



October 15th, 2024

TO:

Raymond Roakes
Secretary to the Urban Design Committee
Department of Planning and Development Review
900 E. Broad Street, Room 510
Richmond, VA 23219

FROM:

Will Gillette
Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219

Re: Urban Design Committee Application for an Encroachment at 3308 E Marshall Street, Richmond, VA 23223

My firm is representing C & M Properties, LLC (the “Developer”) in their application for Urban Design Committee (the “UDC”) review of a proposed encroachment to permit an outdoor dining area that is accompanying an under-construction development at 3308 E Marshall Street. The property consists of one parcel referenced by the City Assessor with tax ID: E0000884017 (the “Property”). The Property is located on the northern line of E Marshall Street, mid-block between N 33rd Street and Chimborazo Boulevard, has street frontage along E Marshall Street, and is approximately 0.2531 acres in lot area.

PROJECT PURPOSE:

The proposed encroachment would permit the future commercial tenants of the building to utilize the area along the E Marshall Street frontage as an outdoor dining area and enhance the pedestrian realm in front of the building along West Moore Street. The proposed design creates an engaging pedestrian realm while also providing adequate room for ingress/egress to the commercial and residential portions of the building. This is an opportunity to enhance the placemaking for a development that has already received Commission of Architectural and Plan of Development approval from the City of Richmond.

BACKGROUND & CONTEXT:

The proposed development has been approved by Plan of Development in 2022, POD-110029-2022 (the “POD”). Within that review, the Zoning Division was tasked with reviewing the development in conformance with the underlying UB zoning district standards. The proposed design also received approval from the Commission of Architectural Review in 2023, COA-135962-2023 (the “CAR”).

As shown in the proposed site plan, the applicant is proposing three dining areas in front of the building. The sidewalk along this frontage is roughly 12’ in width and the proposed 7’ deep dining areas allow room for comfortable dining, sufficient room for pedestrians to pass on the sidewalk, and access to ingress/egress from the building. The eastern dining area, adjacent the alley, would

provide room for 4 dining tables while the two other dining area would provide room for three dining tables each. The applicant is proposing the use of black metal tables and chairs, similar to those which have previously been approved at other Church Hill outdoor dining locations. The proposed outdoor dining area would allow for future occupants of the development to provide outdoor dining which engages the pedestrian realm while allowing for sufficient room for pedestrians to traverse the sidewalk.

The applicant is also requesting an encroachment for the door swings on building labeled "Commercial 3" on the site plan. As part of the original CAR approval for the structure, the exiting first-floor store fronts were to be retained during construction. During construction, those store fronts came down and as part of the CAR approval of the revised design following the loss of the original store fronts, the Developer was required to re-create the design and siting of the previous store fronts. One door swing would project roughly 1' into the sidewalk, adjacent the proposed 7' deep dining area when open while the other would open into one of the proposed dining areas, thereby limiting the impact of the two projections.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Gillette".

Will Gillette, AICP

Thank you for your consideration. Should you have any questions after reviewing the request, please feel free to contact me at (864)377-9140 or via e-mail at will@bakerdevelopmentresources.com.