

Watson, David F. - PDR

From: Rachel Pryor <rachelpryor@gmail.com>
Sent: Monday, July 15, 2019 11:09 AM
To: Watson, David F. - PDR
Subject: Special Use Permit for 3205 P St. -- Ordinance no. 2019-177

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To whom it may concern:

My name is Rachel Pryor, and I am the resident and homeowner of 3302 P St, Richmond, VA 23223. I am writing to share my comments regarding the Special Use Permit for 3205 P St. (Ordinance No. 2019-177). I am not against this proposed development; in fact, I am for increasing the density of Church Hill and other Richmond neighborhoods.

The reason I am commenting today is because I am opposed to cutting down the trees that are in the Northeast corner of this lot. The trees appear to be at least 60-75 years old. We have very few other trees lining the 3200-3300 blocks of P St., so these trees provide both natural beauty and shade. They also promote health in a neighborhood that is has disproportionate life expediencies compared to many other neighborhoods in the City of Richmond (<https://societyhealth.vcu.edu/media/society-health/pdf/LE-Map-Richmond.pdf>). According to the EPA, "Urban Heat Islands" occur when cities "replace natural land cover with dense concentrations of pavement, buildings, and other surfaces that absorb and retain heat. This effect increases energy costs (e.g., for air conditioning), air pollution levels, and heat-related illness and mortality." (<https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect>)

If any of these trees must be cut down in order for the development to occur, then I request that the developer and/or the City plant new trees along the street so that we may eventually regain the beauty, shade, and health benefits these trees provide for the residents and guests of our neighborhood.

Thank you in advance for your consideration of my request.

Sincerely,

Rachel J. Pryor
3302 P St.
Richmond, VA 23223
202-758-5468

Watson, David F. - PDR

From: Barbara Cotter <cotterbarbara@hotmail.com>
Sent: Monday, July 15, 2019 11:08 AM
To: Ebinger, Matthew J. - PDR
Cc: Jarreau, Matt; Watson, David F. - PDR; markbaker@bakerdevelopmentresources.com; David Herring
Subject: Ordinance # 2019-177; 3205 P Street

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Dear Mr. Ebinger and Members of the Planning Commission,

Matt Jarreau, representing the P St Project, has asked that I let you know about the results of his meetings with the Historic Preservation and Land Use Committee (HPLUC) of the Church Hill Association (CHA) at our May and June 2019 meetings as the Association will not take an official position on this project until July 16th. (There was no CHA meeting in June.) HPLUC discussed this project and in June decided on a recommendation to support this development (with a couple of caveats) and that is being presented to the Association for their final and official action tomorrow. This official action will be sent to you for transmittal to the appropriate entities by the end of the week.

HPLUC members voted as follows: 5 supported, 1 opposed, and 1 abstained for the parking waiver and then again (in the same numbers) for “lot coverage” (including number of units and lot size). The group was positive about the proposed design. The two issues of concern were about the homes having sufficient and easy-to-access space to accommodate recycling and super cans so that they do not remain on the sidewalk; they also stressed the importance of the developer preserving the large tree on the corner. While Mr. Jarreau stated that the homes will have sufficient space so that trash/recycling bins will not be left on the street and that the developer will save that one tree, we would like to see this specified in the appropriate City documents. Below (included in this email) is a copy of HPLUC's June minutes.

Please let me know if you have questions.

Regards,
Barbara Cotter, Co-chairman
CHA HPLUC
804-677-7647

Church Hill Association (CHA)
CHA Historic Preservation and Land Use Committee (HPLUC)
Minutes of JUNE MEETING: 6/4/2019 -- APPROVED AT HPLUC'S JULY MEETING

Attendees:

Committee Members: Barbara Cotter, Karen Jones, Havis Wright, Eugenia Anderson-Ellis, Martha Broughton, Chloe Rote, Stephen Chaplin

Guests: Matt Jarreau

The minutes for May 30, 2019 were approved.

Matt Jarreau provided information on his **3205 P Street Development Project** and requested support for the related SUP which relates to a parking waiver and lot coverage. Extensive discussion occurred on the number and size of units for this location that involved several different viewpoints. The mix of small houses with larger houses is found in many areas of Church Hill, probably due to the long period of time for the construction of homes. Members were concerned about the homes having sufficient and easy-to-access space to accommodate recycling and super cans; they also stressed the importance of the developer preserving the large tree on the corner. Matt stated that the homes will have sufficient space so that trash/recycling bins will not be left on the street and that the developer planned to save that one tree.

The group voted to support both aspects of the SUP and for each item the vote was: 5 in favor, 1 opposed, and 1 abstained. This is a voting item for CHA's July meeting. Details on the project, issues, and recommendations will be sent to CHA members in early July for their review. Matt Jarreau will be at the July meeting and will also be available from 6:30 to 7:00 pm that evening for discussion of the project.

Updates on several topics were covered. Martha provided updates on the Commission for Architectural Review's current projects in the Church Hill Area. One issue of great concern is the Willis Store (401 N . 27th Street) for which the Planning staff have made a series of recommendations to help preserve this building. Eugenia reported on the Viewshed Committee work. In addition, the Committee discussed the new process for presenting HPLUC projects to the membership that should streamline the process at the monthly membership meetings.

Submitted by Barbara Cotter

Watson, David F. - PDR

From: Matt Curtin <mcurtin@gmail.com>
Sent: Sunday, July 14, 2019 10:49 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR
Cc: MattJarreau
Subject: 3205 P Street Project

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Gentlemen,

This email is intended to express support of Matt Jarreau's project at 3205 P Street. As a homeowner in Richmond City, I can say that from what I understand this project will entail, I feel it will have additive value. Its aesthetic, purpose, and location feel like the appropriate blend of what new development should represent.

My hope is to hear positive progress on this project.

Matt

--

Matt Curtin
Healthcare Services
Board of Directors, HIMSS Virginia Chapter
804-248-9228
mcurtin@gmail.com

Watson, David F. - PDR

From: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Sent: Sunday, July 14, 2019 7:43 PM
To: markbaker@bakerdevelopmentresources.com; Ebinger, Matthew J. - PDR; Watson, David F. - PDR
Subject: Support for 3205 SUP
Importance: High

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Mark, Matthew and David, thank you for the opportunity to comment on this application. As a neighbor, as a near by property owner (2704 P St, 3005 Q St, 3018 P St, 1011, 1012, 1016 N 32nd St) I strongly support the project.

I've been in Church hill now for over 13 years and will never leave. I've been on this block and around it hundreds if not a thousand times....there is copious amounts of parking in this immediate area....there is a huge need for a stable, well designed, owner occupied housing at this location....under \$400,000. There is a shortage of quality housing under \$400,000 in Church Hill and in the city in general. Helping to create such a product will afford many resident with the opportunities to put down roots and become a part of a greater community. There is no doubt in my mind once this project is completed that we will ALL benefit from it being there (neighbors, local businesses, the city and its services etc..) the architectural details will be an benefit to the immediate area and the project will have a positive influence on the surrounding real estate. This will also help push for more walkable corner commercial along 35th and P St, 30th and Q St, 30th and R St and support current commercial at places like Soul and Vinegar and so on. Approving this project will be in the greater good for Church Hill and its resident as well as the City of Richmond in general. I ask that you support this project. Thank you!



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

Watson, David F. - PDR

From: Wes Donovan <wes@renterswarehouse.com>
Sent: Sunday, July 14, 2019 4:01 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR
Subject: Support for SUP request at 3205 P St

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Slow Dime Properties, LLC
10307 W Broad St, #110
Glen Allen, VA 23060

July 14, 2019

RE: Support for Development at Southwest
Corner of P St and 33rd St, Richmond VA

To Whom it May Concern:

I am writing in support of the development project for the corner of P St and 33rd St in Richmond, VA. My company, Slow Dime Properties, LLC, owns the property at 3306 O St, less than a block away.

Matt Jarreau with Hometown Realty has presented me with the specifics of the development effort including detailed drawings and elevations of the proposed residential units. I believe the development will positively contribute to the neighborhood and will promote the overall look and feel of the community's structures.

Additionally, I believe neither density nor parking issues will result.

In following, I encourage whatever approval is necessary to make this development a reality. Please consider approving this development to continue the recent positive momentum in this community.

Respectfully,

H. Wesley Donovan
Manager/Member
Slow Dime Properties, LLC

Watson, David F. - PDR

From: markbaker@bakerdevelopmentresources.com
Sent: Sunday, July 14, 2019 1:43 PM
To: Watson, David F. - PDR; 'Alex Aleksandrov'
Subject: FW: 3205 P Street redevelopment effort support

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David, please note that the below email was sent to Matthew Ebinger on 7/12. I've forwarded it to you as Matthew appears to be out of the office through the 22nd. I have also copied the sender. Please add this to your letters/emails of support.

Thanks,

Mark



Mark Baker
Baker Development Resources
804-874-6275

From: Alex Aleksandrov <alex@richmondhoucelistings.com>
Sent: Friday, July 12, 2019 8:39 PM
To: Matthew.Ebinger@Richmondgov.com
Cc: markbaker@bakerdevelopmentresources.com
Subject: 3205 P Street redevelopment effort support

My name is Aleksandar Aleksandrov and I own the property at 3203 P Street. I support the request for a special use permit at 3205 P Street. I've had a chance to review the plans and I think the project represents an appropriate infill development at this location. The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity. Parking is not an issue in the area and, despite the absence of an alley in this block, the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better quality development than might be developed by right. I look forward to seeing this project move forward.

Thanks

Aleksandar Aleksandrov
Member
Pernik, Ilc
804.873.9135

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Watson, David F. - PDR

From: markbaker@bakerdevelopmentresources.com
Sent: Sunday, July 14, 2019 1:39 PM
To: Watson, David F. - PDR; 'Greg Shron'
Subject: FW: 3205 P Street SUP Application

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David, please note that the below letter was sent to Matthew Ebinger on 7/13. I've forwarded it to you as Matthew appears to be out of the office through the 22nd. I have also copied the sender. Please add this to your letters/emails of support.

Thanks,

Mark



Mark Baker
Baker Development Resources
804-874-6275

From: Greg Shron <greg@centercreekhomes.com>
Sent: Saturday, July 13, 2019 6:03 PM
To: Matthew.Ebinger@richmondgov.com
Cc: markbaker@bakerdevelopmentresources.com
Subject: 3205 P Street SUP Application

Matthew,

I hope this message finds you well.

I took a look at the proposed development plan for 3205 P Street, and was pleased to see a “dense but reasonable” layout and tasteful, contextual architectural design. This is the type of creative land use, as you and I have discussed, that is a vital part of bringing more housing to our urban neighborhoods and promoting income diversity.

I also continue to believe that off-street parking is not the best use for buildable lots in areas like this, where on-street parking is ample and more than adequate to serve the proposed density. I therefore applaud the fact that the allocation of space in this plan was focused on actual housing.

It would be great to see this project get approved and these homes become part of the Church Hill community.

Best,

Greg

Gregory R. Shron

Center Creek Homes | 11 S 12th St, Ste 108, Richmond, VA 23219

804.362.7727 | greg@centercreekhomes.com

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Watson, David F. - PDR

From: Lauren Weidner <weidner_le@yahoo.com>
Sent: Saturday, July 13, 2019 6:05 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR
Cc: Matt Jarreau
Subject: Proposed project for 33rd and P st

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7/13/19

To Whom It May Concern,

I write this letter in support of an eight home development that is planned at the cross-section of 33rd and P Streets. I reside at 625 N 28th Street and own a home at 828 N 27th St that was a “new construction” home. I feel my home and several other recent new construction homes demonstrate characteristics that are consistent with my neighborhood’s historic appeal. I believe further such developments, such as proposed at 33rd and P Streets, will continue to improve our neighborhood’s aesthetic appeal, property values, and our community’s tax revenue base.

Regards,

Lauren Weidner
625 N 28th St.
Richmond, VA 23223

[Sent from Yahoo Mail for iPhone](#)

Watson, David F. - PDR

From: Lauren Weidner <weidner_le@yahoo.com>
Sent: Saturday, July 13, 2019 6:05 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR
Cc: Matt Jarreau
Subject: Proposed project for 33rd and P st

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7/13/19

To Whom It May Concern,

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Regards,

Lauren Weidner
625 N 28th St.
Richmond, VA 23223

[Sent from Yahoo Mail for iPhone](#)

Watson, David F. - PDR

From: Tyler McKee <tyler@tcmckee.com>
Sent: Thursday, July 11, 2019 4:08 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR
Cc: Matt Jarreau
Subject: Support for SUP Request at 3205 P Street

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Good Afternoon,

My name is Tyler McKee and I own the property at 826 N. 24th St, Richmond, VA. I support the request for a special use permit at 3205 P Street. I've had a chance to review the plans and I think the project represents an appropriate infill development at this location.

The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity. Parking is not an issue in the area and, despite the absence of an alley in this block, the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better quality development than might be developed by right. I look forward to seeing this project move forward.

Please let me know if you have any questions, or require any further information.

Regards,
Tyler

--

Tyler O. McKee
tyler@tcmckee.com / 703-470-9649

Watson, David F. - PDR

From: Ruby Claire Le Tenoux <rubbyclaire89@yahoo.com>
Sent: Thursday, July 11, 2019 10:44 AM
To: Ebinger, Matthew J. - PDR; Watson, David F. - PDR;
markbaker@bakerdevelopmentresources.com
Cc: tyler lernihan
Subject: 3205 P Street Special Use Permit Request

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Hello!

My name is Ruby Claire Le Tenoux and together with my fiancé Tyler we own the property at 921 N 33rd St., Richmond, VA 23223. We live directly across the street from 3205 P Street and we support the request for a special use permit for this address. We've had a chance to review the plans, and we with think the project is fitting and necessary for the location in question. The new homes will be consistent with neighborhood character in regards to design, and would be complementary to the history and charm of older buildings and architecture in the area. There are multiple empty lots on that particular block, so parking is not an issue in the area at all. The neighborhood would greatly benefit from new homes and residents coming in. We are writing to you to advocate this project and we hope to see it move forward in the nearest future. Please let me know if you have any questions or concerns for me.

Thank you and have a blessed day!

Kindly,

Ruby Claire Le Tenoux & Tyler Lernihan
921 N 33rd St., Richmond, VA 23223
310.562.3103