnessed that fast-moving motor vehicles can make these streets unwelcoming. We observed that all three streets have multi-block stretches without any design features that mitigate motorist speed. We considered whether we should recommend that the CHA approach the city in an effort to make these streets safer for people.

There was a consensus that there was a general problem along our east-west streets. We did not reach full consensus on whether some or all of the options of Franklin, Leigh, M, and Marshall warranted calls for improvements. We decided we would continue to observe these streets and continue our conversation at our next meeting.

New issues: Stewart Schwartz noted the upcoming release of the draft Richmond 300 plan, and suggested that we review. Havis Wright mentioned there appeared to be new parking enforcement efforts by the city and volunteered to gather information on this.

Holiday Weekend Committee

Submitted by:
Allie Wine

Co-chairs:
Allie Wine,
alliehwine@gmail.com
Ed Fendley,
edfendley@gmail.com

Attendees:
Pam Lipscombe
Coqui MacDonald
Audrey Auyeung
Alli Alligood

The Holiday Weekend Committee meets (currently through web call) on the fourth Wednesday of every month. Please reach out to Allie Wine at alliehwine@gmail.com or (703) 899-2603 if you wish to join the committee.

We are excited to continue this holiday tradition in Church Hill for the 56th consecutive year. We are currently brainstorming ideas for how to adjust the weekend's events based on the Coronavirus pandemic. Stay tuned for an update in the next newsletter!

Current priorities:

- Solidify a plan for the weekend's events, focusing on ideas that capture the spirit of our community, while also bringing in funds to support our community efforts
- Refresh our publicity plan with goal of saving expenses and leveraging new technology and social media as much as possible

Volunteer needs: Please reach out to Allie Wine at alliehwine@gmail.com or (703)899-2603 if you can help with any of the following:

- Design (advertising, graphics, print materials, web) – as we move to a socially distanced event, we may have a greater need for print materials, website design, posters, etc. We will need to get creative with our communication now more than ever!
- Event logistics – if you have experience in event planning (bonus points for experience during a pandemic) we would appreciate your advice and mentorship.

Parks & Beautification Committee

Submitted by:
Barbara Cotter, Chair

The Committee has not met due to the Coronavirus pandemic. Mulching has been on hold, as well as other activities. Membership will be informed when the mulching is rescheduled. A Zoom meeting will be scheduled in July.

August 12, 2021

Richmond City Planning Commission
August 16, 2021 meeting

To all concerned:

Re: Hearing for "SUPS" at 3101-3105 E. Marshall

I am against granting special use permits that might be on the table in regard to the size of this project- the one in particular is that it does not meet the dimensional requirements of the lot. The limitations of the zoning for this area should be respected as well as any suggestion that the size of the building fit in with relation to the surrounding buildings. Plus any overlay of the historic district be taken into account. The size of the other "mixed use" buildings in this area should be taken as a guide (the two of them on the corner of 32nd). They are two stories. The neighborhood is predominantly residential even in "the mixed use" zoned areas. There is one 3- story building and that building is two blocks away and sits alone in its lot...off the sidewalk on East Marshall. It is a residential area with a smattering of mixed use buildings all two stories.

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Thank you,
Lucie Blanchard
306 N. 31st Street
513-497-2980

Saunders, Richard L. - PDR

From: Angie Cabell <angiecabell@gmail.com>
Sent: Monday, August 16, 2021 10:04 AM
To: PDR Land Use Admin; richard.sanders@richmondgov.com; Angie Cabell; richwolkiewicz@gmail.com
Subject: 3101 E. Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning!

My husband and I reside at 3019 E. Marshall Street. The proposed project will directly impact us as we are two doors down.

My primary concern centers around congestion at the intersection of 31st and Marshall with great potential to **impede access by emergency/first responders**. There are several facts that make this intersection unique. *I have walked all over Church Hill and have yet to find any intersection with the same set of characteristics.* They are as follows: **a roundabout, a school and two GRTC bus stops**. This is a busy corner and the addition of retail will make this corner unsafe. Seeing as public health and safety are a primary function of government I see that you have no other choice but to deny this project given its current scope.

Thank you for your time, service and consideration,
Angie Cabell and Rich Wolkiewicz
3019 E. Marshall St.
Richmond VA 2322

Watson, David F. - PDR

From: Castleberry, Brian B <bcastleberry@wm.edu>
Sent: Tuesday, September 22, 2020 8:48 AM
To: Watson, David F. - PDR
Subject: 3101-05 E Marshall St.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear David Watson,

I am writing to urge your committee to stop plans for construction at 3101-05 E. Marshall St. My wife and I live at 3111 and the plans for this building will directly impact the value and quality of our property. In-person meetings regarding this construction plan were held at times that disallowed our community to have a say in the decisions up to this point, and only now, through the efforts of neighbors, are any of us in the area getting a sense of the plans.

The plans for 3101-05 will quite literally blot out the sun on our property. The developers plan to add a third floor (higher than any historical homes in the area) that will nearly reach the side of the homes in the middle of the block on 31st street. Our back yard will be put in the shadow of this oversized building, and the massive construction will completely change the look of the neighborhood, adding yet another unmatched postmodern element to the block.

Plans for this building include shops and nine apartments, with only four parking spots. The nine apartment will include fifteen bedrooms. This will mean several more cars parked on a block already full of cars. Two restaurants have been added to our block in the last year or so, and parking is very tight for residents. The three commercial spaces planned in this site will add untold more need for parking. I don't really see how this plan has made it this far in the process without far more input from the neighborhood.

There is already a new construction storefront/apartment site at the corner of 32nd and Marshall that is extremely unkept, with weeds and small trees growing around it, as well as the disgusting smell of a restaurant's trash receptacle placed between buildings along Marshall. Adding yet another new build project that will not have proper trash, parking, and upkeep will again have a negative effect on the value of our property.

More than anything else, the city should not be a playground for rich developers to tear up as they see fit. This proposed building is an insult to the neighborhood it intends to extract wealth from. Please put a stop to this now. Thanks,

Brian Castleberry

3111 E. Marshall Street, Richmond VA 23223
804-617-3449

Saunders, Richard L. - PDR

From: PDR Land Use Admin
Sent: Thursday, August 12, 2021 9:54 AM
To: Saunders, Richard L. - PDR
Cc: Ebinger, Matthew J. - PDR
Subject: FW: Development planed for E. Marshall and N. 31st St.

From: Diane Dopkin [mailto:diane.dopkin@emsus.com]
Sent: Wednesday, August 11, 2021 5:41 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Development planed for E. Marshall and N. 31st St.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whomever reads the emails:

I live on the 400 block of N. 31st St., close to the planned redevelopment at E. Marshall and N. 31st. I'm always excited for new restaurant/store space, but the design is disappointing, so I'm submitting these comments in advance of your Aug 16 meeting:

- Given our experience with Covid-related shutdowns, shouldn't there be more space for outdoor dining and living (e.g., a common courtyard)? The building footprint would occupy every square inch of the property.
- Covering all the pervious surfaces will increase runoff.
- There doesn't appear to be plans for parking. Has an analysis been done to determine if there is enough space on that block for residents as well as shopping/dining customers?
- The homes/gardens on the other side of N. 31st and the one behind the planned construction currently receive lots of morning sunlight. A new 3-story building to the east would cast a shadow each morning. That would bother me, if I lived in those homes.

I was hoping for construction along the lines of the building at N. 32nd and E. Marshall, where Grisette is located--shorter with a smaller footprint and more outdoor space.

Thanks for your consideration,
Diane

Diane Dopkin

Environmental Management Support, Inc.
8601 Georgia Ave., Suite 500
Silver Spring, MD 20910
301.717.8998 (cell while working from home)
diane.dopkin@emsus.com

Saunders, Richard L. - PDR

From: Phineas <phineas1916@gmail.com>
Sent: Monday, August 16, 2021 1:40 PM
To: Saunders, Richard L. - PDR
Subject: 3101 E Marshall St

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon Rich. I am unable to attend the hearing today, but would like to express my feelings on the proposed plan at 3101 E Marshall St. I'm against the proposed plan, for 2 main reasons; I believe it's too large for the area, and does not fit with the neighborhood. I would like to see something slightly smaller, possibly 6 units instead of 9. Also with the school across the street too I believe the 9 units will increase further congestion, in an area where we already see increased traffic and congestion, with the roundabout, speeding traffic on Marshall, bus stop, and bike lane.

Thanks so much,

Joe

Saunders, Richard L. - PDR

From: Samantha Forbes <samantha.l.forbes@gmail.com>
Sent: Sunday, August 15, 2021 10:17 PM
To: PDR Land Use Admin
Subject: Planning Commission comments for Aug 16 1:30pm

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As a resident of 32nd St. at the intersection of Marshall, the proposed multipurpose building on the corner of 31st St concerns me greatly. Within a block of the proposed site at 32nd and Marshall, there are already two very popular restaurants (Alewife and Grisette) that increase traffic and decrease the available residential parking in the area during business hours. The addition of the building in question would contribute to the parking difficulties with its nine additional housing units and its commercial retail space. It also seems like the development of the Chimborazo and overall Church Hill area has been primarily centered around expensive housing options, with no focus on affordable housing opportunities. Please do not approve this ordinance.

Thank you in advance for your consideration,

Samantha Forbes

Saunders, Richard L. - PDR

From: Anna Johnson <annatjohnson@gmail.com>
Sent: Thursday, August 12, 2021 3:42 PM
To: PDR Land Use Admin
Subject: Special Use Permit for 3101 E. Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom It May Concern:

Good afternoon. My name is Anna Johnson, and I live at 413 N. 31st St., Richmond, Virginia 23223. We received the plans for a three-story mixed use building to be constructed at the corner of 31st Street and Marshall Street. I wish to express my concerns as a resident since 2012. Believe me, we are thrilled to have restaurants such as Grisette and Alewife down the block, but that said, those structures only have two stories.

Have you done a parking study to account for multiple families moving in and the high density? I know that it is hard enough to park on my block since the opposite side is normally restricted during school hours. Those without the benefit of off-street parking this community will be at a loss. I would say a maximum of 4 units should be in consideration, and if necessary, you consider below-ground parking.

How about the fact that there is no area to collect rainwater runoff?

As for the commercial space, with Covid-19 at its peak, should there be more focus on adding land for outdoor seating?

The design is quite industrial (bordering on ugly) and doesn't honor the historic aspects of the neighborhood.

In the design plan--is that a big metal trash bin at the back of the building? I feel sorry for the owners of the building behind it. If it isn't, it looks like one of those big canisters that collects debris when you demolish a building.

Thanks,

Anna Johnson

Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Tuesday, August 31, 2021 9:29 AM
To: Saunders, Richard L. - PDR
Cc: Ebinger, Matthew J. - PDR
Subject: FW: 3103 E Marshall St-

From: Sydney Jordan-Cooley [mailto:syd.jorcool@gmail.com]
Sent: Tuesday, August 31, 2021 6:23 AM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>
Subject: 3103 E Marshall St-

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am concerned about the size and lack of dedicated off street parking for the new building proposed at the corner of 31st and Marshall. If the developer is permitted to get every SUP he has requested, what is the benefit to the city and the neighborhood?

My name is Sydney Jordan-Cooley; I live at 3002 E Broad St and I grew up at 3013 E Broad St. I have seen this neighborhood go through some pretty dramatic changes in my 40 years, not the least of which is the increased density due to infill development and exploding rent costs. There is no mention of affordable housing in this proposal or the notes. If I didn't grow up here, I couldn't afford to live in this neighborhood.

These infills have exploded in number in recent years. Most are required to have some off street parking because we don't want to have the car density problems that the Fan district has to deal with. This complex is large- it dwarfs the surrounding buildings. The city's requirements for off street parking are frankly too conservative and he is asking to waive all of them.

Why are we allowing a developer to put in a 3 story building where the surrounding properties are all two stories? Should we not hold these developers to follow the guidelines that are designed to help prevent density problems in our neighborhoods? Is this concession being made so that the developer can afford to dedicate the rental units to low income tenants? If so that at least makes sense- the housing crisis in RIchmond is acute and I hope we provide safe housing for all that need it.

If new commercial development is required to have off street parking for their patrons, this building should be held to that standard. How does this building address the storm water run off? Micro floods have been an increasing concern as the storm drains don't always work very well. If this developer is being allowed to bend these rules via a SUP, then what is he offering for the good of the city in return?

Thank you so much for your time.

--

Sydney Jordan-Cooley

Jordan-Cooley Carpentry, LLC.
2926 P St. Richmond 23223
804.641.9241

Saunders, Richard L. - PDR

From: Kevin Kost <kingkost@gmail.com>
Sent: Monday, August 16, 2021 1:42 PM
To: Saunders, Richard L. - PDR
Subject: 3101 E Marshall Street Comments for 8/16 Planning Meeting

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello I'm Kevin Kost, my address is 307N 31st street. We moved to this lovely neighborhood in June and do not agree with some of the plans being made for the current project on 3101 E Marshall St.

Our major concerns are trash management (rodents and scent), 3 story height, and noise. We are excited about the lot having a facelift, but have a problem with the overall look and use of the building.

We ask that you deny the special permits that will allow this project to build the entire lot.

Thank you,
Kevin Kost

Watson, David F. - PDR

From: Emily Montgomery <emilytullymontgomery@gmail.com>
Sent: Monday, September 21, 2020 9:59 PM
To: Jones, Carey L. - PDR; Watson, David F. - PDR; cynthia.newbile@richmondgov.com
Subject: 3101-3105 E Marshall St Permit Application Comment

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello all,

My name is Emily Montgomery, and I'm writing to you in regards to the proposed permit for 3101-3105 E Marshall St, which I'm against in its current iteration.

I'm a Richmond Public Schools teacher who just moved into 3109 E Marshall St, the house directly beside the property under question. While I am excited by many of the revitalization efforts in the neighborhood, and would be happy to see this building renovated, I stand against the aspect of the permit that garishly expands and adds onto the building. It is overly large for its location--not matching the character and aesthetic of the block. Also personally, I only have access to street parking and I'm very concerned about how this development will crowd out parking availability, especially with the addition of commercial spaces.

I'm also concerned with this space being directly across from Chimborazo Elementary School. People already drive dangerously fast down the road; there is already a lot of traffic for a residential area. This would just bring more traffic to this specific spot, especially a concern when there are so many elementary students who walk to the school.

I believe we should be supporting projects that revitalize existing structures. We should save our green spaces. In fact: as the [New York Times just reported](#), this area borders on a heat desert, with temperatures notably higher than other parts of the city because of the lack of green spaces. If we really wanted to support the health of our neighborhood, we'd want to bolster the existing green space on that property--not build a three-story brick building on it.

The building is oversized and unattractive--it doesn't match the character of the surrounding area. Revitalization and updates can still be accomplished with this building and enhance it without the overlarged addition.

This is a company from outside Richmond which will be benefiting from the development. I want to see these investments profit our neighborhood and city--not outside investors.

I hope you will take the comments of those of us most closely impacted under close consideration. I love living close to commercial spots, and am happy to have more accessible housing, but this project as it's currently proposed is not beneficial for our community.

Thank you!
Emily Montgomery

Saunders, Richard L. - PDR

From: Bryan Schollenberger <sweetschollen@gmail.com>
Sent: Sunday, August 15, 2021 9:58 PM
To: PDR Land Use Admin
Subject: Planning Commission Meeting

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi,

As residents in the immediate area around 3101 East Marshall Street, we are concerned about the increased parking demand if Ordinance No. 2021-208 goes through. With Alewife and Grisette already in the area, parking is scarce every evening.

Additionally, we have seen a lot of expensive housing coming to the area and we would want to be sure that this new building is used to bring affordable housing options to the neighborhood. Otherwise, we do not support this development.

Thanks!

Watson, David F. - PDR

From: Jones, Carey L. - PDR
Sent: Tuesday, September 22, 2020 11:27 AM
To: Eli Carter
Cc: Watson, David F. - PDR
Subject: RE: Letter re: Commission of Architectural Review meeting, September 22, 2020

Thank you for your comment letter. I will make sure the Commission members receive a copy prior to the meeting. I am copying David Watson, Land Use Planner, who is handling the special use permit application for this project.

If you would like to listen to or join the meeting, please follow the instructions in this document:
<https://richmondva.legistar.com/LegislationDetail.aspx?ID=4635995&GUID=18184C5B-7A9C-4720-A6E7-E2139C6DDCCF&Options=&Search=>

During the meeting, I will present the application, the applicant will then have five minutes to respond. Next the Commission will hear public comment, each member of the public is limited to three minutes. After public comment, the Commission will make a motion, discuss the motion, and then take vote.

Thank you again for your comment letter and please let me know if you have any additional questions.

Sincerely,
Carey L. Jones

Carey L. Jones
Secretary to the Commission of Architectural Review
Planning and Preservation, Department of Planning and Development Review
900 E Broad Street, Room 510, Richmond, VA 23219
Carey.Jones@richmondgov.com
804-646-7550

From: Eli Carter [mailto:elicarter@gmail.com]
Sent: Thursday, September 17, 2020 4:54 PM
To: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Subject: Letter re: Commission of Architectural Review meeting, September 22, 2020

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Council members,

My name is Eli Carter. Along with my wife, Abbey Reddington, I own the property at 307 N 31st Street, Richmond, VA 23223. Unfortunately, due to work obligations, we cannot be on the CAR Zoom meeting to be

held on September 22, 2020. Nonetheless, we write to express our strong concerns regarding the proposed plans for 3101 E Marshall Street. Our concerns are as follows:

- The alley between 309 North 31st Street and the proposed building is (approx.) 10' wide and does not provide sufficient access to the 19' long parking spaces in the plan. To my knowledge, the city normally requires a 23' drive aisle for a 17.5' long parking space. The current plan does not provide adequate access to the parking spaces it proposes.
- There does not seem to be any provision in the plan for a 5' setback off of the alley, as required by zoning.
- Normal zoning allows one unit per 1,000 square feet of lot area. At approximately 5,000 square feet, the current proposal of nine residential units does not comply.
- The current plan includes nine residential units and two commercial units, but only has provision for five parking spaces in the rear of the building. Six of the nine residential units include multiple bedrooms. We are concerned about the impact this increase in resident capacity will have on local street parking. Street parking in this area is already challenging, and is often compounded by patrons to the local restaurants (which this proposal will further contribute to) and parks.
- The current plan proposes a three-story structure, which would dominate the block and its immediate neighbors. Structures in this section of Church Hill are almost exclusively two-story single family homes. Further, the size and modern stylings of the architecture along 31st Street will not enhance the historic character of the neighborhood. The renderings we have seen do not appear to adhere to the historic character of the neighborhood. What is more, three commercial spaces in one corner building seems excessive and a money grab.

As it is, the 300 block of North 31st street is already overrun with cars. In fact, it is rare occurrence that we are able to find a parking spot on our own block, where we pay significant property taxes. This, by the way, has been the reality even prior to the construction of two new homes on the corner of E Marshall and N 31st, which will certainly complicate parking and traffic matters further. Moreover, the proposed plans for 3101 E Marshall St. would result in a building that stands in stark contrast to the historical homes that make the St. John's District what it is.

As residents who will have to deal with the building and any potential negative impacts (it is hard to imagine what the positive impacts will be) for many years, we ask that the council members seriously consider our concerns.

Sincerely,

Eli Cater and Abbey Reddington

3009 E Marshall Street

Richmond, VA 23223

9/1/2021

Richmond Planning Commission

RE: Proposed apartment building planned for the corner of E. Marshall Street and 31st street.

Dear Planning Commission Members:

This letter is to express my opposition to the proposed apartment building planned for the corner of E. Marshall Street and 31st street.

I have lived at 3009 E. Marshall Street for 13 years. My townhome is located ½ block from the proposed construction. I live with my husband and brother. We are all retired in our 70s. My family and I each have (varying degrees of) disabilities. My husband is an amputee and is mostly in a wheelchair. My brother has cerebral palsy. He needs assistance when walking over uneven surfaces. I have advanced autoimmune arthritis with bilateral total hip replacements and ankylosing spondylosis of the spine. This condition limits my ability to walk long distances.

The 3000 block of Marshall Street is a block of single family townhomes, as is most of the surrounding area. We are located directly across from Chimborazo Elementary School.

My opposition to the proposed construction includes concerns about parking availability, density and the aesthetics of our neighborhood. This is my second letter to your commission expressing my concerns.

Due to our disabilities, there are times when it is necessary to park in close proximity to the front of our townhouse. This is especially important when taking my husband out in the wheelchair. During the school years it becomes harder and harder to park on our street. Teachers and staff park on our block for the entire day. Visitors park on the block for hours at a time. It becomes almost impossible to park on the block during the day.

The proposed 9 unit, apartment building has the potential to add up to (an estimated) 18 additional cars to our block and surrounding vicinity. Combined with increased parking from the elementary school, I believe, this increase in cars, will pose an undue hardship for me and my family.

Our block of single family townhomes (many built around 1900) is located in the St John's Church Historic District. We are required to submit any changes for the exterior of our homes to the Commission in Architectural Review (CAR). CAR tries to preserve the Victorian

architecture and aesthetic of our block and surrounding area. When looking at the proposed diagram of the apartment building, I fail to see any architectural features that match the Victorian appearance of our block and surrounding areas. I do not understand why this area is designated as an Historic District when this kind of building exception can be made.

Finally, we love Church Hill precisely because it is a neighborhood of single family homes. Adding apartment buildings increases the density to our neighborhood. This increased density increases competition for access to other services and facilities.

The current residents of this Historic District of Church Hill have a right to preserve the characteristics of the neighborhood that we have grown to love and call home.

Thank-you for your consideration.

Melissa Zerbe

3009 E. Marshall Street



Saunders, Richard L. - PDR

From: Jacob Grosshandler <jcgrosshandler@gmail.com>
Sent: Sunday, August 15, 2021 4:25 PM
To: PDR Land Use Admin
Subject: Ordinance No. 2021-208—Special Use Permit for 3101 East Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To the Planning Commission:

I am writing to you regarding the proposed Ordinance No. 2021-208—Special Use Permit for 3101 East Marshall Street. Personally, I oppose the passing of this ordinance for the following concerns and open-ended questions bulleted out below:

- The current lot is home to a single-family home that has been converted into a split unit rental. The property allows for and prior to the property owner applying for the Ordinance had some, often several, of its tenants parking off street. The proposed SUP would increase the number of apartments to nine, add to the commercial space, all while reducing off street parking. This will increase congestion in the surrounding area and increase demand for parking for residents in the area. At other mixed use properties, such as at the corner of 32nd and Marshall, the added foot traffic has led to many people parking in no parking zones during commercial hours.
- With the increase in units on that lot will increase the density at the intersection for home deliveries—Amazon, FedEx, UPS, USPS, Door Dash, Uber Eats, etc.—which is likely to cause added congestion, often in the form of double parking. At present, a much smaller number of adults live at this property and only occasionally do delivery drives impede traffic by double parking for their convenience during delivery to the address. With two retail spaces and nine rental locations this will add to congestions and the frequency of double parking. Most drivers speed out around the double-parked cars. I personally hold concerns around traffic safety, especially given that the lot is located diagonally across the street from a school.
- The aesthetic of the new addition does not match the traditional aesthetic of the rest of the neighborhood.
- Open ended questions:
 - Has the city considered the impact of the additional residents to the water infrastructure of Churchill?
 - Will the property developer live at the site or near it? I ask because if they do not, they will not bear the impact of the SUP to the neighborhood.
 - Does the property cater to studios and one-bedroom units? If so, how does this support the families wishing to live in the area that otherwise seek to send their kids to school in this district? While single bedroom apartments help maximize the rents for a property owner, it does not easily translate into a residential environment that is next to a school.
 - How will the property handle trash and trash pickup? Some of the commercial/ residential mixed-use properties on Marshall have private trash pick up and recycling services. Some of these services pick up between 3 and 6 in the morning via commercial vehicles that have safety back up alarms that are disruptive to a neighborhood that is predominately residential.

To show that I am not 100% against development on that lot, I would support additional townhomes, duplexes, or single-family homes to be added to the lot if it met current zoning purposes without an SUP. I believe these would help grow the tax base of the city, support housing for families near schools, and limit the impact of congestion near the school, in a way the proposed Ordinance does not.

Thank you for your consideration.

--

Jacob Grosshandler
Churchill resident

Dear Secretary Richard L. Saunders III,

My name is John Trotta, and I am the owner and occupant of 309 North 31st Street. In the event that I may not be able to attend the public hearing on August 16, 2021, I wanted to communicate some concerns that I have with the proposed project at 3101 East Marshall Street.

My specific concerns include the following:

- **Trash Management** – Current plan shows ten trash cans in an enclosed area. This appears to be sufficient for the nine residential units proposed, but does not address the two commercial units. The commercial units will need dedicated waste receptacles to sufficiently manage daily waste. Additionally, the CHA meeting recommended the owner contract with a private waste management removal company to ensure all residential and commercial trash is sufficiently removed. I agree with this recommendation.
- **Water Run-off** – Rainwater run-off is an issue for the north side of our home and the immediate area in front of the alley on 31st street. Steady rainfall will cause water to collect in these areas. I am concerned that the removal of all greenspace on the Marshall Street lot will exacerbate this issue.
- **Building Setback on 31st Street** – This block of 31st Street is located in the St. John's Historic District, and all homes are set back from the sidewalk. To maintain continuity with the homes on this block (and to add back some greenspace), I request the SUP waiving the setback on 31st Street to be denied.
- **Useable Open Space** – My understanding is that the Richmond 300 plan requires mixed-use construction to leave 30% useable open space. I do not see any useable open space in the current project. I request that useable open space be required, perhaps through upholding the setback requirement on 31st Street, or additional setbacks on the south elevation.
- **Restaurant Exhaust Fan** – I do not see an exhaust fan in the plans for the commercial spaces proposed. I am concerned that the fan will be on the south side of the building facing my house. I would prefer the exhaust fan be placed on the roof with other HVAC units.
- **Environmental Impact** – The New York Times ran an article in August 2020 highlighting Church Hill as a neighborhood with higher temperatures than other areas of the city due to lack of trees and open greenspace. This project will not help us combat rising

temperatures in our neighborhood, and will set a precedent for future construction that will cause this problem to continue to grow.

Considering the concerns above, we ask that you deny the special use permits that will allow this project to build the entire lot. My wife and I take pride in being part of the St. John's Historic District and do our best as homeowners to maintain the charm that makes our neighborhood special. We believe upholding the zoning laws is necessary in this case to maintain the integrity of the neighborhood.

Thank you for your consideration,

John Trotta

309 North 31st Street

August 12, 2021

Richmond City Planning Commission
August 16, 2021 meeting

To all concerned:

Re: Hearing for "SUPS" at 3101-3105 E. Marshall

I am against granting special use permits that might be on the table in regard to the size of this project- the one in particular is that it does not meet the dimensional requirements of the lot. The limitations of the zoning for this area should be respected as well as any suggestion that the size of the building fit in with relation to the surrounding buildings. Plus any overlay of the historic district be taken into account. The size of the other "mixed use" buildings in this area should be taken as a guide (the two of them on the corner of 32nd). They are two stories. The neighborhood is predominantly residential even in "the mixed use" zoned areas. There is one 3- story building and that building is two blocks away and sits alone in its lot...off the sidewalk on East Marshall. It is a residential area with a smattering of mixed use buildings all two stories.

The owners can scale down the project. They may not make as much of a profit, but it was the owner's choice to buy the lot with its zoning limitations. And it is their right to ask for special use permits, but in this case there is no need to grant them. It may limit the scope, but will not limit the nature of the project.

What can't be changed if the building goes ahead as planned are the changes to the neighborhood. There will be more congestion, noise and traffic. Basically it is putting a city block on a rather "busy corner" in this residential area. 31st is a straight shot from Broad to Nine Mile and East Marshall is a busy east west street with buses. And it can be quite busy. And with future building plans for East Marshall, traffic will only increase.

The lack of parking, the added number of cars, traffic from new commercial properties will add to the noise, congestion and be a safety concern as people look for parking and the predictable double parking while unloading and loading, plus people trying to cross the street. Sometimes it is a little tricky now crossing at the traffic circle.

The present plan to occupy the entire lot puts the garbage in the back of the building very close to two properties adjacent to the building. There seems to be no concern for commercial waste should one of the spaces end up a restaurant. This will create unique problems.

One only has to look at Grisette at 32nd and East Marshall and its garbage in the residential parking lot... or walk past it. I think it would be irresponsible not to identify this problem and ask this question- where is the commercial garbage going and how will it be collected. Will a truck back down the alley for instance. If the building respected the zoning for this area –there would be a place for it rather than right under the noses of the adjacent neighbors, or just letting them figure it out once built.

The size also puts the upper decks close to the adjacent houses – they actually match the porches of the house just south. There will be a lack of privacy, natural light and airflow.

I think the congestion, increased traffic, lack of parking, increased noise, lack of privacy for the neighbors adjacent to the building is enough to say this project at the present size would be detrimental to our neighborhood and its stability as a diverse neighborhood of all ages. It may make our street less desirable for young families. I am pretty sure I would not have purchased this house if the building as is was on the corner. It is too big. I am hoping that you will respect our neighborhood and deny the SUPs.

Thank you,
Lucie Blanchard
306 N. 31st Street
513-497-2980

Saunders, Richard L. - PDR

From: Anna Johnson <annatjohnson@gmail.com>
Sent: Thursday, August 12, 2021 3:42 PM
To: PDR Land Use Admin
Subject: Special Use Permit for 3101 E. Marshall Street

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To Whom It May Concern:

Good afternoon. My name is Anna Johnson, and I live at 413 N. 31st St., Richmond, Virginia 23223. We received the plans for a three-story mixed use building to be constructed at the corner of 31st Street and Marshall Street. I wish to express my concerns as a resident since 2012. Believe me, we are thrilled to have restaurants such as Grisette and Alewife down the block, but that said, those structures only have two stories.

Have you done a parking study to account for multiple families moving in and the high density? I know that it is hard enough to park on my block since the opposite side is normally restricted during school hours. Those without the benefit of off-street parking this community will be at a loss. I would say a maximum of 4 units should be in consideration, and if necessary, you consider below-ground parking.

How about the fact that there is no area to collect rainwater runoff?

As for the commercial space, with Covid-19 at its peak, should there be more focus on adding land for outdoor seating?

The design is quite industrial (bordering on ugly) and doesn't honor the historic aspects of the neighborhood.

In the design plan--is that a big metal trash bin at the back of the building? I feel sorry for the owners of the building behind it. If it isn't, it looks like one of those big canisters that collects debris when you demolish a building.

Thanks,

Anna Johnson

Saunders, Richard L. - PDR

From: PDR Land Use Admin
Sent: Thursday, August 12, 2021 9:54 AM
To: Saunders, Richard L. - PDR
Cc: Ebinger, Matthew J. - PDR
Subject: FW: Development planed for E. Marshall and N. 31st St.

From: Diane Dopkin [mailto:diane.dopkin@emsus.com]
Sent: Wednesday, August 11, 2021 5:41 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Development planed for E. Marshall and N. 31st St.

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To whomever reads the emails:

I live on the 400 block of N. 31st St., close to the planned redevelopment at E. Marshall and N. 31st. I'm always excited for new restaurant/store space, but the design is disappointing, so I'm submitting these comments in advance of your Aug 16 meeting:

- Given our experience with Covid-related shutdowns, shouldn't there be more space for outdoor dining and living (e.g., a common courtyard)? The building footprint would occupy every square inch of the property.
- Covering all the pervious surfaces will increase runoff.
- There doesn't appear to be plans for parking. Has an analysis been done to determine if there is enough space on that block for residents as well as shopping/dining customers?
- The homes/gardens on the other side of N. 31st and the one behind the planned construction currently receive lots of morning sunlight. A new 3-story building to the east would cast a shadow each morning. That would bother me, if I lived in those homes.

I was hoping for construction along the lines of the building at N. 32nd and E. Marshall, where Grisette is located--shorter with a smaller footprint and more outdoor space.

Thanks for your consideration,
Diane

Diane Dopkin

Environmental Management Support, Inc.
8601 Georgia Ave., Suite 500
Silver Spring, MD 20910
301.717.8998 (cell while working from home)
diane.dopkin@emsus.com

Saunders, Richard L. - PDR

From: Samantha Lauren Duckett <samanthalauren.soller@gmail.com>
Sent: Friday, September 3, 2021 1:19 PM
To: PDR Land Use Admin
Subject: 3101 E. Marshall

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon,

I recently learned about the plans for the space at 3101 E. Marshall. I live at 3007 E. Marshall, and I would like to know what will be installed in terms of parking. I am very excited to have a new restaurant and/or bakery, but I think there needs to be some sort of parking for this, especially if there are going to be 9 apartment units as well. It has already getting difficult to park in this area because the school restricts parking on the north side of the street, and there are multiple bus stops right where this new construction is proposed. We also have had several new houses go up, and I am just not sure where anyone is supposed to park.

Is there a way to use one of the floors as a parking garage for tenants and out-of-neighborhood dining patrons? I don't think that much is needed in terms of apartments right here. There are plenty of apartments right down the street. If apartments would fit and if there were parking, that would be great, but there just isn't.

I ride my bike to work every day, and Marshall St. is supposed to be a bike lane. In fact, it was recently the subject of a city-wide bike lane study and will potentially be reconfigured. If we start to have a big issue with people unable to park, that is going to make the bike lane less safe, and I understand (hope) the City has been committed to a friendlier bike infrastructure.

Please respond directly with your response about parking.

Thank you,

Samantha

DATE: August 24, 2020
TO: Carey Jones per Commission of Architectural Review
SUBJECT: COA-077183-2020, 3101-3105 East Marshall Street
FROM: Jack and Joyce Dustin, residents of 3112 East Marshall Street

3112 East Marshall Street Resident Statement

The proposed development of 3101-3105 East Marshall Street includes nine (9) apartments, three (3) retail/commercial spaces and five parking spaces. The project would add a third floor.

We object to this development for the following reasons:

- 1) The project would increase population density in an area that already has too few parking spaces for residents and patrons of three business establishments on this block. The development would increase traffic and need for parking spaces (five spaces cannot meet the need created by 9 apartments and 3 retail/commercial establishments). Further, without adequate parking the retail/commercial properties may be vacant for extended periods of time creating yet another negative externality.

Since we moved here in 2019, we have had to invest over \$10,000 to create a parking space behind our home because the current demand for parking spaces is greater than the supply.

- 2) The project would increase the number multiple family dwellings. There is constant turnover of renters now in our neighborhood. Residents moving in and out destabilizes the neighborhood and weakens development of "community." Already, too many absentee owners poorly maintain their properties and, according to one renter, causes renters to leave as soon as they are capable. In the case of another renter who moved this week, the area lacks livability (noise, traffic and sense of safety). This development, even if well maintained, would exacerbate turnover and instability.

There are less than six (6) owner-occupied dwellings out of over twenty (20) dwellings on our street; 3100 block. Adding nine addition residential units and three retail commercial units would increase this imbalance.

- 3) The project is incompatible with existing development (the third story) and Chimborazo Elementary School across the street (traffic and unknown businesses that might locate there). Even if the elementary school closes in the future, the building could serve as a pre-school location (pre-school is an important strategy to prepare children for school and address trauma an will be become a priority in the near future). This development would increase parked

vehicles around the school and traffic which create safety issues for children walking to and from school.

Resident Information

Jack and Joyce Dustin moved to 3112 East Marshall in 2019 from Dayton, Ohio. Joyce Dustin was a high school teacher. Jack Dustin was an Urban Affairs & Geography faculty and researcher/director in the Center for Urban Affairs and Public Affairs at Wright State University. Dustin spent over 30 years working on development issues with communities in the Dayton region. The projects included economic revitalization, HUD community development grants, strategic planning, neighborhood redevelopment, gang and youth violence, and assisting a Dayton Public elementary school become a community school. Dustin served on Fifth Third Bank's Dayton Community Reinvestment Board and was a Trustee for 8 years on County Corp, a housing and business development organization created by Montgomery County. Dustin worked with many different neighborhoods in Dayton and surrounding communities on land use, safety, and disinvestment problems. This work included two planning charrettes with neighborhoods that had declined (decreased property values and increased vacant properties) due to incompatible developments that overtime resulted in disinvestment and loss of neighborhood livability. During the charrettes, architects and planners worked with community residents to identify issues most important to them and then proposed design, traffic, and land use changes to address their issues and return stability to the neighborhoods.

Saunders, Richard L. - PDR

From: Rebecca McNerney <rebeccamcnerney1@gmail.com>
Sent: Friday, September 3, 2021 8:50 AM
To: PDR Land Use Admin
Subject: Concerns about 31st and Marshall Proposed Development

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom it May Concern:

I am writing to you as a concerned citizen regarding the proposed development at 31st and Marshall Street. My concerns are threefold: the development does not fit architecturally into the neighborhood, the development does not include parking, and the development will create traffic at the Chimborazo Elementary School.

The development is proposed to be a three-story building that extends to the edge of the property with commercial in a residential neighborhood. This development does not fit aesthetically with the more recent developments in that area. Building up to the property line with a multi-family complex and commercial will be a nuisance to its immediate neighbors and an eyesore to the larger community.

In addition, this development does not seek to add dedicated parking to an already busy area. The surrounding streets of 31 and Marshall already have competition for parking space due to the amount of homes and the school already in the area. Adding extra parking burden in an area where people already have to jostle to park to pick up or drop off their children at school is not supporting the best interests of the children or the community.

Lastly, the area at 31 and Marshall is a busy traffic area as Marshall street is a main thoroughfare through Church Hill. There is also a lot of foot traffic in this location, especially from people with children, as there is the school across the street and parks located close by. Adding a multi-family and commercial space in this area will increase vehicle traffic, and with it accidents (there's a roundabout there that people already cannot navigate), in an area where we should be concerned more about safety.

Please consider the quality of life for the residents of Church Hill and the safety of our children when considering this development.

Sincerely,

Rebecca McNerney
501 Chimborazo Blvd, Richmond, VA 23223
937-266-9547

Dear Secretary Richard L. Saunders III,

I oppose the proposed 3101 East Marshall Street project as currently designed.

My name is John Trotta, and I am the owner and occupant of 309 North 31st Street (neighboring property). In the event that I may not be able to attend the public hearing on September 7, 2021, I wanted to communicate some concerns that I have with the proposed project at 3101 East Marshall Street.

Since the Planning Commission Meeting held on August 16, 2021, I attended a meeting with the developer, owner, and members of the Church Hill Association where changes were made to the design of the project to address specific concerns. I do not believe that these updates materially change the negative impact that this project will have on neighbors and the immediate community.

In addition to concerns I raised in my previous letter, I'd like to address some points that were raised in the August 16, 2021 Planning Commission meeting and the subsequent Church Hill Association Meeting (held August 24, 2021):

- Trash Management – Current plan shows two large bins for trash collection. Developer communicated that a truck would access these bins via the alley to collect. The width of the alley was brought up during the 8/16 Planning Commission Meeting as being too narrow to allow a large vehicle to safely access.

Further, the bins do not appear to be screened, and will certainly be an eye-sore and a pest problem as trash accumulates from 9 residential units and 2 commercial spaces.

- Parking – Developer and owner have claimed that parking is available on the west side of 31st Street north of Marshall Street. However, parking is restricted due to the elementary school. Developer and owner have claimed that impact to street parking will be mitigated by future tenants' use of public transportation and bicycles for personal travel. I believe this is false, as tenants, despite possibly using public transportation, will more than likely own a vehicle that will need to be parked. Richmond's public transportation system is not yet mature enough to expect individuals to solely rely on it.

Further, if off-street parking is required to be added back into the plans, I ask that the Planning Commission uphold their recommendation from the 8/16/21 meeting that the alley be widened. If this is recommended, I ask that the original alley be left unpaved to provide a break between the property and my home.

- Building Setback on 31st Street – This block of 31st Street is located in the St. John’s Historic District, and all homes are set back from the sidewalk. To maintain continuity with the homes on this block (and to add back some greenspace), I request the SUP waiving the setback on 31st Street to be denied.
- Restaurant Exhaust Fan – I do not see an exhaust fan in the plans for the commercial spaces proposed. I am concerned that the fan will be on the south side of the building facing my house. I would prefer the exhaust fan be placed on the roof with other HVAC units.

I believe that a redesign of this project is necessary to alleviate the concerns of its neighbors and to resolve many of the issues that have been noted in past CHA, CAR, and Planning Commission meetings. My wife and I take pride in being part of the St. John’s Historic District and do our best as homeowners to maintain the charm that makes our neighborhood special. We believe upholding the zoning laws is necessary in this case to maintain the integrity of the neighborhood.

Thank you for your consideration,

John Trotta

309 North 31st Street

3009 E Marshall Street

Richmond, VA 23223

9/1/2021

Richmond Planning Commission

RE: Proposed apartment building planned for the corner of E. Marshall Street and 31st street.

Dear Planning Commission Members:

This letter is to express my opposition to the proposed apartment building planned for the corner of E. Marshall Street and 31st street.

I have lived at 3009 E. Marshall Street for 13 years. My townhome is located ½ block from the proposed construction. I live with my husband and brother. We are all retired in our 70s. My family and I each have (varying degrees of) disabilities. My husband is an amputee and is mostly in a wheelchair. My brother has cerebral palsy. He needs assistance when walking over uneven surfaces. I have advanced autoimmune arthritis with bilateral total hip replacements and ankylosing spondylosis of the spine. This condition limits my ability to walk long distances.

The 3000 block of Marshall Street is a block of single family townhomes, as is most of the surrounding area. We are located directly across from Chimborazo Elementary School.

My opposition to the proposed construction includes concerns about parking availability, density and the aesthetics of our neighborhood. This is my second letter to your commission expressing my concerns.

Due to our disabilities, there are times when it is necessary to park in close proximity to the front of our townhouse. This is especially important when taking my husband out in the wheelchair. During the school years it becomes harder and harder to park on our street. Teachers and staff park on our block for the entire day. Visitors park on the block for hours at a time. It becomes almost impossible to park on the block during the day.

The proposed 9 unit, apartment building has the potential to add up to (an estimated) 18 additional cars to our block and surrounding vicinity. Combined with increased parking from the elementary school, I believe, this increase in cars, will pose an undue hardship for me and my family.

Our block of single family townhomes (many built around 1900) is located in the St John's Church Historic District. We are required to submit any changes for the exterior of our homes to the Commission in Architectural Review (CAR). CAR tries to preserve the Victorian

architecture and aesthetic of our block and surrounding area. When looking at the proposed diagram of the apartment building, I fail to see any architectural features that match the Victorian appearance of our block and surrounding areas. I do not understand why this area is designated as an Historic District when this kind of building exception can be made.

Finally, we love Church Hill precisely because it is a neighborhood of single family homes. Adding apartment buildings increases the density to our neighborhood. This increased density increases competition for access to other services and facilities.

The current residents of this Historic District of Church Hill have a right to preserve the characteristics of the neighborhood that we have grown to love and call home.

Thank-you for your consideration.

Melissa Zerbe

3009 E. Marshall Street





Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Tuesday, September 7, 2021 8:46 AM
To: Saunders, Richard L. - PDR
Subject: FW: 3101 E Marshall Street development

From: Allister Greenbrier [mailto:allistergb@gmail.com]
Sent: Friday, September 3, 2021 6:16 PM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@Richmondgov.com>
Subject: 3101 E Marshall Street development

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Greetings,

It has come to my attention that a developer wants to replace the cohesively semi-historic building on the corner of 3101 E Marshall St with a modern, box shaped building consisting of 9 apartments and two commercial spaces.

I see this as a blatant money grab. The design would be an eye-sore to a gentle hilltop neighborhood. The existing two restaurants on our block are timeless, well decorated buildings with a historic style and artistic interiors. I live across the street at 3106 E Marshall St. and I foresee problems with parking as well. I love living across from Grisette and adjacent to Alewife. However, unless the design that this developer intends to produce is entirely restyled to match the brick classical vibe of the block, I must oppose it vehemently.

An offer of compromise: I would be happy to welcome new businesses in the lower level of a redevelopment of this property if the building was beautifully styled, at least at a level that matches Grisette. I could also tolerate condos in the area with more permanent residents intent on maintaining a clean and safe neighborhood.

Regardless, I am opposed to apartments for transient additions to our neighborhood which is mostly composed of young families. There are not parties or loud music here late at night, and our streets are clean. It is currently very safe to live here. Parking is accessible enough, for what the neighborhood is.

Thank you for hearing my thoughts. I hope that permits for this monstrosity are not granted.

Cheers,

Allister Greenbrier

Saunders, Richard L. - PDR

From: Celta Rokebrand <celta.rokebrand@gmail.com>
Sent: Tuesday, September 7, 2021 9:03 AM
To: PDR Land Use Admin
Subject: Re: 33rd and E Marshall

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Morning Mr. Saunders:

It is the 3 story mixed use building that was scheduled for a public hearing on Aug 16. The location is East Marshall and North 31st. (3101-3105 East Marshall).

Thanks very much for your follow up and consideration.

Celta

On Tue, Sep 7, 2021, 8:54 AM PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com> wrote:

Good morning Ms. Rokebrand, and thank you for sharing your thoughts. Just to clarify, there is an SUP request for 31st & Marshall for an addition to an existing building for a mixed-use development. Is this the project with which you are referring?

Richard L. Saunders III

Planner, Land Use Administration Division

Secretary to the City Planning Commission

Dept. of Planning & Development Review

City of Richmond, VA

Phone: 804-646-5648

Email: Richard.Saunders@rva.gov

From: Celtia Rokebrand [mailto:celtia.rokebrand@gmail.com]
Sent: Sunday, September 5, 2021 1:08 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: 33rd and E Marshall

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear land use committee:

My husband and I are new church hill residents, living on 33rd street, paying a premium in this crazy market (but happy to do so) because of the old homes, quaint architecture and neighborly feel.

We absolutely love the revitalization occurring here. That being said, we are not against development in the neighborhood, rather we are concerned and weary of developers who are more interested in profits than maintaining our 100+ year neighborhood. The development on N 33rd and E Marshall is a perfect example.

A development that extends to the outer bounds of the property line is nothing but a profit maximizing strategy. It does not consider the area, the architecture, the neighborhood, the schools, the roads, the parking situation etc. Most of our homes have an alley with off-street parking. This evidences a well thought out building plan. A development without similar consideration does not appear to consider the area it is in.

We urge this board to reconsider the zoning. Yes, the city is likely to get some extra taxes. But that can be achieved in many ways which also add to the neighborhood. Church hill is not big. Added developments like this can quickly change the historic feel of our neighborhood, which can never be reclaimed once lost.

Development that adds to our neighborhood, is built to blend into the historic architecture, and considers the parking, schools etc. Is welcomed. This development does not achieve those goals.

Please consider the the neighbors and neighborhood in this decision.

Sincerely,

Patrick and Celtia Rokebrand

Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Tuesday, September 7, 2021 9:11 AM
To: Saunders, Richard L. - PDR
Subject: FW: 3101 East Marshall St. SUP

From: Rich Wolkiewicz [mailto:richwolkiewicz@gmail.com]
Sent: Monday, September 6, 2021 11:16 PM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>; Patterson, Samuel - City Council Office <Samuel.Patterson@richmondgov.com>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@Richmondgov.com>; Angie Cabell <angiecabell@gmail.com>
Subject: 3101 East Marshall St. SUP

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello, I am a resident and neighbor and I live at 3019 East Marshall Street, just two doors down from the proposed project. I am opposed to this project as it is currently proposed and under consideration. While there are many aspects of the project that I do support, the idea of adding 9 housing units with no allowance for on-site parking is unacceptable and detrimental to this community.

I live in a new home (at 3019). Like the proposed project at 3101, our developer did not allocate space for on-site parking. It was a mistake to allow our property to be developed without on-site parking, I wish it did have on-site parking, and it would be making the same mistake to allow 3101 to proceed without allocating space for on-site parking.

With restricted parking at the two bus stops and the school, along with other existing homes that do not have on-site parking, I often

find it challenging to find a parking spot close to home. Adding 9 housing units with no on-site parking will only exacerbate the parking problems already in play on this corner. The developer should be required to allocate on-site parking before this project is approved.

Thank you for your consideration in this important matter.

Rich Wolkiewicz
3019 East Marshall St.
Richmond, VA 23223
richwolkiewicz@gmail.com
804-516-8718

Saunders, Richard L. - PDR

From: Gary Senechal <garysenechal@gmail.com>
Sent: Monday, September 6, 2021 4:09 PM
To: Saunders, Richard L. - PDR; Newbille, Cynthia I. - City Council; Watson, David F. - PDR
Subject: 3101-3105 E Marshall St. Multi-Family Building

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As the owner of property (413 N 31st St.) near the referenced development, I am concerned about this proposed structure housing 9 family units plus two commercial spaces jammed into 0.124 acres.

The design-build construction documents indicate to me that this is a hastily assembled project relying on approval of waivers for commercial parking, lot area, story height, setback and open space for building occupants.

The drawings are lacking from an engineering perspective. There is a P-1 sheet containing no plumbing information. There appear to be six rooftop heat pump units for the 9 housing spaces and two condensing units for the two commercial spaces. Electrical and energy conservation considerations are nowhere to be seen.

The exterior architecture on the side facing 31st street is totally out of character with respect to the adjoining single family residences which are located in this historic district.

Thank you for considering and hopefully addressing my concerns.

Sincerely,
Gary Senechal PE
434-327-3341

Saunders, Richard L. - PDR

From: Hansi Armentrout <harmentrout@gmail.com>
Sent: Monday, September 6, 2021 1:05 PM
To: PDR Land Use Admin
Cc: Newbille, Cynthia I. - City Council
Subject: ORD 2021-208 Proposed Project 3101 E. Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Commission,

We are completely opposed to the project proposed to be built at North 31st and East Marshall for a number of reasons. Below are some of our most glaring issues:

1. Parking!

The size of the proposed structure with no plan to add off-street parking will impact the already strained street parking situation in the neighborhood.

With 9 proposed units there is a potential for 18+ vehicles to be added to an already strained parking situation in the neighborhood.

This is not including the 2 proposed retail spaces that will have a need for parking for customers and employees.

With two restaurants already on this block the parking situation as it stands is beyond capacity. With 4, it will be a mess.

2. Size and Design.

This neighborhood is not currently zoned for a structure of this size and style and for good reason.

If built, it will be the largest and most out of place looking piece in a neighborhood defined by and made beautiful by its historical buildings.

People love Church Hill specifically for its historical buildings and unique atmosphere.

There is no reason to attempt to get special permission to build a modern looking, large building in an area that is made special by its vintage charm and historical feel.

We are afraid that the more this happens here, the more our property values could be negatively affected and worse, this neighborhood's soul could be lost.

Please do not approve this plan.

Thank you.

Sincerely,

Johannes and Yaa Taah Armentrout
3020 East Broad Street

Richmond, VA, 23223

Saunders, Richard L. - PDR

From: Stanley M. Baker <tuyaux@erols.com>
Sent: Tuesday, September 7, 2021 9:59 AM
To: PDR Land Use Admin
Subject: Proposed project at E. Marshall and 31st

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Stan Baker
3120 E Broad St
Richmond, VA 23223

I am writing to voice my opposition to the project as currently proposed.

First and foremost, this neighborhood is designed to have single-family dwellings such as the existing ones on the lots there at 3103 and 3105.

Why can't a beautiful infill home be constructed such as the new ones directly across 31st?

The proposed design is basically extremely ugly and doesn't account for a huge increase in available parking in the immediate area. It is also proposed to be 3 stories which will definitely look out of place in this neighborhood.

I hope common sense rather than greed will prevail in the decision about this property.

Stan Baker

September 6, 2021

Richmond Planning Commission:

I am writing again in order to reiterate points brought up at the last meeting August 16, mainly parking and garbage which are both related to the size of the proposed building; and to address the comments of the developer, Sean Jefferson. I work during the day and am not sure I will be able to attend virtually.

I would like to know when is respecting the zoning for a site important and when is it not? When the project was presented at the last meeting, it seemed about checking off a lot of boxes: the proposed plan seems to fit the overall view for R63, small scale commercial and multifamily units, and it is reestablishing a former business, and it meets the goals of Richmond 300 plan. But it could check off all these boxes at a smaller scale. But does it respect the intent of zoning for R63? Most of the proposed plan doesn't meet the requirements. It has too many units for the size of the lot, it is too big for the lot, and doesn't meet certain setback requirements. Parking has been waived for all of it. One reason is the size of the building. If you have to use the alley as a driveway, then yes parking isn't going to work. But basically parking isn't a concern for the city we were told.

Parking

There are limits in the neighborhood– restricted parking around the school during the day – until 5. There are 2 GRTC bus stops and there are parking pressures from the two upscale restaurants at the other end of the block. They tend to bring in customers from outside the neighborhood. Plus if the plan is kept at present size the neighbor south of the building on 31st will lose the alley, which was used for parking. So you have 18 people with cars trying to park, plus customers for the commercial spaces. Mr. Jefferson said there was ample parking. But he doesn't live in the neighborhood. In fact, last year during the pandemic one would have a whole different perception of the parking situation. School was out and the restaurants were not running at full capacity. Also the apartments that are in the old building have been empty for the most part. He said there was plenty of parking at Chimborazo Park on Broad. But that is two blocks away and is a pretty dense area. He might be talking about North 31st across Broad.

Parking issues mean double parking; people getting in and out of their cars, moving and delivery trucks etc. This becomes a safety issue.

Demographics in relation to being perfect for Richmond 300 and waiving parking requirement

Mr. Jefferson indicated that demographically speaking the people in this area take the bus and ride bikes. I would guess that most people in Church Hill don't work on a bus line so they don't take the bus and most don't ride bikes to work. The 56 on East Marshall is a limited bus running only during peak hours every 60 minutes. I work downtown and live on that bus line, but I don't take the bus because it is not convenient. I have walked to work, but drive mostly because Broad at the 95 on ramp is not the best place to cross on foot. But one only has to see the cars in the morning lined up on East Broad going down the hill to the on ramp for 95/64 to realize this. And in the evenings, people who might be in school or working at VCU, or who work elsewhere downtown leaving via I95 ramp north and south on Broad.

Garbage

The current plan calls for 2 dumpsters for the 16 residents and the 2 commercial areas. The truck will be pulling into the 10 foot alley where the house south of the project on north 31st sits on the property line. That is where the windows are because it is an attached dwelling. Not a lot of room to maneuver. Another question because I understand the back will be enclosed and locked is: will the restaurant employees take the garbage around the building to the dumpsters or will they go through the building between the two apartments. Will there be a grease barrel. There is no recycling planned, but if it were, I am not sure where those cans would go.

Shade and privacy

Departure from zoning requirements for a yard/or the lot coverage requirements allowing the 3 stories to extend to the back of the lot means the planned building will cast a shadow on the all the yards east of the structure and possibly on 32nd.

It will reduce privacy for the home on N 31st because the balconies on the 2nd and 3rd floor will be 10 feet away from the porch and windows of that house.

I am not sure how this process is supposed to work. It doesn't make sense to me that The Commission of Architecture and Review is supposed to review plans that are totally related to the granting of the special use permit. It is clear the Commission of Architectural Review spent a lot of time with the front on East Marshall, but left the largest part of the building that looks like something in Shockoe Bottom or across the bridge in Manchester. It is not in keeping with the historical nature of the neighborhood in looks, massing and in height. A lot of the neighbors wrote to CAR, but how did we know that most of what we were concerned about related to the special use permits, which we can't really comment on until the hearing when it seems a decision has been made.

I recommend denying the special use permits and suggesting the proposed plan be reduced in size to fit the scale of the neighborhood. As far as the concern for more density goes I believe there is a plan for a 15 unit apartment complex 2 blocks east on the north side of E. Marshall and the land at the end of Broad and down the hill was sold recently to a developer. Houses in the neighborhood continue to be renovated. The neighborhood seems to be thriving without the need for over building. The special use permit has been recommended by Mr. Watson; and I would like to know what that is based on in relation to the zoning requirements the proposed plan is not meeting in light of our concerns.

Thank you,

Lucie C. Blanchard

306 North 31st.

Saunders, Richard L. - PDR

From: Stephanie Buxton <stephaniebxtn@gmail.com>
Sent: Tuesday, September 7, 2021 9:05 AM
To: PDR Land Use Admin
Subject: Oppose Special Use Permit - Corner of North 31st and East Marshall Street.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Morning,

As a resident of Church Hill, a member of Historic Richmond's Junior Board, and a supporter of responsible development, I respectfully request that the special use permit for the proposed development on the corner of North 31st and East Marshall Street be **denied**.

Church Hill has a long and distinguished history, and is home to many residents of all income levels. We owe it to both our history and our residents to carefully and thoughtfully consider the impact of all proposed development.

This proposed development will not improve the quality of the neighborhood or the lives of those already living here. The 3 story proposed plan is too big to meet the dimensional requirements for lots in this district (R-63 Multi –family). The developer plans to extend development all the way to the property lines of the lot. This will affect everything from drainage (which is already an issue in this neighborhood) to wildlife. It will also increase the risk of fire and many other dangers associated with overcrowding.

Additionally, no parking is included in the plan for this 9 unit/16 tenants + 2 commercial space development. Approving this plan will add dozens of cars requiring regular parking spaces to this section of a neighborhood. As parking is already tight in the area, this development will dramatically reduce the quality of life for those residents and property owners already living in the neighborhood.

Finally, the design for the proposed development is not in line with the historic nature of the Neighborhood. The design is not consistent with the style or size of the surrounding homes in the neighborhood and will reduce the charming and historic nature of Church Hill. Overcrowding the neighborhood with ugly, oversized apartment buildings eliminates what is special about Church Hill and will negatively affect both demand and property values.

I ask that you deny the requested special use permit for the proposed development at the Corner of North 31st and East Marshall Street. Please protect Church Hill's current residents from overdevelopment. Denying this permit will help encourage responsible development and discourage developers from maximizing temporary profits at the permanent expense of the neighborhood.

Thank you,

Stephanie Buxton

--

Stephanie Buxton
stephaniebxtn@gmail.com
757.439.2220

Saunders, Richard L. - PDR

From: Jeanne Dorman <jeannemariadorman@gmail.com>
Sent: Tuesday, September 7, 2021 10:06 AM
To: PDR Land Use Admin
Subject: Opposition to Ordinance No. 2021-208

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Richmond City Planning Commission and Richmond City Council:

I am writing to voice my opposition to issuance of a special use permit for the property known as 3101 East Marshall Street and North 31st Street. The proposed development does not meet dimensional requirements for lots in the R-63 district.

The proposed multi unit project adversely affects homeowners adjacent to and surrounding the project.

Richmond Planning Commission and City Council should not authorize a project that harms the homeowners and taxpayers who are the backbone of the Church Hill community.

Sincerely,

Jeanne Dorman
8721 Rivercrest Road
Richmond City
804-398-8212t

Sent from my iPad

Sat 9/4/2021 8:58 AM

 Samantha Lauren Duckett <samanthalauren.soller@gmail.com>

Re: 3101 E. Marshall

To  PDR Land Use Admin

Cc  Watson, David F. - PDR

One more piece to add: Chimborazo elementary just put signs up this morning saying the parking ban on the north side of the street begins at 6am, no longer 8am. This means all the people who get home from work and are forced to park on the north side (because of all the visitors on the south side) can't just leave their cars overnight before work. 8 was moderately reasonable to do that. 6 is not. All the restaurant patrons will use the south side because they will be deterred by the school signs on the north.

A restaurant and especially an apartment complex without built-in parking is not going to be tenable for my neighborhood. This isn't NYC. Please let's find parking for this new building.

Thank you.

Sent from my iPhone

Saunders, Richard L. - PDR

From: Faye Ferguson <faye.ferguson@verizon.net>
Sent: Friday, September 3, 2021 5:23 PM
To: PDR Land Use Admin
Subject: Fw: Grave Concerns About Proposed Building at N 31st and E Marshall

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:

My name is Faye Ferguson. I am representing myself; I have no economic or professional relationships that would be impacted by this proposed project at 3101 - 3105 East Marshall.

I am writing to ask you to please take a hard look at the project that is being presented for a special exception use at the corner of North 31st and East Marshall in Church Hill. I am deeply troubled by the plan as presented.

The project will significantly lower the quality of life for those living nearby through an increased burden on already scarce parking, increased traffic, increased water runoff and increased trash. The building footprint is so big that there is no parking set aside for the 16 people who will be living there or for the people frequenting the proposed restaurant and bakery. The nearby streets are already congested.

And oddly, the developer is not being asked to solve any of these in his plan.

Project lead, Sean Jefferson, said it best when he described the project: "For the most part, the idea [for the project] just came out of my theory of maximizing the footprint of everything I touch. That was really the maximum use that would be allowable in that area and that zone."

Thank you for taking the time to consider my perspective.

Regards,
Faye Ferguson



Saunders, Richard L. - PDR

From: Dan Montgomery <ledmonte@gmail.com>
Sent: Monday, September 6, 2021 10:14 PM
To: PDR Land Use Admin
Subject: ORD.NO. 2021-208 - 3101-05 E Marshall Ave.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

From:
Daniel R. Montgomery
3014 E. Broad
Richmond VA 23223

To:

Richmond Planning Commission

Planning Commissioners:

Thank you for the opportunity to comment on the request for a special use permit for 3101-05 E. Marshall (Ord. No. 2021-208).

While I have no objections to construction on this site, per se, I strongly object to the scale of the current proposal. The proposed building does not fit the neighborhood visually or in its practical effects on parking and the introduction of commercial dumpsters.

The solution seems simple: Match the height and setbacks of the existing building, while keeping any dumpsters tucked under the second floor. A possible compromise: Perhaps the new construction could be a bit taller than 3105 E Marshall in the front, but it certainly should not be taller, or extend farther toward the lot line, than the existing building at the back.

Thank you,

Dan Montgomery

cc: Cynthia I. Newbille, Richmond City Council, 7th District

Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Tuesday, September 7, 2021 9:13 AM
To: Saunders, Richard L. - PDR
Subject: FW: 3101 E Marshall Street - Project Proposed

From: Rick Sanders [mailto:richard.sanders@westrock.com]
Sent: Friday, September 3, 2021 12:02 PM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>
Subject: 3101 E Marshall Street - Project Proposed

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning,

Please note that I am very much opposed to the special use permit request for the development proposed for 3101 E Marshall Street. While I would very much like to see positive development at this site, the proposed project is not consistent with the neighborhood and would negatively impact the quality of life for those of us who live nearby. Specifically, the size of the building and the number of apartments planned (3 stories/9 apartments) overwhelms the small lot, and the design of the building does not reflect the neighborhood. In addition, I have significant concern regarding the lack of street offset, the lack of green space, and the lack of parking. We are already struggling greatly with residential parking in this area, with the opening of the fabulous restaurants in that block of Marshall Street, as well as other recent residential projects in the area.

Note that my wife and I reside at 319 N 32nd Street and we also own the lots at 321 N 32nd and 3209 E Marshall. We are approximately one block from the proposed development.

I hope you will take the neighborhood's concerns into consideration when reviewing this permit request.

Thank you,
Richard M Sanders
richard.sanders@verizon.net

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Saunders, Richard L. - PDR

From: Jeanne Dorman <jeannemariadorman@gmail.com>
Sent: Tuesday, September 7, 2021 10:06 AM
To: PDR Land Use Admin
Subject: Opposition to Ordinance No. 2021-208

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Richmond City Planning Commission and Richmond City Council:

I am writing to voice my opposition to issuance of a special use permit for the property known as 3101 East Marshall Street and North 31st Street. The proposed development does not meet dimensional requirements for lots in the R-63 district.

The proposed multi unit project adversely affects homeowners adjacent to and surrounding the project.

Richmond Planning Commission and City Council should not authorize a project that harms the homeowners and taxpayers who are the backbone of the Church Hill community.

Sincerely,

Jeanne Dorman
8721 Rivercrest Road
Richmond City
804-398-8212t

Sent from my iPad

Saunders, Richard L. - PDR

From: Stanley M. Baker <tuyaux@erols.com>
Sent: Tuesday, September 7, 2021 9:59 AM
To: PDR Land Use Admin
Subject: Proposed project at E. Marshall and 31st

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Stan Baker
3120 E Broad St
Richmond, VA 23223

I am writing to voice my opposition to the project as currently proposed.

First and foremost, this neighborhood is designed to have single-family dwellings such as the existing ones on the lots there at 3103 and 3105.

Why can't a beautiful infill home be constructed such as the new ones directly across 31st?

The proposed design is basically extremely ugly and doesn't account for a huge increase in available parking in the immediate area. It is also proposed to be 3 stories which will definitely look out of place in this neighborhood.

I hope common sense rather than greed will prevail in the decision about this property.

Stan Baker

Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Tuesday, September 7, 2021 9:13 AM
To: Saunders, Richard L. - PDR
Subject: FW: 3101 E Marshall Street - Project Proposed

From: Rick Sanders [mailto:richard.sanders@westrock.com]
Sent: Friday, September 3, 2021 12:02 PM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>
Subject: 3101 E Marshall Street - Project Proposed

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Good morning,

Please note that I am very much opposed to the special use permit request for the development proposed for 3101 E Marshall Street. While I would very much like to see positive development at this site, the proposed project is not consistent with the neighborhood and would negatively impact the quality of life for those of us who live nearby. Specifically, the size of the building and the number of apartments planned (3 stories/9 apartments) overwhelms the small lot, and the design of the building does not reflect the neighborhood. In addition, I have significant concern regarding the lack of street offset, the lack of green space, and the lack of parking. We are already struggling greatly with residential parking in this area, with the opening of the fabulous restaurants in that block of Marshall Street, as well as other recent residential projects in the area.

Note that my wife and I reside at 319 N 32nd Street and we also own the lots at 321 N 32nd and 3209 E Marshall. We are approximately one block from the proposed development.

I hope you will take the neighborhood's concerns into consideration when reviewing this permit request.

Thank you,
Richard M Sanders
richard.sanders@verizon.net

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Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Tuesday, September 7, 2021 9:11 AM
To: Saunders, Richard L. - PDR
Subject: FW: 3101 East Marshall St. SUP

From: Rich Wolkiewicz [mailto:richwolkiewicz@gmail.com]
Sent: Monday, September 6, 2021 11:16 PM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>; Patterson, Samuel - City Council Office <Samuel.Patterson@richmondgov.com>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@Richmondgov.com>; Angie Cabell <angiecabell@gmail.com>
Subject: 3101 East Marshall St. SUP

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello, I am a resident and neighbor and I live at 3019 East Marshall Street, just two doors down from the proposed project. I am opposed to this project as it is currently proposed and under consideration. While there are many aspects of the project that I do support, the idea of adding 9 housing units with no allowance for on-site parking is unacceptable and detrimental to this community.

I live in a new home (at 3019). Like the proposed project at 3101, our developer did not allocate space for on-site parking. It was a mistake to allow our property to be developed without on-site parking, I wish it did have on-site parking, and it would be making the same mistake to allow 3101 to proceed without allocating space for on-site parking.

With restricted parking at the two bus stops and the school, along with other existing homes that do not have on-site parking, I often

find it challenging to find a parking spot close to home. Adding 9 housing units with no on-site parking will only exacerbate the parking problems already in play on this corner. The developer should be required to allocate on-site parking before this project is approved.

Thank you for your consideration in this important matter.

Rich Wolkiewicz
3019 East Marshall St.
Richmond, VA 23223
richwolkiewicz@gmail.com
804-516-8718

Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Tuesday, September 7, 2021 8:46 AM
To: Saunders, Richard L. - PDR
Subject: FW: 3101 E Marshall Street development

From: Allister Greenbrier [mailto:allistergb@gmail.com]
Sent: Friday, September 3, 2021 6:16 PM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@Richmondgov.com>
Subject: 3101 E Marshall Street development

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Greetings,

It has come to my attention that a developer wants to replace the cohesively semi-historic building on the corner of 3101 E Marshall St with a modern, box shaped building consisting of 9 apartments and two commercial spaces.

I see this as a blatant money grab. The design would be an eye-sore to a gentle hilltop neighborhood. The existing two restaurants on our block are timeless, well decorated buildings with a historic style and artistic interiors. I live across the street at 3106 E Marshall St. and I foresee problems with parking as well. I love living across from Grisette and adjacent to Alewife. However, unless the design that this developer intends to produce is entirely restyled to match the brick classical vibe of the block, I must oppose it vehemently.

An offer of compromise: I would be happy to welcome new businesses in the lower level of a redevelopment of this property if the building was beautifully styled, at least at a level that matches Grisette. I could also tolerate condos in the area with more permanent residents intent on maintaining a clean and safe neighborhood.

Regardless, I am opposed to apartments for transient additions to our neighborhood which is mostly composed of young families. There are not parties or loud music here late at night, and our streets are clean. It is currently very safe to live here. Parking is accessible enough, for what the neighborhood is.

Thank you for hearing my thoughts. I hope that permits for this monstrosity are not granted.

Cheers,

Allister Greenbrier

Saunders, Richard L. - PDR

From: Stephanie Buxton <stephaniebxtn@gmail.com>
Sent: Tuesday, September 7, 2021 9:05 AM
To: PDR Land Use Admin
Subject: Oppose Special Use Permit - Corner of North 31st and East Marshall Street.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Morning,

As a resident of Church Hill, a member of Historic Richmond's Junior Board, and a supporter of responsible development, I respectfully request that the special use permit for the proposed development on the corner of North 31st and East Marshall Street be **denied**.

Church Hill has a long and distinguished history, and is home to many residents of all income levels. We owe it to both our history and our residents to carefully and thoughtfully consider the impact of all proposed development.

This proposed development will not improve the quality of the neighborhood or the lives of those already living here. The 3 story proposed plan is too big to meet the dimensional requirements for lots in this district (R-63 Multi –family). The developer plans to extend development all the way to the property lines of the lot. This will affect everything from drainage (which is already an issue in this neighborhood) to wildlife. It will also increase the risk of fire and many other dangers associated with overcrowding.

Additionally, no parking is included in the plan for this 9 unit/16 tenants + 2 commercial space development. Approving this plan will add dozens of cars requiring regular parking spaces to this section of a neighborhood. As parking is already tight in the area, this development will dramatically reduce the quality of life for those residents and property owners already living in the neighborhood.

Finally, the design for the proposed development is not in line with the historic nature of the Neighborhood. The design is not consistent with the style or size of the surrounding homes in the neighborhood and will reduce the charming and historic nature of Church Hill. Overcrowding the neighborhood with ugly, oversized apartment buildings eliminates what is special about Church Hill and will negatively affect both demand and property values.

I ask that you deny the requested special use permit for the proposed development at the Corner of North 31st and East Marshall Street. Please protect Church Hill's current residents from overdevelopment. Denying this permit will help encourage responsible development and discourage developers from maximizing temporary profits at the permanent expense of the neighborhood.

Thank you,

Stephanie Buxton

--

Stephanie Buxton
stephaniebxtn@gmail.com
757.439.2220

Saunders, Richard L. - PDR

From: Celta Rokebrand <celta.rokebrand@gmail.com>
Sent: Tuesday, September 7, 2021 9:03 AM
To: PDR Land Use Admin
Subject: Re: 33rd and E Marshall

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Morning Mr. Saunders:

It is the 3 story mixed use building that was scheduled for a public hearing on Aug 16. The location is East Marshall and North 31st. (3101-3105 East Marshall).

Thanks very much for your follow up and consideration.

Celta

On Tue, Sep 7, 2021, 8:54 AM PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com> wrote:

Good morning Ms. Rokebrand, and thank you for sharing your thoughts. Just to clarify, there is an SUP request for 31st & Marshall for an addition to an existing building for a mixed-use development. Is this the project with which you are referring?

Richard L. Saunders III

Planner, Land Use Administration Division

Secretary to the City Planning Commission

Dept. of Planning & Development Review

City of Richmond, VA

Phone: 804-646-5648

Email: Richard.Saunders@rva.gov

From: Celtia Rokebrand [mailto:celtia.rokebrand@gmail.com]
Sent: Sunday, September 5, 2021 1:08 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: 33rd and E Marshall

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear land use committee:

My husband and I are new church hill residents, living on 33rd street, paying a premium in this crazy market (but happy to do so) because of the old homes, quaint architecture and neighborly feel.

We absolutely love the revitalization occurring here. That being said, we are not against development in the neighborhood, rather we are concerned and weary of developers who are more interested in profits than maintaining our 100+ year neighborhood. The development on N 33rd and E Marshall is a perfect example.

A development that extends to the outer bounds of the property line is nothing but a profit maximizing strategy. It does not consider the area, the architecture, the neighborhood, the schools, the roads, the parking situation etc. Most of our homes have an alley with off-street parking. This evidences a well thought out building plan. A development without similar consideration does not appear to consider the area it is in.

We urge this board to reconsider the zoning. Yes, the city is likely to get some extra taxes. But that can be achieved in many ways which also add to the neighborhood. Church hill is not big. Added developments like this can quickly change the historic feel of our neighborhood, which can never be reclaimed once lost.

Development that adds to our neighborhood, is built to blend into the historic architecture, and considers the parking, schools etc. Is welcomed. This development does not achieve those goals.

Please consider the the neighbors and neighborhood in this decision.

Sincerely,

Patrick and Celtia Rokebrand

Saunders, Richard L. - PDR

From: Dan Montgomery <ledmonte@gmail.com>
Sent: Monday, September 6, 2021 10:14 PM
To: PDR Land Use Admin
Subject: ORD.NO. 2021-208 - 3101-05 E Marshall Ave.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

From:
Daniel R. Montgomery
3014 E. Broad
Richmond VA 23223

To:

Richmond Planning Commission

Planning Commissioners:

Thank you for the opportunity to comment on the request for a special use permit for 3101-05 E. Marshall (Ord. No. 2021-208).

While I have no objections to construction on this site, per se, I strongly object to the scale of the current proposal. The proposed building does not fit the neighborhood visually or in its practical effects on parking and the introduction of commercial dumpsters.

The solution seems simple: Match the height and setbacks of the existing building, while keeping any dumpsters tucked under the second floor. A possible compromise: Perhaps the new construction could be a bit taller than 3105 E Marshall in the front, but it certainly should not be taller, or extend farther toward the lot line, than the existing building at the back.

Thank you,

Dan Montgomery

cc: Cynthia I. Newbille, Richmond City Council, 7th District

September 6, 2021

Richmond Planning Commission:

I am writing again in order to reiterate points brought up at the last meeting August 16, mainly parking and garbage which are both related to the size of the proposed building; and to address the comments of the developer, Sean Jefferson. I work during the day and am not sure I will be able to attend virtually.

I would like to know when is respecting the zoning for a site important and when is it not? When the project was presented at the last meeting, it seemed about checking off a lot of boxes: the proposed plan seems to fit the overall view for R63, small scale commercial and multifamily units, and it is reestablishing a former business, and it meets the goals of Richmond 300 plan. But it could check off all these boxes at a smaller scale. But does it respect the intent of zoning for R63? Most of the proposed plan doesn't meet the requirements. It has too many units for the size of the lot, it is too big for the lot, and doesn't meet certain setback requirements. Parking has been waived for all of it. One reason is the size of the building. If you have to use the alley as a driveway, then yes parking isn't going to work. But basically parking isn't a concern for the city we were told.

Parking

There are limits in the neighborhood– restricted parking around the school during the day – until 5. There are 2 GRTC bus stops and there are parking pressures from the two upscale restaurants at the other end of the block. They tend to bring in customers from outside the neighborhood. Plus if the plan is kept at present size the neighbor south of the building on 31st will lose the alley, which was used for parking. So you have 18 people with cars trying to park, plus customers for the commercial spaces. Mr. Jefferson said there was ample parking. But he doesn't live in the neighborhood. In fact, last year during the pandemic one would have a whole different perception of the parking situation. School was out and the restaurants were not running at full capacity. Also the apartments that are in the old building have been empty for the most part. He said there was plenty of parking at Chimborazo Park on Broad. But that is two blocks away and is a pretty dense area. He might be talking about North 31st across Broad.

Parking issues mean double parking; people getting in and out of their cars, moving and delivery trucks etc. This becomes a safety issue.

Demographics in relation to being perfect for Richmond 300 and waiving parking requirement

Mr. Jefferson indicated that demographically speaking the people in this area take the bus and ride bikes. I would guess that most people in Church Hill don't work on a bus line so they don't take the bus and most don't ride bikes to work. The 56 on East Marshall is a limited bus running only during peak hours every 60 minutes. I work downtown and live on that bus line, but I don't take the bus because it is not convenient. I have walked to work, but drive mostly because Broad at the 95 on ramp is not the best place to cross on foot. But one only has to see the cars in the morning lined up on East Broad going down the hill to the on ramp for 95/64 to realize this. And in the evenings, people who might be in school or working at VCU, or who work elsewhere downtown leaving via I95 ramp north and south on Broad.

Garbage

The current plan calls for 2 dumpsters for the 16 residents and the 2 commercial areas. The truck will be pulling into the 10 foot alley where the house south of the project on north 31st sits on the property line. That is where the windows are because it is an attached dwelling. Not a lot of room to maneuver. Another question because I understand the back will be enclosed and locked is: will the restaurant employees take the garbage around the building to the dumpsters or will they go through the building between the two apartments. Will there be a grease barrel. There is no recycling planned, but if it were, I am not sure where those cans would go.

Shade and privacy

Departure from zoning requirements for a yard/or the lot coverage requirements allowing the 3 stories to extend to the back of the lot means the planned building will cast a shadow on the all the yards east of the structure and possibly on 32nd.

It will reduce privacy for the home on N 31st because the balconies on the 2nd and 3rd floor will be 10 feet away from the porch and windows of that house.

I am not sure how this process is supposed to work. It doesn't make sense to me that The Commission of Architecture and Review is supposed to review plans that are totally related to the granting of the special use permit. It is clear the Commission of Architectural Review spent a lot of time with the front on East Marshall, but left the largest part of the building that looks like something in Shockoe Bottom or across the bridge in Manchester. It is not in keeping with the historical nature of the neighborhood in looks, massing and in height. A lot of the neighbors wrote to CAR, but how did we know that most of what we were concerned about related to the special use permits, which we can't really comment on until the hearing when it seems a decision has been made.

I recommend denying the special use permits and suggesting the proposed plan be reduced in size to fit the scale of the neighborhood. As far as the concern for more density goes I believe there is a plan for a 15 unit apartment complex 2 blocks east on the north side of E. Marshall and the land at the end of Broad and down the hill was sold recently to a developer. Houses in the neighborhood continue to be renovated. The neighborhood seems to be thriving without the need for over building. The special use permit has been recommended by Mr. Watson; and I would like to know what that is based on in relation to the zoning requirements the proposed plan is not meeting in light of our concerns.

Thank you,

Lucie C. Blanchard

306 North 31st.

Saunders, Richard L. - PDR

From: Hansi Armentrout <harmentrout@gmail.com>
Sent: Monday, September 6, 2021 1:05 PM
To: PDR Land Use Admin
Cc: Newbille, Cynthia I. - City Council
Subject: ORD 2021-208 Proposed Project 3101 E. Marshall Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Commission,

We are completely opposed to the project proposed to be built at North 31st and East Marshall for a number of reasons. Below are some of our most glaring issues:

1. Parking!

The size of the proposed structure with no plan to add off-street parking will impact the already strained street parking situation in the neighborhood.

With 9 proposed units there is a potential for 18+ vehicles to be added to an already strained parking situation in the neighborhood.

This is not including the 2 proposed retail spaces that will have a need for parking for customers and employees.

With two restaurants already on this block the parking situation as it stands is beyond capacity. With 4, it will be a mess.

2. Size and Design.

This neighborhood is not currently zoned for a structure of this size and style and for good reason.

If built, it will be the largest and most out of place looking piece in a neighborhood defined by and made beautiful by its historical buildings.

People love Church Hill specifically for its historical buildings and unique atmosphere.

There is no reason to attempt to get special permission to build a modern looking, large building in an area that is made special by its vintage charm and historical feel.

We are afraid that the more this happens here, the more our property values could be negatively affected and worse, this neighborhood's soul could be lost.

Please do not approve this plan.

Thank you.

Sincerely,

Johannes and Yaa Taah Armentrout
3020 East Broad Street

Richmond, VA, 23223

Saunders, Richard L. - PDR

From: Gary Senechal <garysenechal@gmail.com>
Sent: Monday, September 6, 2021 4:09 PM
To: Saunders, Richard L. - PDR; Newbille, Cynthia I. - City Council; Watson, David F. - PDR
Subject: 3101-3105 E Marshall St. Multi-Family Building

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As the owner of property (413 N 31st St.) near the referenced development, I am concerned about this proposed structure housing 9 family units plus two commercial spaces jammed into 0.124 acres.

The design-build construction documents indicate to me that this is a hastily assembled project relying on approval of waivers for commercial parking, lot area, story height, setback and open space for building occupants.

The drawings are lacking from an engineering perspective. There is a P-1 sheet containing no plumbing information. There appear to be six rooftop heat pump units for the 9 housing spaces and two condensing units for the two commercial spaces. Electrical and energy conservation considerations are nowhere to be seen.

The exterior architecture on the side facing 31st street is totally out of character with respect to the adjoining single family residences which are located in this historic district.

Thank you for considering and hopefully addressing my concerns.


Sincerely,
Gary Senechal PE
434-327-3341

Sat 9/4/2021 8:58 AM

 Samantha Lauren Duckett <samanthalauren.soller@gmail.com>

Re: 3101 E. Marshall

To  PDR Land Use Admin

Cc  Watson, David F. - PDR

One more piece to add: Chimborazo elementary just put signs up this morning saying the parking ban on the north side of the street begins at 6am, no longer 8am. This means all the people who get home from work and are forced to park on the north side (because of all the visitors on the south side) can't just leave their cars overnight before work. 8 was moderately reasonable to do that. 6 is not. All the restaurant patrons will use the south side because they will be deterred by the school signs on the north.

A restaurant and especially an apartment complex without built-in parking is not going to be tenable for my neighborhood. This isn't NYC. Please let's find parking for this new building.

Thank you.

Sent from my iPhone

Saunders, Richard L. - PDR

From: Faye Ferguson <faye.ferguson@verizon.net>
Sent: Friday, September 3, 2021 5:23 PM
To: PDR Land Use Admin
Subject: Fw: Grave Concerns About Proposed Building at N 31st and E Marshall

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

:

My name is Faye Ferguson. I am representing myself; I have no economic or professional relationships that would be impacted by this proposed project at 3101 - 3105 East Marshall.

I am writing to ask you to please take a hard look at the project that is being presented for a special exception use at the corner of North 31st and East Marshall in Church Hill. I am deeply troubled by the plan as presented.

The project will significantly lower the quality of life for those living nearby through an increased burden on already scarce parking, increased traffic, increased water runoff and increased trash. The building footprint is so big that there is no parking set aside for the 16 people who will be living there or for the people frequenting the proposed restaurant and bakery. The nearby streets are already congested.

And oddly, the developer is not being asked to solve any of these in his plan.

Project lead, Sean Jefferson, said it best when he described the project: "For the most part, the idea [for the project] just came out of my theory of maximizing the footprint of everything I touch. That was really the maximum use that would be allowable in that area and that zone."

Thank you for taking the time to consider my perspective.

Regards,
Faye Ferguson



DATE: August 24, 2020
TO: Carey Jones per Commission of Architectural Review
SUBJECT: COA-077183-2020, 3101-3105 East Marshall Street
FROM: Jack and Joyce Dustin, residents of 3112 East Marshall Street

3112 East Marshall Street Resident Statement

The proposed development of 3101-3105 East Marshall Street includes nine (9) apartments, three (3) retail/commercial spaces and five parking spaces. The project would add a third floor.

We object to this development for the following reasons:

- 1) The project would increase population density in an area that already has too few parking spaces for residents and patrons of three business establishments on this block. The development would increase traffic and need for parking spaces (five spaces cannot meet the need created by 9 apartments and 3 retail/commercial establishments). Further, without adequate parking the retail/commercial properties may be vacant for extended periods of time creating yet another negative externality.

Since we moved here in 2019, we have had to invest over \$10,000 to create a parking space behind our home because the current demand for parking spaces is greater than the supply.

- 2) The project would increase the number multiple family dwellings. There is constant turnover of renters now in our neighborhood. Residents moving in and out destabilizes the neighborhood and weakens development of "community." Already, too many absentee owners poorly maintain their properties and, according to one renter, causes renters to leave as soon as they are capable. In the case of another renter who moved this week, the area lacks livability (noise, traffic and sense of safety). This development, even if well maintained, would exacerbate turnover and instability.

There are less than six (6) owner-occupied dwellings out of over twenty (20) dwellings on our street; 3100 block. Adding nine addition residential units and three retail commercial units would increase this imbalance.

- 3) The project is incompatible with existing development (the third story) and Chimborazo Elementary School across the street (traffic and unknown businesses that might locate there). Even if the elementary school closes in the future, the building could serve as a pre-school location (pre-school is an important strategy to prepare children for school and address trauma an will be become a priority in the near future). This development would increase parked

vehicles around the school and traffic which create safety issues for children walking to and from school.

Resident Information

Jack and Joyce Dustin moved to 3112 East Marshall in 2019 from Dayton, Ohio. Joyce Dustin was a high school teacher. Jack Dustin was an Urban Affairs & Geography faculty and researcher/director in the Center for Urban Affairs and Public Affairs at Wright State University. Dustin spent over 30 years working on development issues with communities in the Dayton region. The projects included economic revitalization, HUD community development grants, strategic planning, neighborhood redevelopment, gang and youth violence, and assisting a Dayton Public elementary school become a community school. Dustin served on Fifth Third Bank's Dayton Community Reinvestment Board and was a Trustee for 8 years on County Corp, a housing and business development organization created by Montgomery County. Dustin worked with many different neighborhoods in Dayton and surrounding communities on land use, safety, and disinvestment problems. This work included two planning charrettes with neighborhoods that had declined (decreased property values and increased vacant properties) due to incompatible developments that overtime resulted in disinvestment and loss of neighborhood livability. During the charrettes, architects and planners worked with community residents to identify issues most important to them and then proposed design, traffic, and land use changes to address their issues and return stability to the neighborhoods.

Dear Secretary Richard L. Saunders III,

I oppose the proposed 3101 East Marshall Street project as currently designed.

My name is John Trotta, and I am the owner and occupant of 309 North 31st Street (neighboring property). In the event that I may not be able to attend the public hearing on September 7, 2021, I wanted to communicate some concerns that I have with the proposed project at 3101 East Marshall Street.

Since the Planning Commission Meeting held on August 16, 2021, I attended a meeting with the developer, owner, and members of the Church Hill Association where changes were made to the design of the project to address specific concerns. I do not believe that these updates materially change the negative impact that this project will have on neighbors and the immediate community.

In addition to concerns I raised in my previous letter, I'd like to address some points that were raised in the August 16, 2021 Planning Commission meeting and the subsequent Church Hill Association Meeting (held August 24, 2021):

- Trash Management – Current plan shows two large bins for trash collection. Developer communicated that a truck would access these bins via the alley to collect. The width of the alley was brought up during the 8/16 Planning Commission Meeting as being too narrow to allow a large vehicle to safely access.

Further, the bins do not appear to be screened, and will certainly be an eye-sore and a pest problem as trash accumulates from 9 residential units and 2 commercial spaces.

- Parking – Developer and owner have claimed that parking is available on the west side of 31st Street north of Marshall Street. However, parking is restricted due to the elementary school. Developer and owner have claimed that impact to street parking will be mitigated by future tenants' use of public transportation and bicycles for personal travel. I believe this is false, as tenants, despite possibly using public transportation, will more than likely own a vehicle that will need to be parked. Richmond's public transportation system is not yet mature enough to expect individuals to solely rely on it.

Further, if off-street parking is required to be added back into the plans, I ask that the Planning Commission uphold their recommendation from the 8/16/21 meeting that the alley be widened. If this is recommended, I ask that the original alley be left unpaved to provide a break between the property and my home.

- Building Setback on 31st Street – This block of 31st Street is located in the St. John’s Historic District, and all homes are set back from the sidewalk. To maintain continuity with the homes on this block (and to add back some greenspace), I request the SUP waiving the setback on 31st Street to be denied.
- Restaurant Exhaust Fan – I do not see an exhaust fan in the plans for the commercial spaces proposed. I am concerned that the fan will be on the south side of the building facing my house. I would prefer the exhaust fan be placed on the roof with other HVAC units.

I believe that a redesign of this project is necessary to alleviate the concerns of its neighbors and to resolve many of the issues that have been noted in past CHA, CAR, and Planning Commission meetings. My wife and I take pride in being part of the St. John’s Historic District and do our best as homeowners to maintain the charm that makes our neighborhood special. We believe upholding the zoning laws is necessary in this case to maintain the integrity of the neighborhood.

Thank you for your consideration,

John Trotta
309 North 31st Street

Saunders, Richard L. - PDR

From: Rebecca McNerney <rebeccamcnerney1@gmail.com>
Sent: Friday, September 3, 2021 8:50 AM
To: PDR Land Use Admin
Subject: Concerns about 31st and Marshall Proposed Development

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom it May Concern:

I am writing to you as a concerned citizen regarding the proposed development at 31st and Marshall Street. My concerns are threefold: the development does not fit architecturally into the neighborhood, the development does not include parking, and the development will create traffic at the Chimborazo Elementary School.

The development is proposed to be a three-story building that extends to the edge of the property with commercial in a residential neighborhood. This development does not fit aesthetically with the more recent developments in that area. Building up to the property line with a multi-family complex and commercial will be a nuisance to its immediate neighbors and an eyesore to the larger community.

In addition, this development does not seek to add dedicated parking to an already busy area. The surrounding streets of 31 and Marshall already have competition for parking space due to the amount of homes and the school already in the area. Adding extra parking burden in an area where people already have to jostle to park to pick up or drop off their children at school is not supporting the best interests of the children or the community.

Lastly, the area at 31 and Marshall is a busy traffic area as Marshall street is a main thoroughfare through Church Hill. There is also a lot of foot traffic in this location, especially from people with children, as there is the school across the street and parks located close by. Adding a multi-family and commercial space in this area will increase vehicle traffic, and with it accidents (there's a roundabout there that people already cannot navigate), in an area where we should be concerned more about safety.

Please consider the quality of life for the residents of Church Hill and the safety of our children when considering this development.

Sincerely,

Rebecca McNerney
501 Chimborazo Blvd, Richmond, VA 23223
937-266-9547

Saunders, Richard L. - PDR

From: Samantha Lauren Duckett <samanthalauren.soller@gmail.com>
Sent: Friday, September 3, 2021 1:19 PM
To: PDR Land Use Admin
Subject: 3101 E. Marshall

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon,

I recently learned about the plans for the space at 3101 E. Marshall. I live at 3007 E. Marshall, and I would like to know what will be installed in terms of parking. I am very excited to have a new restaurant and/or bakery, but I think there needs to be some sort of parking for this, especially if there are going to be 9 apartment units as well. It has already getting difficult to park in this area because the school restricts parking on the north side of the street, and there are multiple bus stops right where this new construction is proposed. We also have had several new houses go up, and I am just not sure where anyone is supposed to park.

Is there a way to use one of the floors as a parking garage for tenants and out-of-neighborhood dining patrons? I don't think that much is needed in terms of apartments right here. There are plenty of apartments right down the street. If apartments would fit and if there were parking, that would be great, but there just isn't.

I ride my bike to work every day, and Marshall St. is supposed to be a bike lane. In fact, it was recently the subject of a city-wide bike lane study and will potentially be reconfigured. If we start to have a big issue with people unable to park, that is going to make the bike lane less safe, and I understand (hope) the City has been committed to a friendlier bike infrastructure.

Please respond directly with your response about parking.

Thank you,

Samantha

Saunders, Richard L. - PDR

From: Phineas <phineas1916@gmail.com>
Sent: Monday, August 16, 2021 1:40 PM
To: Saunders, Richard L. - PDR
Subject: 3101 E Marshall St

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon Rich. I am unable to attend the hearing today, but would like to express my feelings on the proposed plan at 3101 E Marshall St. I'm against the proposed plan, for 2 main reasons; I believe it's too large for the area, and does not fit with the neighborhood. I would like to see something slightly smaller, possibly 6 units instead of 9. Also with the school across the street too I believe the 9 units will increase further congestion, in an area where we already see increased traffic and congestion, with the roundabout, speeding traffic on Marshall, bus stop, and bike lane.

Thanks so much,

Joe

Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Monday, August 16, 2021 10:30 AM
To: Saunders, Richard L. - PDR
Subject: FW: 3101 E. Marshall Street SUP

From: David Herring [mailto:chdh2306@gmail.com]
Sent: Monday, August 16, 2021 10:26 AM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>
Cc: Alli Alligood <aalligood@icloud.com>; Lauren Calhoun <lcalhoun@gmail.com>; johnsieg S Sieg Jr <johnsieg@msn.com>
Subject: 3101 E. Marshall Street SUP

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning David,

I know the Planning Commission will be discussing the SUP for the subject property at their meeting later today and I wanted to let you know that the Historic Preservation and Land Use Committee (HPLUC), is recommending to the CHA membership that we withdraw support for this project based on significant change of material fact that all parking requirements have been waived in this final version.

The HPLUC had little notice of this change, leaving CHA membership and adjacent community residents with no time to assess this material change or to meet with the developer to discuss a possible solution.

There was adequate time to contact our committee, particularly knowing that parking for any project in this neighborhood always brings controversy and the solutions are challenging. That being said, the obvious solution to retain the agreed upon off-street parking is to reduce the building footprint so as to provide a compliant alley width allowing cars to make required turns into off-street spaces and possibly installing bollards to protect the adjacent house. Unfortunately, with very little notice that all parking requirements are being waived, we are left here at the last minute with few options.

Therefore, I would request that you communicate to all members of the Planning Commission that the CHA's HPLUC is recommending withdrawing its support for this project to the CHA membership and will also be suggesting that the developers return to the CHA find a workable solution to this issue as they should have done initially. The membership will be meeting later this week and will be strongly communicating the final, collective decision on this SUP to City Council members.

In the meantime, please share this email in from the HPLUC in its entirety, so Planning Commission members are aware of the process underway with the CHA membership.

Thank you,

David Herring, Co-Chair,
CHA's HPLUC

Saunders, Richard L. - PDR

From: Watson, David F. - PDR
Sent: Tuesday, September 7, 2021 10:52 AM
To: Saunders, Richard L. - PDR
Subject: FW: ORD. 2021-208 3101 E Marshall St SUP Letter

From: Marena Jones [mailto:jones.marena@gmail.com]
Sent: Tuesday, September 7, 2021 12:34 AM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>
Subject: ORD. 2021-208 3101 E Marshall St SUP Letter

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Mr. David F. Watson,

My name is Marena Jones and I am writing in opposition to the proposed project for 3101 E Marshall St. While I am not a resident of the neighborhood, I am a frequent visitor of Church Hill. The district is one of my favorite places to visit in the city. I've often described it as its own little niche of Richmond that makes you feel as if you've walked into a living part of history.

After reviewing the plans, I can appreciate the efforts to restore and revitalize the existing structure. However, the proposed expansion would loom over the neighboring residences on the block without incorporating the architecture for which the neighborhood is renowned. Additionally, it poses many concerns to the parking and waste management situation. Both the limited parking and the expected waste amassed from a multi-use building would be detrimental to the health and safety of the current residents and community members if not appropriately managed. I can see how these concerns would immediately impact the surrounding residences; but I would also like to acknowledge that they would be a deterrent to members of the Richmond community outside of Church Hill who frequently visit the area. In turn, this would impact the already existing businesses in and around the neighborhood.

In conclusion, if the project were to move forward as presented, the building would have numerous consequences on the community and its members.

I hope that you take these thoughts and concerns into consideration when discussing the SUP for this proposed project.

Thank you for your time,

Marena Jones

September 3, 2021

VIA EMAIL: David.Watson@richmondgov.com

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

Re: **3101 E. Marshall St. within St. John's Church Old and Historic District**

Dear Mr. Watson and Planning Commission Members:

As a property owner within 150 feet of the proposed development project at 3101 E. Marshall Street within the St. John's Church Old and Historic District, I am writing to urge the Planning Commission to **deny** the Special Use Permit required for the project as currently designed.

The Special Use Permit necessary for the proposed project should be denied for the following reasons:

- ***The project's 3-story height, mass, and scale are not compatible with the historic district and contrary to the Richmond 300 plan's Goal 3 of Historic Preservation***

The proposed project is in an area of two-story residential structures, with two-story commercial spaces (restaurants Alewife and Grisette) on the opposite corner of E. Marshall St. The roofline of the existing structure at 3101 E. Marshall has a false front that "steps down". The proposed design consists of **three** stories – exceeding the height of the current false front – and continues for the **entire** structure. The height is excessive and does not reflect the typical height of the surrounding residential buildings.

The proposed project encompasses the entire 5,400 square-foot lot to the edge of the property lines. No setbacks, no open space. The result is a massive rectangular box which would dwarf the surrounding historic residential structures.

- ***The proposed project is contrary to Goals 15, 16, and 17 of the Richmond 300 plan and the Richmond 300 plan's commitment to environmental justice***

The proposed project does not contain any open or green space (the design contains a patio area allocated for bike parking and garbage that is situated below two stories of apartments and is neither "open", nor "green"). The proposed structure extends to the property lines. Allowing a Special Use Permit to waive the open space requirements for multi-family dwellings, would result in both an elimination of open green space **and** a structure that adds to the urban heat island effect in Church Hill. Heat-related illness in the Church Hill district – a historically "redlined" area -- exceeds other neighborhoods in the city. See, <https://www.smv.org/learn/blog/post/what-urban-heat-island-effect>.

In addition, because the proposed project's oversized scale extends to the property lines, there is no green space for water to filter into. The result is an increase in roof water runoff contributing to exceeding the area's sewer capacity and adding to the City's flooding issues.

New development in Church Hill should not result in an increase of negative environmental and public health effects for its residents. The proposed project is contrary to the Richmond 330 plan's commitment to reduce greenhouse emissions and ensuring "all residents have equitable access to...a healthy community."

- ***The Church Hill Association has withdrawn its support of the proposed project***

The current design – and neighbors/current residents' objections -- resulted in the Church Hill Association withdrawing its support of the proposed project. Of particular concern to the Church Hill Association was the waiver of parking for the proposed project's nine two-bedroom residential units and two commercial spaces on a corner that is already impacted by the parking constraints of an elementary school, two bus stops, and two popular restaurants bringing cars from other areas of the city. An additional concern was the volume of trash and associated blight given the high number of residential units in addition to the commercial spaces.

Denying the Special Use Permit today, would mean that a future project – limited to two stories and with green open space as otherwise required - could be built at 3101 E. Marshall St. which would both further the Richmond 300 plan of providing more housing **and** the Richmond 300 plan's goals of preserving the historic district and promoting the environmental and public health of its residents. Thank you for your consideration of the above.

Regards,



Melissa Newel