

From: [Suz Garrett](#)
To: [PDR Land Use Admin](#)
Subject: SUP for 901 & 909 n 36th st
Date: Saturday, January 13, 2024 6:34:37 PM

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Hi!

I live on the 900 block of 36th st and continue to be concerned that ten houses is just too many for that space. If you drive around oakwood (or look around using Google maps), you'll see ten houses is just entirely too many for this area.

Six is really the appropriate number, but I understand the need for density, so I would concede to eight units, but ten is just so much for that space, especially considering how few blocks nearby have sidewalks, and the increase in units about to happen at bacon.

There's so much flooding in this area every time it rains, the amount of lot coverage that would occur with ten houses would really create a much larger issue than there already is, especially since they'll be up high behind a retaining wall.

I feel frustrated that I've been to so many meetings and emailed so many times, and the developer isn't compromising at all - all neighbors in oakwood are asking for less houses, and their compromise was to make two of the ten free standing instead of attached? That's not a compromise? Also there are so few attached single family houses in this part of church hill, it just doesn't fit in with the neighborhood.

Take care,
Suz

Sent from my iPhone

From: [Will Wilson](#)
To: [PDR Land Use Admin](#)
Cc: [RVA YIMBY](#)
Subject: Letter of Support - Ord. 2023.346
Date: Sunday, January 14, 2024 11:11:26 PM

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January 12th, 2024

Chairman Rodney Poole
Richmond Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Chairman Poole,

On behalf of RVA YIMBY, we are writing in support of Ordinance 2023-346 authorizing the special use of the properties at 901 North 36th Street and 909 North 36th Street in the 7th District for up to 10 single family homes.

We believe the correct action would indeed be to set aside the legacy zoning here to take the opportunity to allow for more housing and also to better align the site with the Richmond 300 vision. This plan designates the larger Chimborazo area as a 'Neighborhood Mixed Use' district, which is to encourage diverse housing types in a predominantly residential setting. Additionally, the Richmond 300 plan envisions a 'micro-node' of services at Oakwood Ave. & Chimborazo Blvd, just a couple of blocks from this site. Currently lacking commercial services, the proposed denser housing could spark and complement the emergence of neighborhood-oriented businesses, fulfilling that vision.

The design critiques and objections to the part of this project involving attached housing seem arbitrary and shouldn't be the basis for the decision on 1/16. The project introduces slightly denser housing onto an established city grid, provides an innovative design with ground floor bedrooms that would cater to aging residents, and respects the lot form and exterior design elements prevalent in the neighboring housing stock.

Ordinance 2023-346 will add 10 desperately needed homes to the East End housing market and in recognizing the housing crisis that the City of Richmond declared last year, we ask that this body support the paper.

Your neighbors - Andrew, Will & Wyatt

City of Richmond Co-Leads

Church Hill Central Civic Association

Project Response: Ord. No. 2023-346

Address: 901-909 N. 36th St.

1. Overall Comment: Following months of discussion, a neighborhood meeting on 11/14 sponsored by Councilwoman Cynthia Newbille, and revised drawings by the developer representative the Church Hill Central Civic Association is supportive of the 12/21/23 plan set, subject to the following amendments:

2. Items Reviewed: **N.B.: Additional comments may be found on the PDF of the plans provided to the Association and attached to this form and should be considered recommendations as well.**
 - a. Urban Design: Typical new neighborhood infill. There are almost no “Victorian” houses in this part of the neighborhood, so not sure why development team did not look more closely at what does exist in the area and propose/design buildings that are complementary? However, some changes on 12.21.23 submission better than earlier submissions, which will be highlighted below.

 - b. Architecture: More of the same, which continues the process of the homogenization of the neighborhood. There is very interesting and eclectic mix of architecture in the area, and on this block, but you wouldn’t know that by the design of these structures. Simple things like round—or fluted—porch columns, deeper squared-off bays, etc., have been done before in area and look great. These are proposed at \$550,000 (per staff report). More of the same, design wise, diminishes the neighborhood.

 - c. Windows: Shts. A1.2, A2.2, A3.2, and A.4.2, call out either white or black **“on all sides.”** Happy this is resolved, although, to have to have as a condition of approval that all window colors match is unfathomable.
 - **There should be additional windows on all units and noted on plans. Lots of blank space on sides, and erratic window alignment. The designer has done better on window numbers and placement on other recent projects in the area. That should be the rule here, too.**

 - **Attic vents—where shown—should have same 1”x4” trim as other windows do on property.**

d. Other specific building details:

i. Landscape:

- The developer needs to specify the shrubs and trees now.
- No small shrubs. Shrubs need to be at a minimum 3-gallon size, so they have immediate effect on landscape upon completion.
- Trees should be 1 ½-2" caliper shade trees on property. 1 new tree on N. 36th should be a crepe myrtle to complement other crepe myrtles along N. 36th. balance of property.
- New trees shown on O St. should be shade trees as there are no overhead utilities along O St. Species selected from Urban Forestry List, but all street trees need to be 1 ½-2" trees.

ii. Parking: The ability to provide 2 spaces per unit off- street, with the option of a detached garage are nicely done. If option to construct is selected by new owner, following are recommended to assure that they are used as intended:

- There should be electrical outlets in the garages, lights on the garage along alley and at door, and option for windows in garage doors. Suggest a bit deeper and wider to provide additional protected storage and access.

iii. Open Space/Parkland: The revised 20' front yard—based on Civic Association and community input--fits in well with the neighborhood and will provide a nice setting for open space and/or landscaping. The Civic Association appreciates and supports this revision.

iv. Porch/Deck Depth:

- Please adjust front porch depth to 6'.
- Please adjust foundation height to minimum 2'.
- Materials for handrails, porch railing, and back stoop undefined on plans. Please identify materials on plan and, if unfinished lumber (not preferred), please note that they are to be painted and stained in conformance with balance of structure.

v. Site Infrastructure, e.g., trash can locations, condenser locations/screening, fencing, bike parking, existence of sidewalk, curb & gutter, street trees, etc.:

- Site plan does not conform to building plans. Please adjust

so that they align (rear stoops, what happens to existing garage on O St., walks, etc.)

- e. Need more detail on what's going to happen with retaining wall and how this will connect with walk to respective units.

1. BUILDING DIMENSIONS ARE "NOT TO EXCEED" DIMENSIONS AND MAY VARY WITH BUILDING PERMIT.
2. WATER/SEWER/GAS INFRASTRUCTURE WILL BE PLACED WITHIN N 36TH STREET RIGHT OF WAY IN ACCORDANCE WITH CITY OF RICHMOND STANDARDS.
3. SMALL SHRUBS SPECIES TO BE DETERMINED AT TIME OF INSTALLATION.
4. ONE OR TWO CAR GARAGE TO COMPLY WITH UNDERLYING ZONING.
5. EXISTING CRAPE MYRTLES/TREES TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED TREES TO BE REPLACED.
6. EXISTING SIDEWALK ALONG 36TH STREET TO BE REPAIRED IF DAMAGED. IF DAMAGE EXCEEDS 50%, SIDEWALK WILL BE REPLACED.

SHRUBS SHOULD BE STD. NURSERY STOCK (MIN. 1-gallon containers)

12/24
Mao

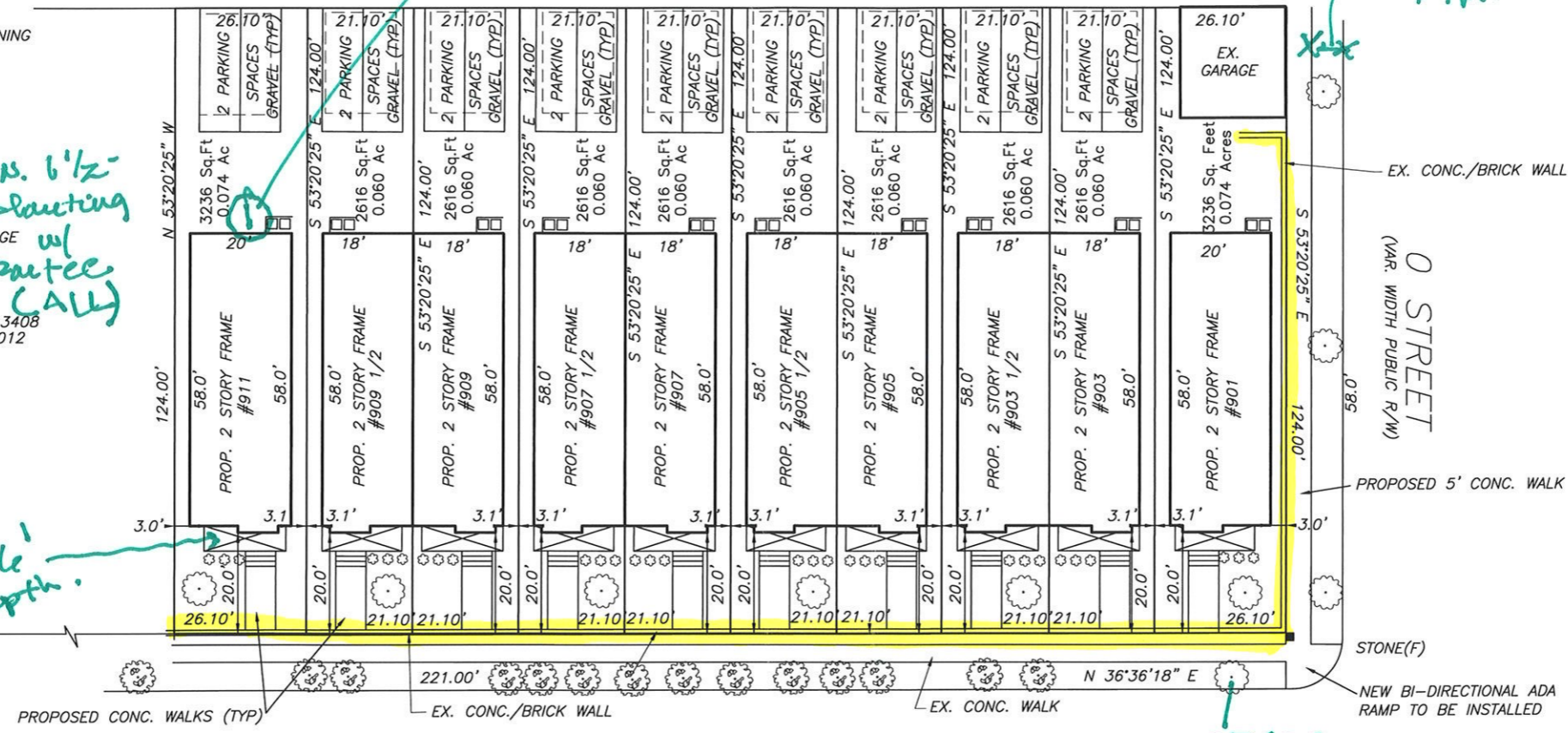
① show REAR stoop ON SITE PLANS. (ALL UNITS)

Dimension tree lawn

- REFUSE/RECYCLE CANS WITH SCREENING
 - SMALL SHRUBS
 - EX. TREE
 - PROPOSED TREE PER URBAN FORESTRY LIST
 - OPTIONAL ONE OR TWO CAR GARAGE
- GILL
INST. 140013408
E0001279012

Trees min. 6 1/2" calipers planting w/ guarantee (ALL)

6' depth



CONCRETE WALL DAMAGED & POWING SEVERAL LOCATIONS. TELL HOW THEY'RE GOING TO BE FIXED TO NOT PUSH COSTS ONTO RWG OWNERS

NORTH 36TH STREET (VAR. WIDTH PUBLIC R/W)

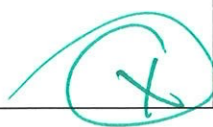
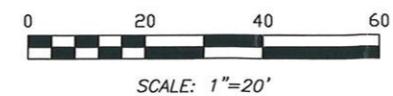
901 - grass density proposed: 14508
904 - " " 12898

20' = 12.7 sq/ac @ 20' width

27404 = .629 ac
Cross Density = 16/ac



PROPOSES LAYOUT #901 - #911 N. 36TH STREET





FRONT ELEVATION

WHITE OR BLACK VINYL WINDOWS TO MATCH ON ALL SIDES → Good!

HEIGHT OF 1ST FLR. WINDOWS, B.T.W. # PORCH DECK CAN ILLUS. WHO RAILING SHOW THIS WOULD BE OK, TOO!



LEFT ELEVATION

21 FOUNDATION HEIGHT. SHOW ON PLANS.

905/905.5 - 909/909.5
N 36TH ST.

2023

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

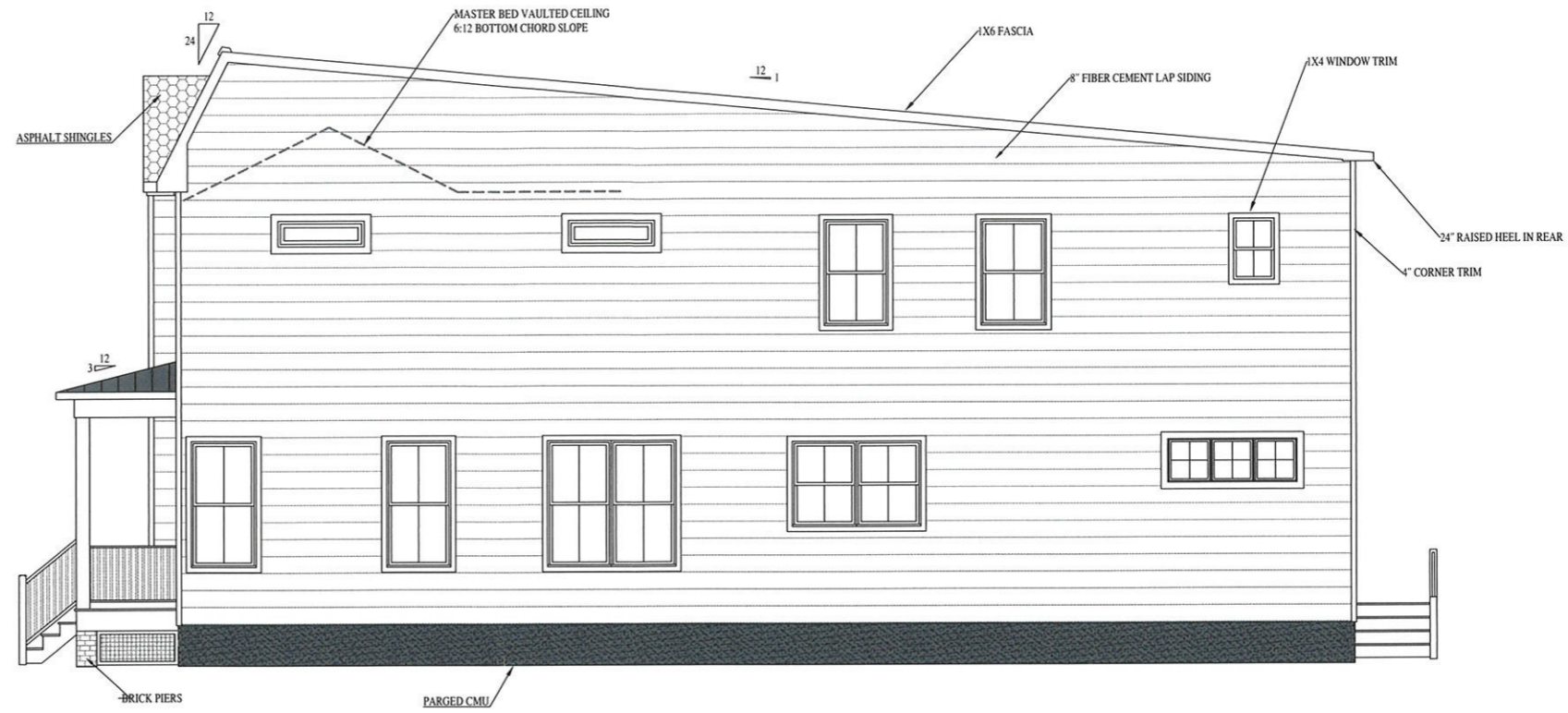
SCALE:
1/4" = 1'-0"

DATE:
1-24-2023

SHEET:
A1.2



(X)



RIGHT ELEVATION



REAR ELEVATION

905/905.5 - 909/909.5
 N 36TH ST.
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 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

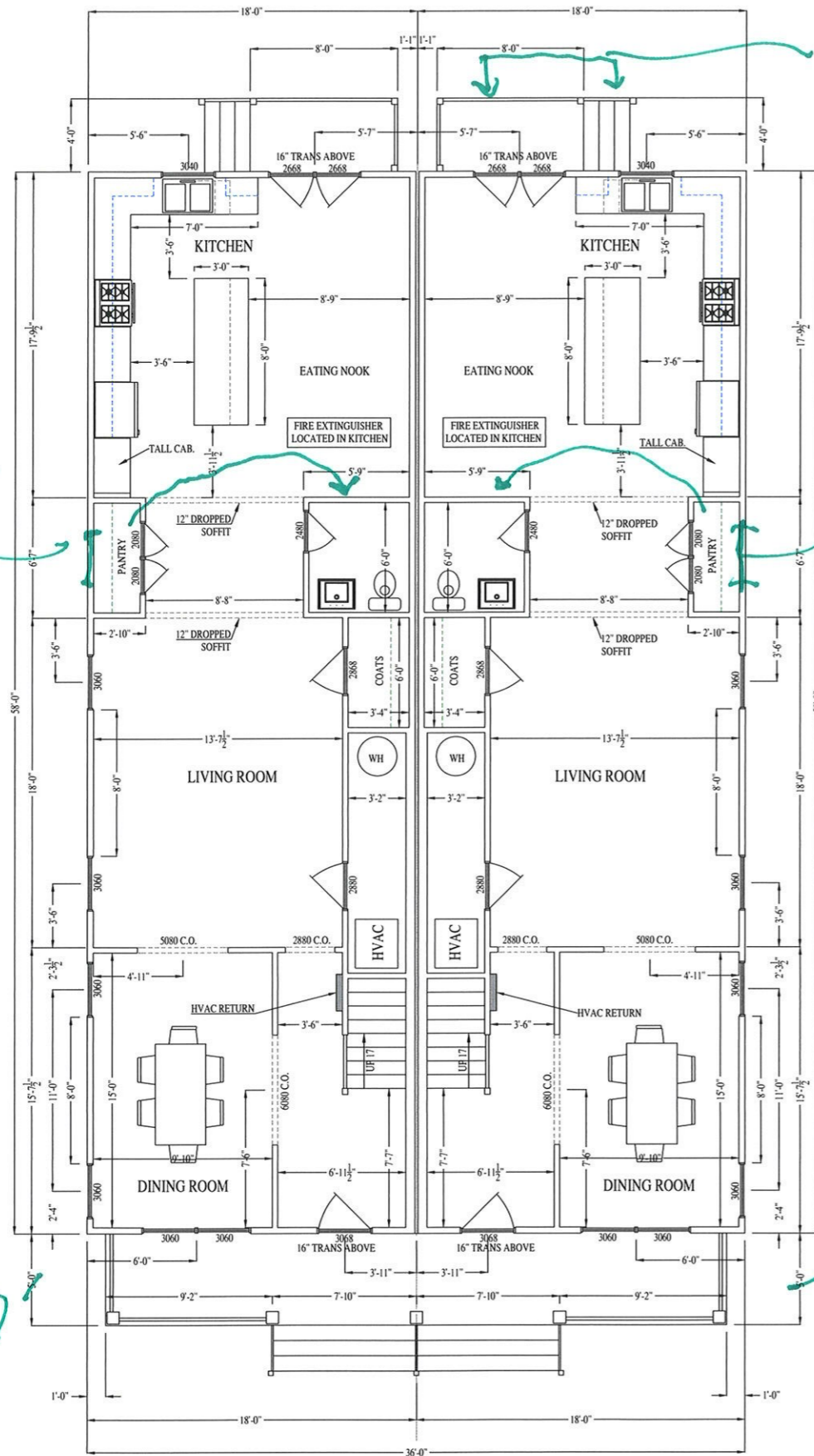
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 1-24-2023

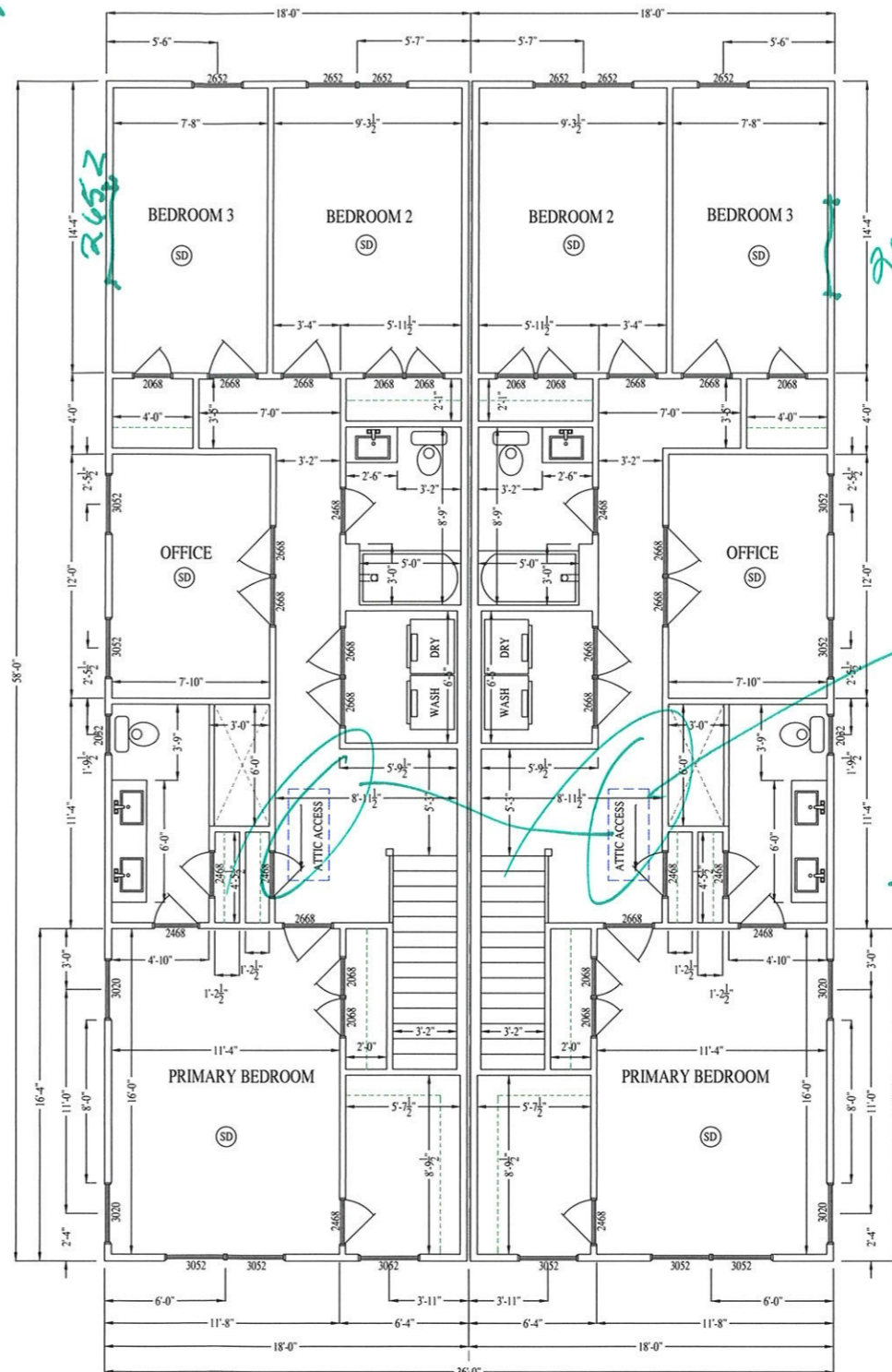
SHEET:
 A1.3





FIRST FLOOR PLAN

1044 S.F.



SECOND FLOOR PLAN

1044 S.F.

pls. see notes sheet A-1

W/ndr 3060

why not sup. down attic recess. these units need storage! accessible

903/903.5 - 907/907.5

N 36TH ST.

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PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
1-24-2023

SHEET:
A2.1

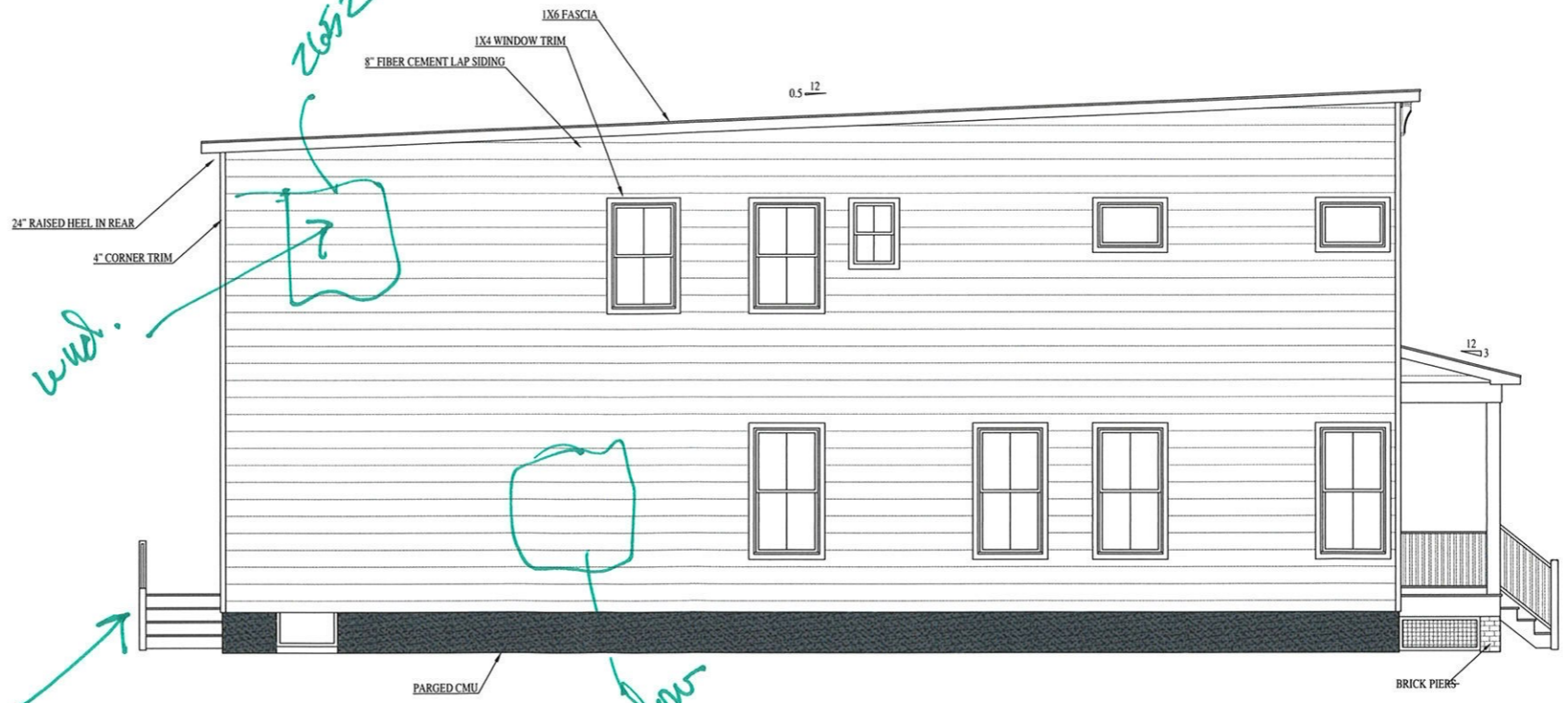




FRONT ELEVATION

PLS SEE NOTE A1.1

see note on SHT A1,2



LEFT ELEVATION

wnd.

windows 30x60

903/903.5 - 907/907.5
 N 36TH ST.
 203

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 RIVERMILLDEVELOPMENT@GMAIL.COM
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REVISION NOTES

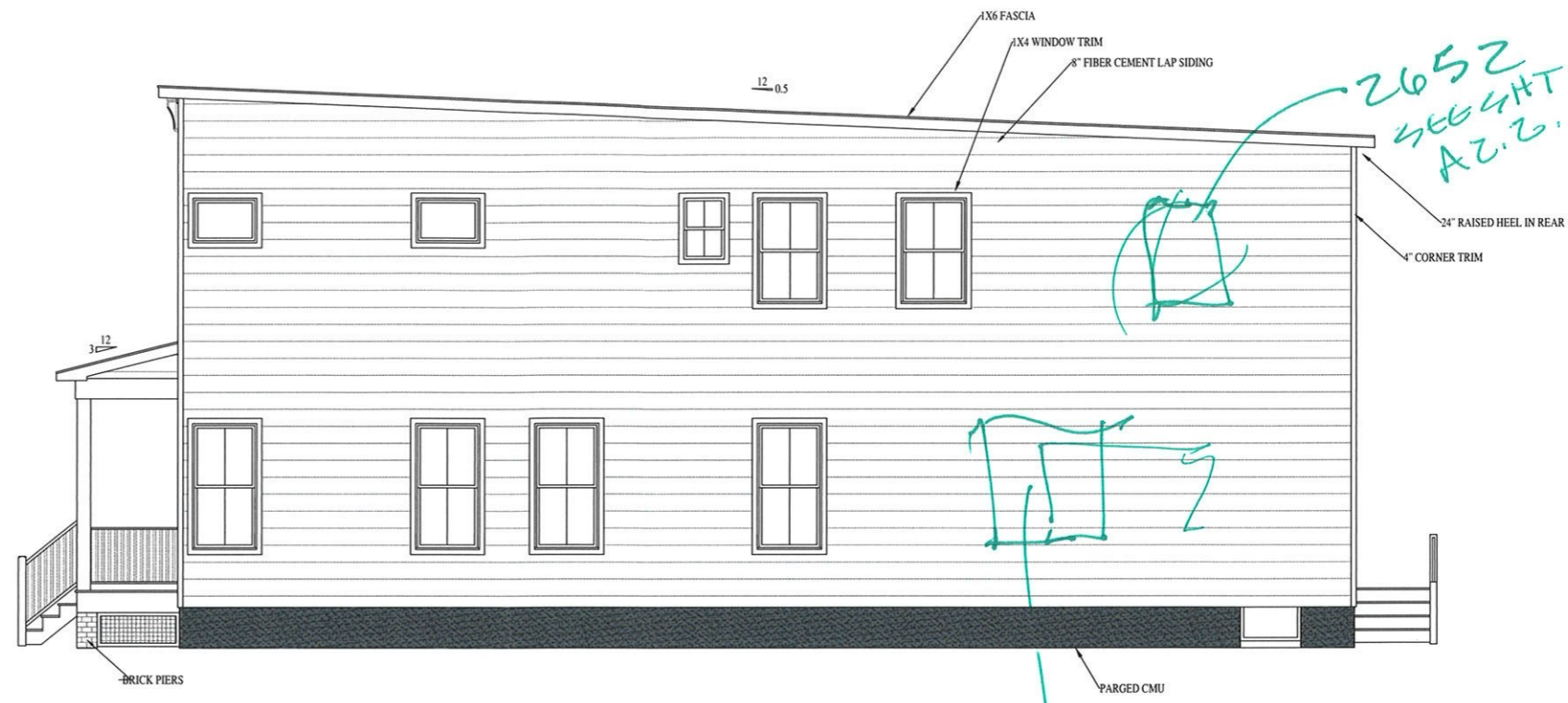
DATE	START

SCALE:
 1/4" = 1'-0"

DATE:
 1-24-2023

SHEET:
 A2.2

RIVER MILL DEVELOPMENT



RIGHT ELEVATION

*2652
SEE SH1
A2.2.*

*3060
SEE SH1
A2.2*



REAR ELEVATION

903/903.5 - 907/907.5
N 36TH ST.
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

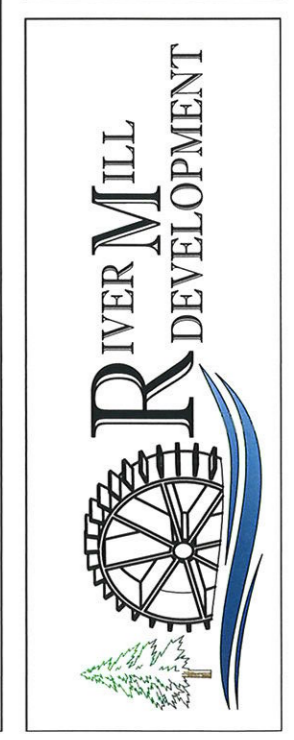
REVISION NOTES

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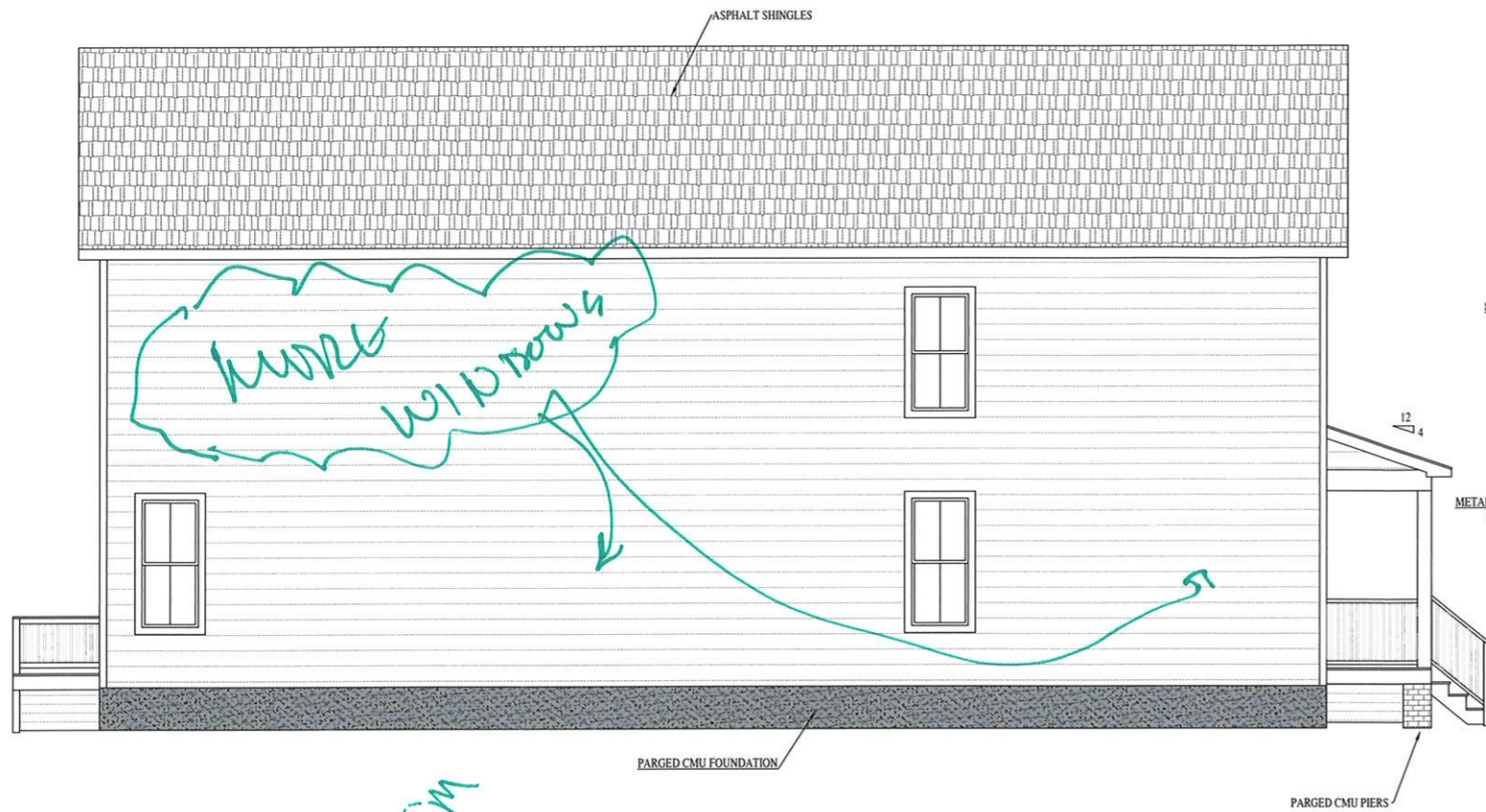
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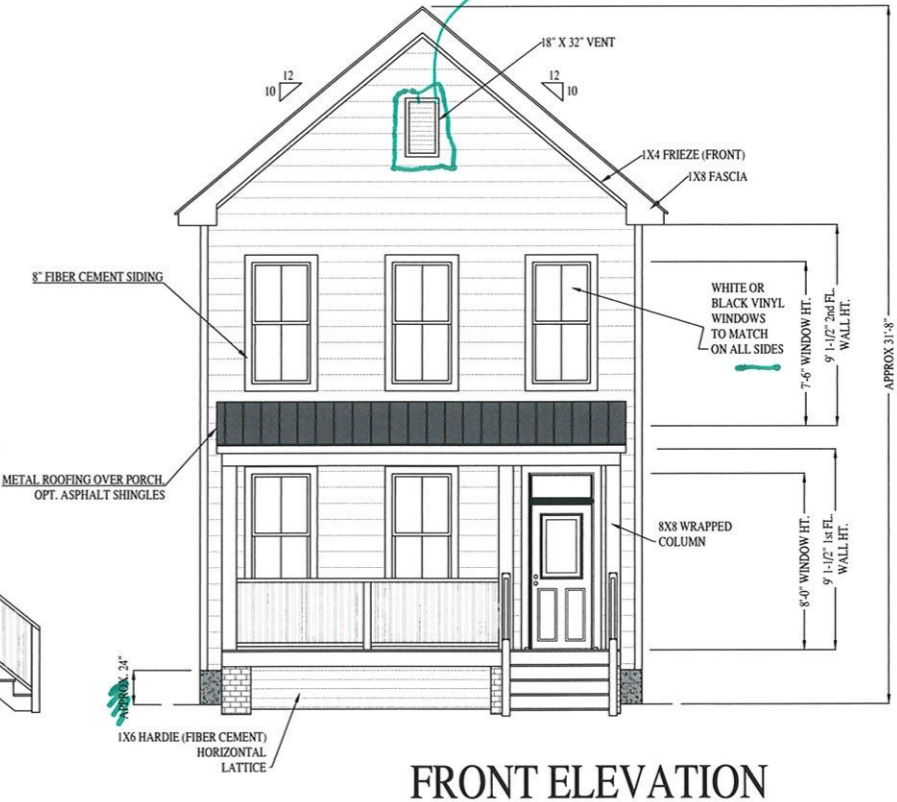
SHEET:
A2.3



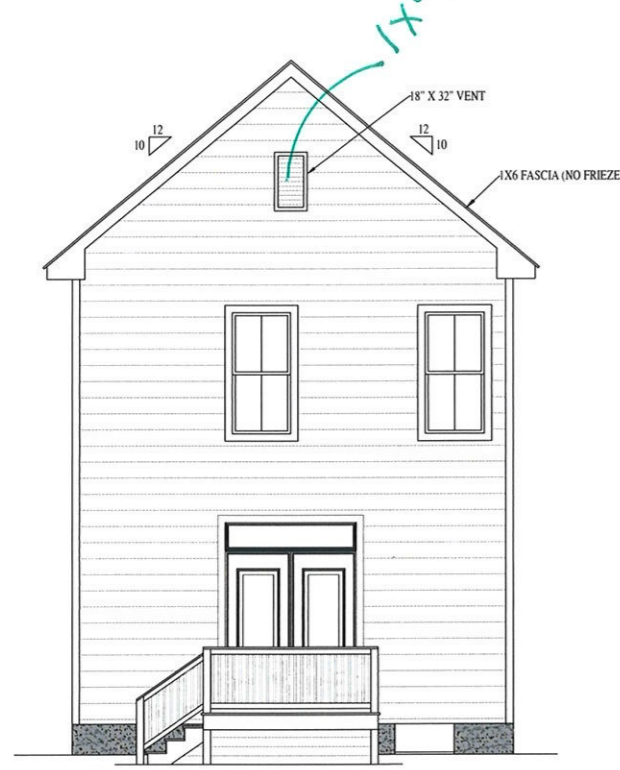
(Handwritten mark)



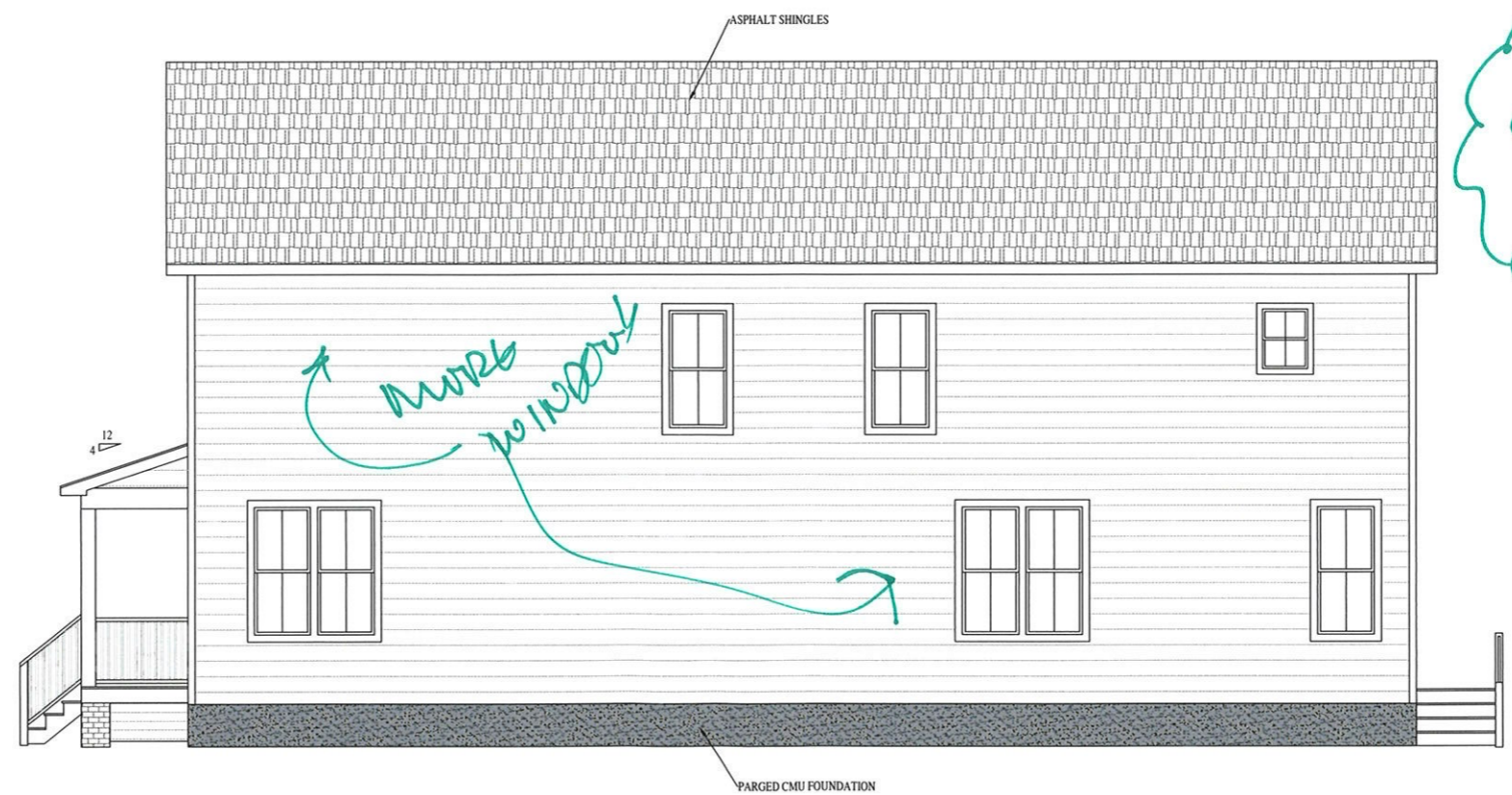
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

901 N 36TH ST.
 RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

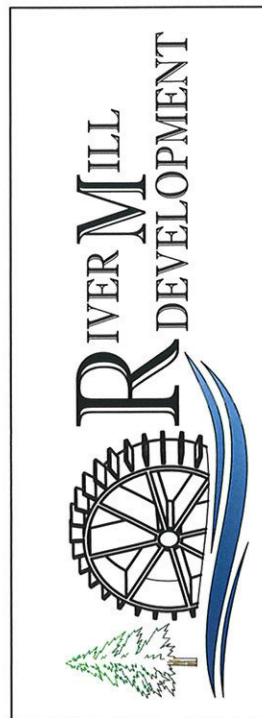
REVISION NOTES

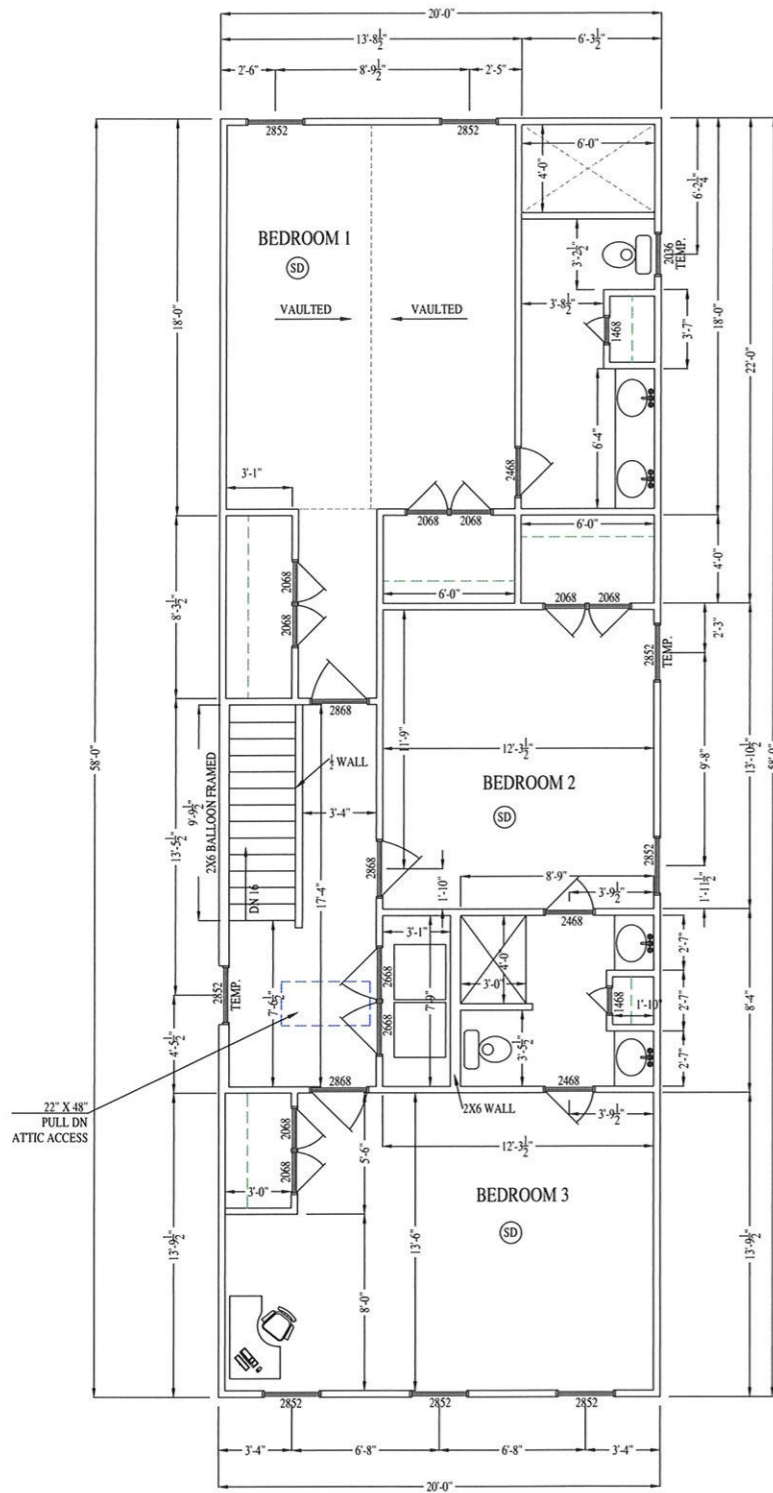
DATE	REVISIONS
4-13-22	SUP REVISIONS

SCALE:
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DATE:
 1-24-2023

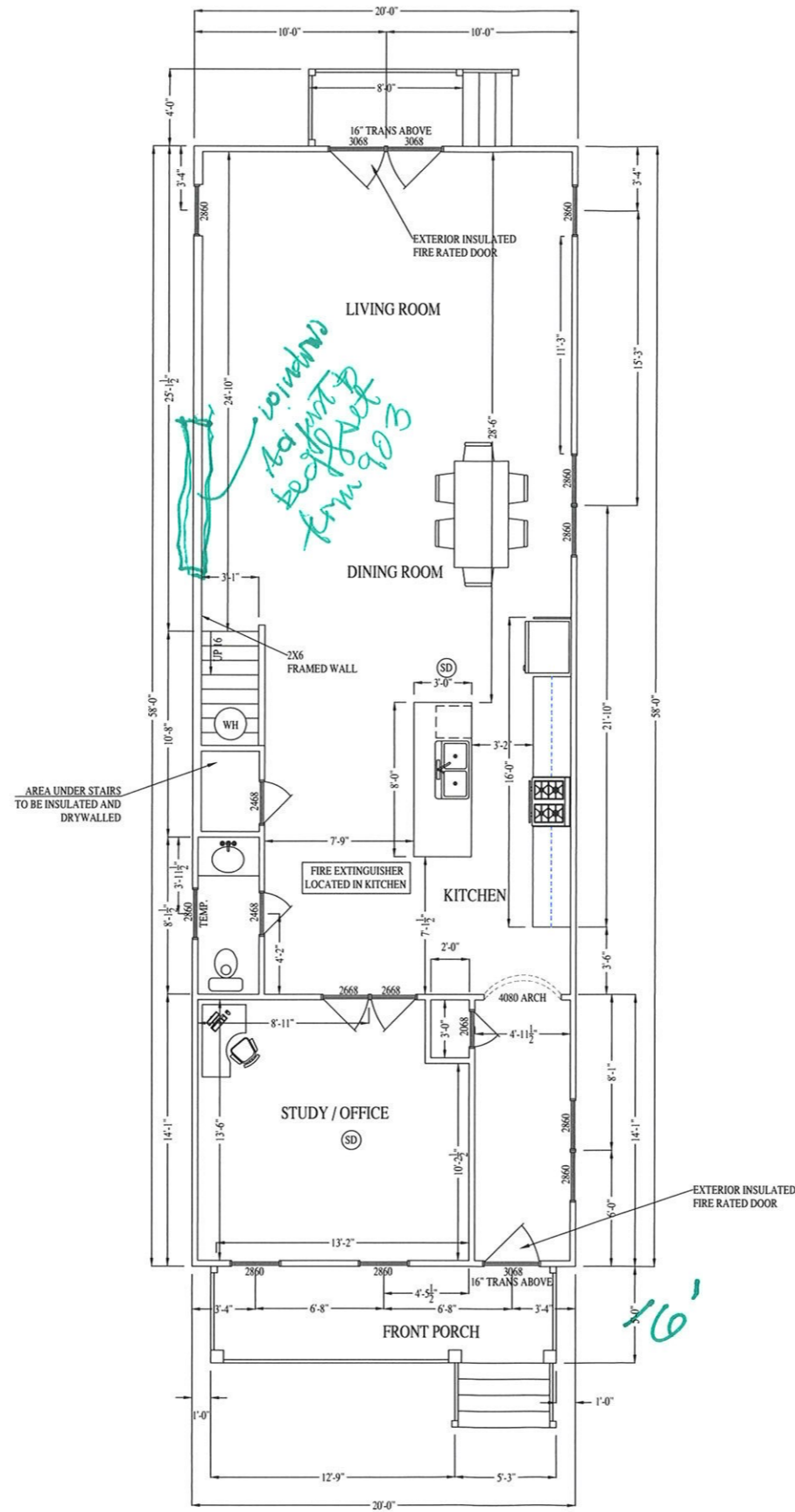
SHEET:
 A3.2





SECOND FLOOR PLAN

2ND FL. HEATED S.F.: 1160



FIRST FLOOR PLAN

1ST FL. HEATED S.F.: 1160

901 N 36TH ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	DESCRIPTION
4-13-22	SUP REVISIONS

SCALE:

1/4" = 1'-0"

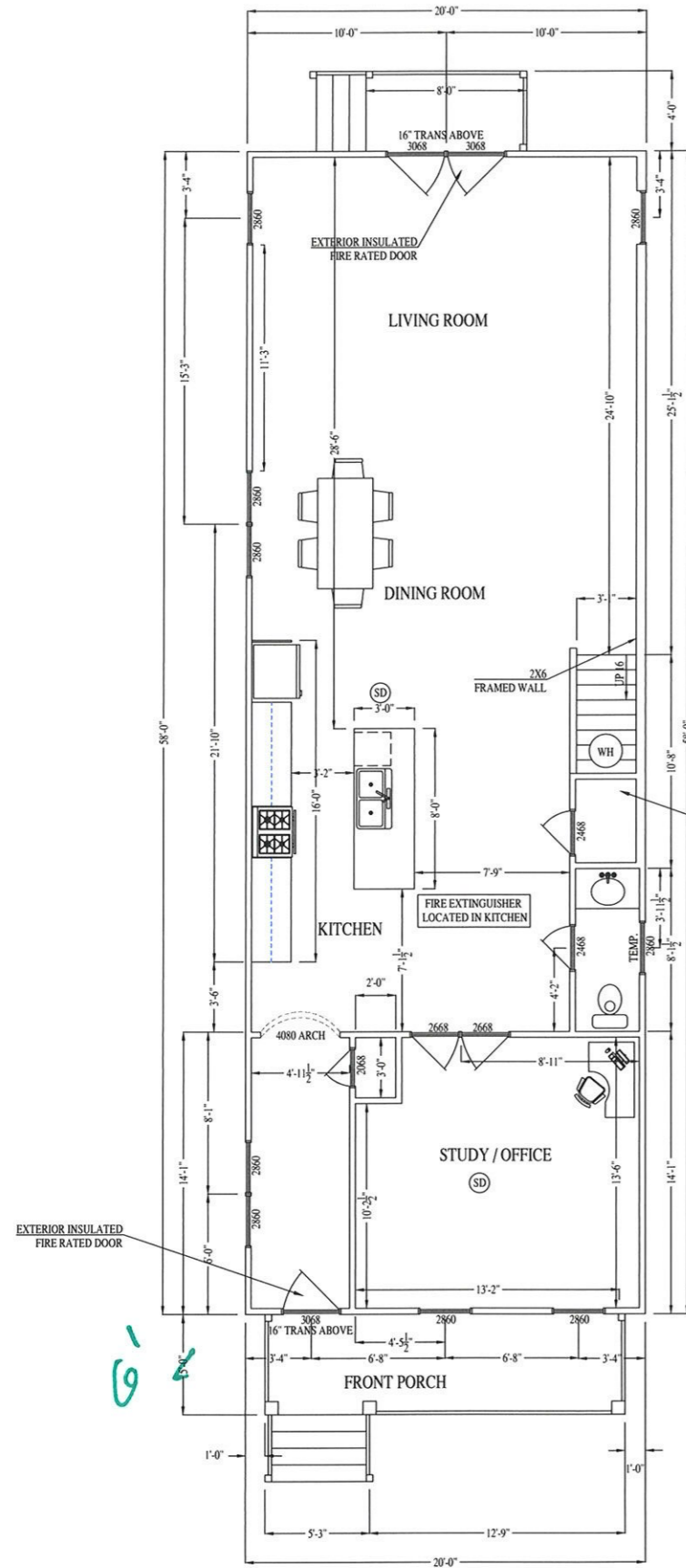
DATE:

1-24-2023

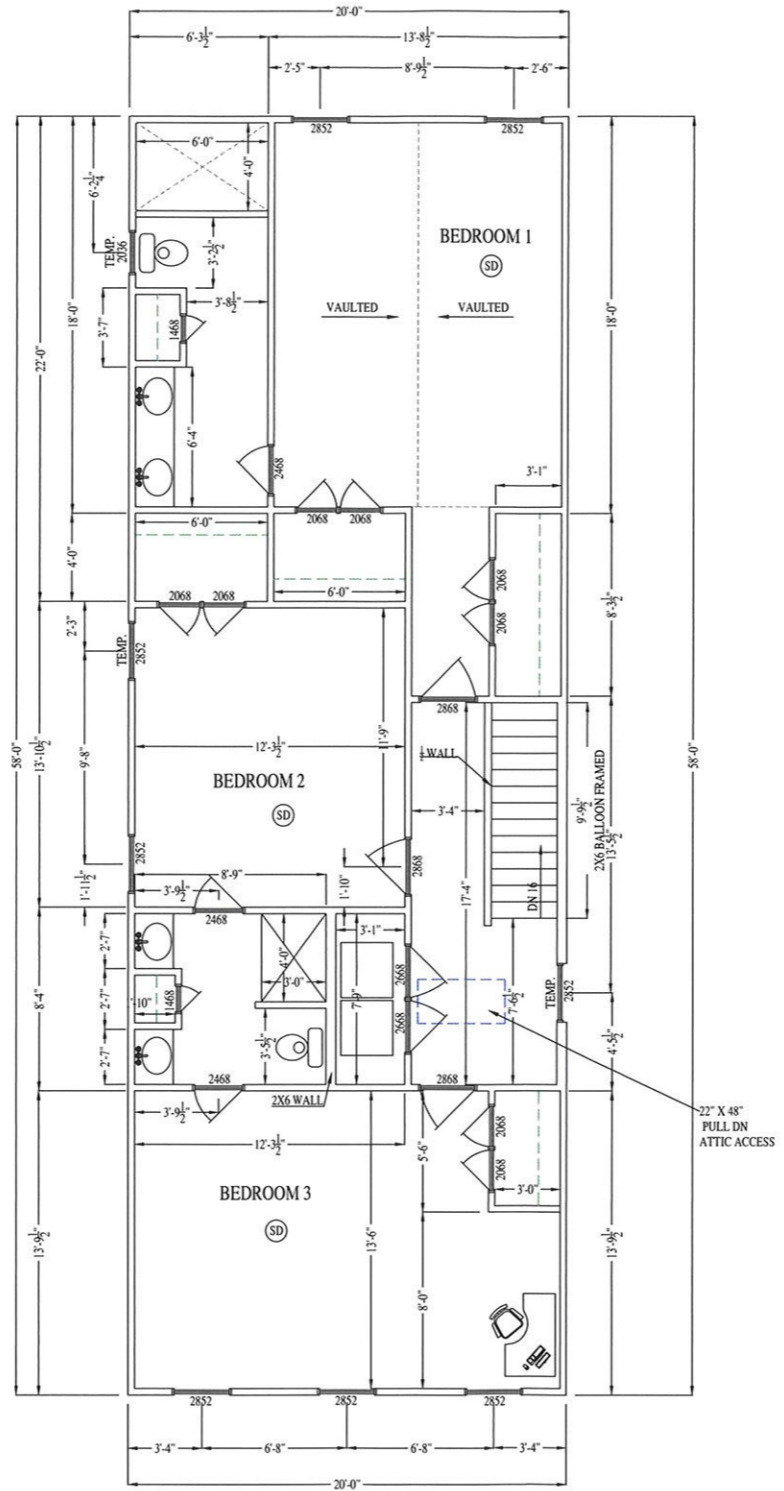
SHEET:

A3.1





AREA UNDER STAIRS TO BE INSULATED AND DRYWALLED



61

911 N 36TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

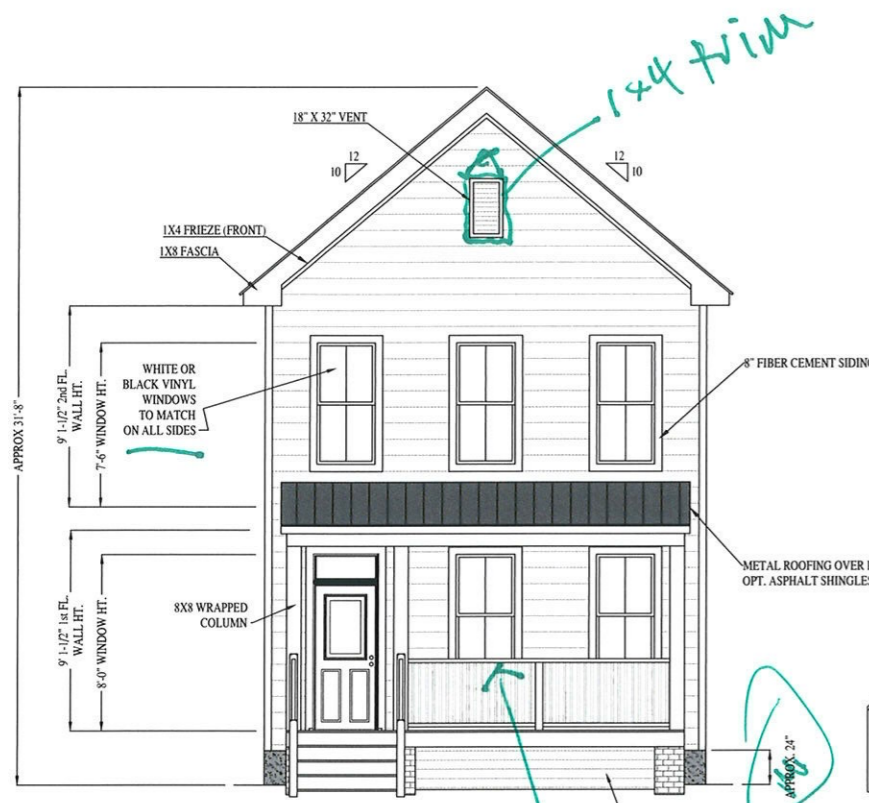
DATE	REVISIONS
4-13-22	SUP REVISIONS

SCALE:
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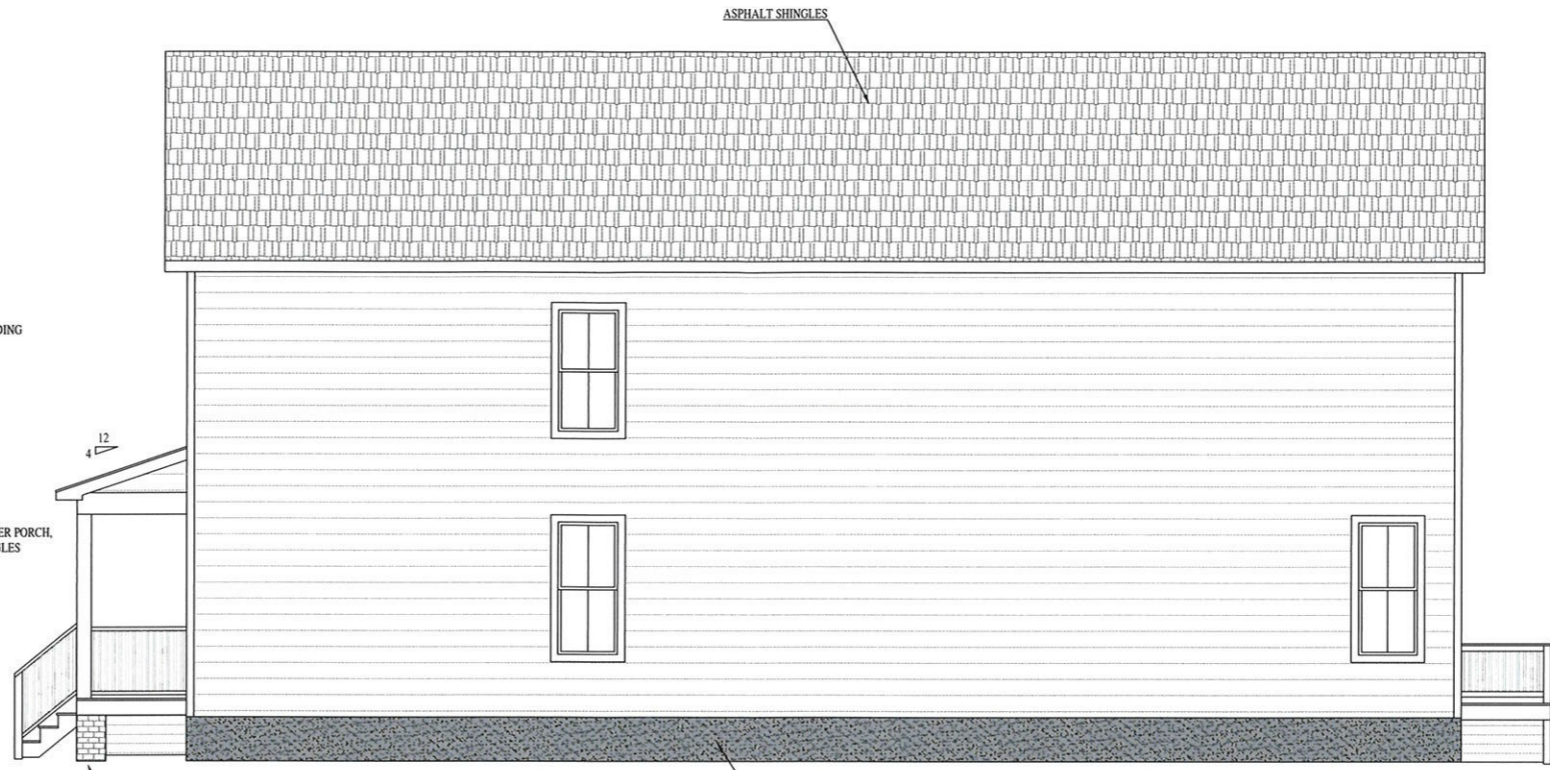
DATE:
1-24-2023

SHEET:
A4.1

RIVER MILL DEVELOPMENT



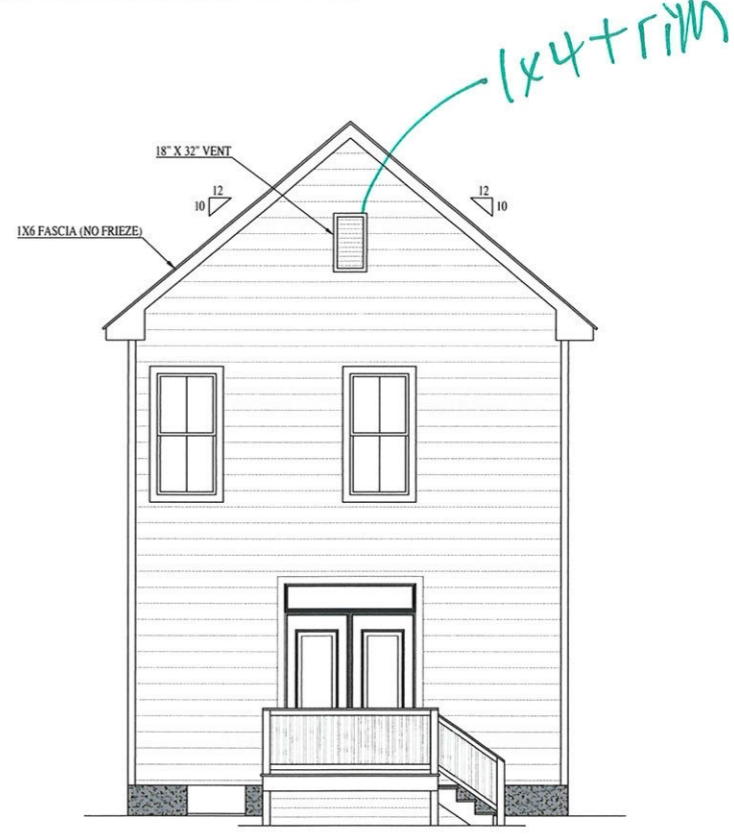
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

NOTE 9th Fl. 2

1x4 + trim

911 N 36TH ST.
 RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

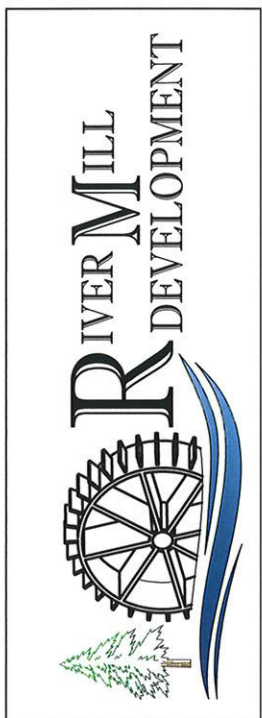
REVISION NOTES

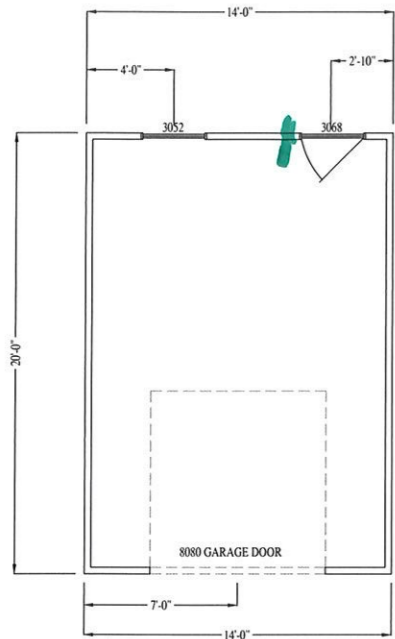
4-13-22	SUP REVISIONS

SCALE:
 1/4" = 1'-0"

DATE:
 1-24-2023

SHEET:
 A4.2





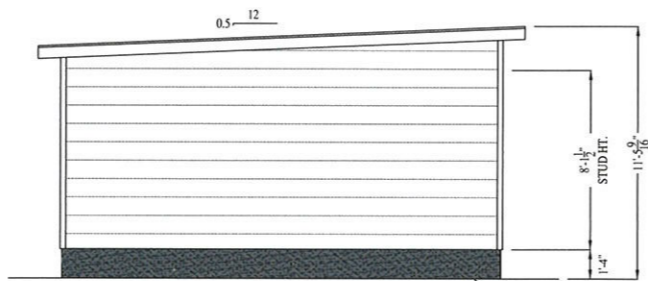
PLEASE
ADD APPROX
VEH. DIMENSIONS
(IS THIS 1 1/2
OR 2 GARAGE?)

IS ~~THE~~ GARAGE
FOR 901 being demolished?
Site plan shows it
remaining - pls. clarify.

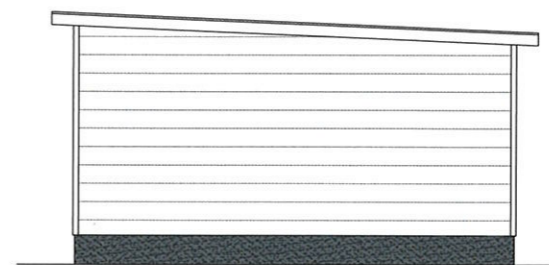
* PROVIDE ROOM
"STUFF" FOR
10 GARAGES FOR

DETACHED GARAGE PLAN

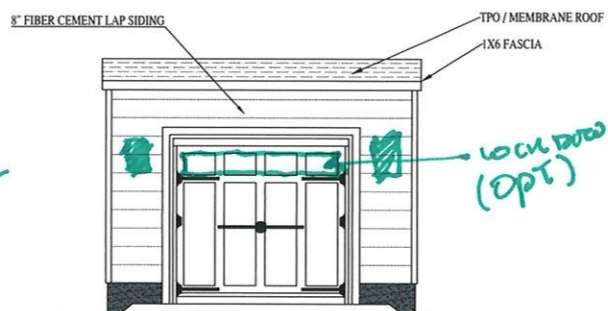
ALLEY FACING



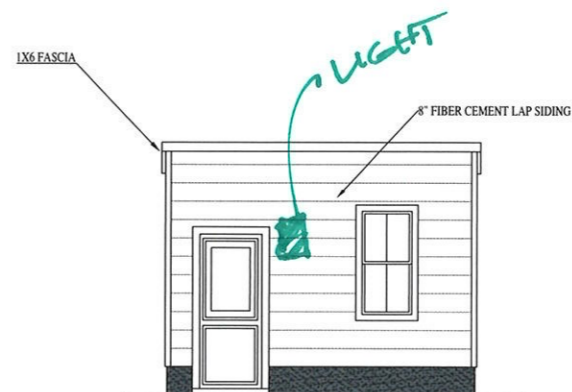
SIDE ELEVATION



SIDE ELEVATION



ALLEY ELEVATION



REAR YARD ELEVATION

901 & 911 N 36TH ST. GARAGE

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4335

REVISION NOTES

DATE	START

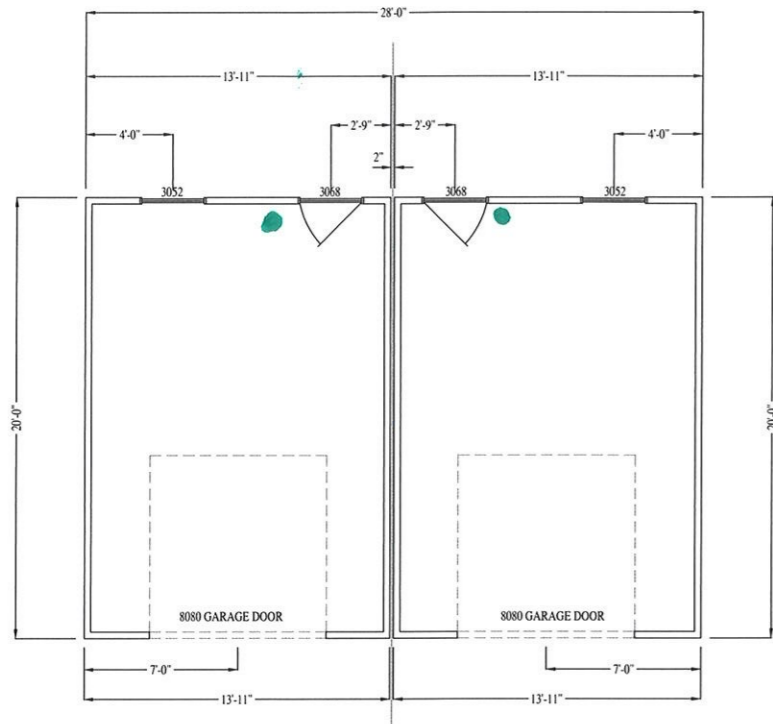
SCALE:
1/4" = 1'-0"

DATE:
1-24-2023

SHEET:
A5.1



(X)



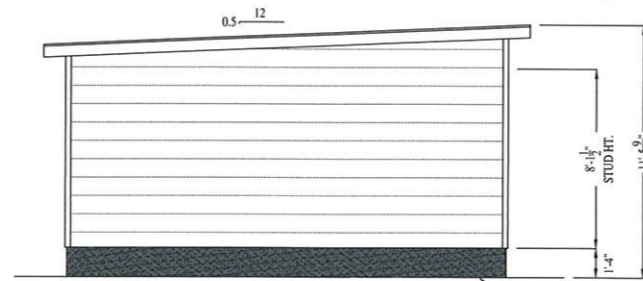
DETACHED GARAGE PLAN

ALLEY FACING

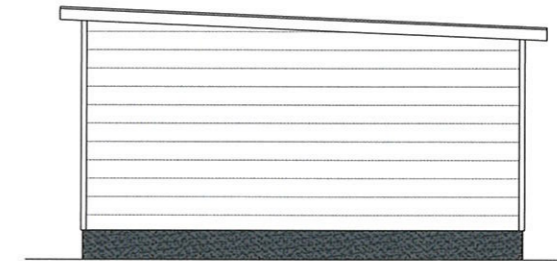
*Conceptual Garage elevations.
Optional garage may be 1-2 cars

*PROVIDE ROOM
IN GARAGES
FOR 'STUFF'*

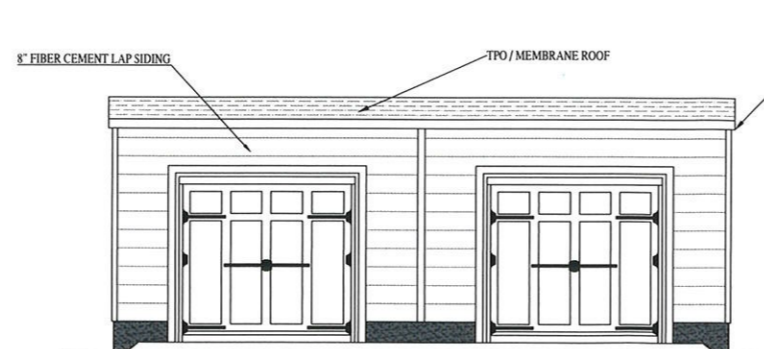
*THINK ALLEY
ELEVATION
WILL CHANGE
SIGNIFICANTLY.*



SIDE ELEVATION



SIDE ELEVATION



ALLEY ELEVATION



REAR YARD ELEVATION

903/903.5-905/905.5-907/907.5
909/909.5 N 36TH ST. GARAGES

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (634) 774-4535

REVISION NOTES	
DATE	START

SCALE:
1/4" = 1'-0"

DATE:
1-24-2023

SHEET:
A5.2



From: Ernest Chamberlain <chamberlain.ernest@gmail.com>
Sent: Thursday, November 9, 2023 7:55 AM
To: Brown, Jonathan W. - PDR; Oliver, Alyson E. - PDR
Cc: Mark Baker
Subject: 900 N 36th St, SUP-126551-2023

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,

I'm writing to you this morning as the owner of 920 N 27th St to voice my support for the proposed development on the 900 block of N 36th St. I've reviewed the plans and the site map and I am very much in favor of this project moving forward.

The city has said themselves that there is a housing crises and it would appear that Church Hill is very much lacking in quality new construction and single family homes in general.

The proposed plan certainly appears in line with the rest of the community. The garages will help off-set any concerns with parking.

Lastly, this site is completely vacant at the moment and maximizing its potential would suggest that the total number of homes proposed by the developer is the highest and best use for the location.

I hope my letter will be considered as a strong voice of support at the upcoming meeting on Tuesday, 11/14.

Thank you,

Ernie Chamberlain
Richmond, VA

From: Evan Hoffmann <ehoffmann2637@gmail.com>
Sent: Thursday, November 9, 2023 2:03 PM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR
Subject: RE: SUP-126551-2023

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Hello Mr. Brown and Ms. Oliver,

I hope this email finds you well. I'm writing to communicate my full support of the plan to develop a property on the 900 block of N36th St.

As a resident of Church Hill for over 5 years, it has been exciting to see the new developments and accompanying rejuvenation that has been brought to the neighborhood with change for the better of the community. I can attest to the many projects that have benefited the neighborhood, like this one, that benefits all Church Hill residents.

--

Sincerely,

Evan Hoffmann
c. 760-201-7531
2235 1/2 Venable St

From: Ryan Brimmer <rbrimmer1@gmail.com>
Sent: Thursday, November 9, 2023 2:03 PM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR
Subject: SUP-126551-2023

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Dear Mr. Brown and Ms. Oliver,

I live with my wife and daughters at 906 N. 37th St, which is on the other side of the alley adjacent to the abovementioned proposed 10 home development on the 900 block of N 36th St. I am writing to note my full support for the project. I reviewed the developer's plans and think that these homes would be a nice addition to our little corner of Church Hill.

Sincerely,
Ryan Brimmer

From: Alexandra Bryson <bryson.alexandra@gmail.com>
Sent: Friday, November 10, 2023 12:37 AM
To: Brown, Jonathan W. - PDR; Oliver, Alyson E. - PDR
Subject: Support for SUP-126551-2023

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Ms. Oliver and Mr. Brown,

I am a resident of Church Hill and heard about the development on the 900 block of N 36th St through my realtor. The project sounds like it would be a positive addition to the neighborhood, so I am writing in support of the development.

Thank you for your time and consideration.

Best regards,

Alexandra

From: Kevin Gottschalk <kevin@oraclewaterservices.com>
Sent: Friday, November 10, 2023 4:17 PM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR
Subject: SUP-126551-2023

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Mr. Brown and Ms. Oliver,

As a 4 year resident of Church Hill at 1207 n 21st (new build in 2019) I completely support new project development on the 900 block of N 36th St.

I have seen the plans for the development and agree that it would be a great positive addition to the neighborhood housing stock and help the housing shortage in Richmond, and I bike through that area and think the homes would be great. My realtor Ernie Chamberlain shared the plans and they look great and I hope they can get built to provide homes in the area.

Thanks for your consideration

Kevin

Kevin Gottschalk
+1 (804) 754-5612
Kevin@oraclewaterservices.com



www.oraclewaterservices.com

From: Timothy Cavazos <tccavazos1011@gmail.com>
Sent: Saturday, November 11, 2023 11:21 AM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR
Subject: SUP-126551-2023.

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. Brown,

As a resident of Church Hill, I support the development to be built on the 900 block of N 36th St. I have seen the plans for the development and feel that it would be a great addition to the neighborhood. Moreover, I have been pleased with many of the newer homes that were recently completed. This new construction helps to beautify the area and provide jobs for laborers. Therefore, I feel we all win when these sorts of projects are proposed.

Best,

Tim
3100 Block of E Broad St

From: Tyler Lernihan <t.lernihan@yahoo.com>
Sent: Monday, November 13, 2023 12:54 PM
To: Oliver, Alyson E. - PDR; Brown, Jonathan W. - PDR
Subject: Upcoming Churchill development - 900 block of 36th st.

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Hi,

We are very excited for the plans of a new housing development close to our home on 36th street. My wife and I, and our 2 children, have been in the neighborhood for the last 5 years, and love how the recent buildings and renovations have helped build the community. My mom also lives in Churchill at 914 N 38th st and she has been anxiously awaiting the plans for the 900 block of 36th st.

We fully support the upcoming plans and development for the 900 block of 36th st.

We are happy to help in any way you need. We are available by phone or email if you have any questions.

Thank you,

Tyler Lernihan & Ruby Lernihan
921 N 33rd St
(303) 618-6202

From: Jason Schilling <jasonwschilling@gmail.com>
Sent: Monday, November 13, 2023 9:49 PM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR
Subject: SUP-126551-2023

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. Brown and Ms. Oliver,

I saw the plans I am fully in support of the development on the 900 block of N 36th St. I have seen the plans for the development and agree that it would be a great addition to the neighborhood. It will be nice to have more 3 bedroom homes in the area. I first moved to church hill in 2015 and think it is always good to have more housing options.

Thanks,
Jason

From: Bryan Wallace <bryanwallace87@gmail.com>
Sent: Monday, November 13, 2023 9:54 PM
To: Brown, Jonathan W. - PDR; Oliver, Alyson E. - PDR
Cc: markbaker@bakerdevelopmentresources.com
Subject: SUP-126551-2023

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. Brown and Ms. Oliver,

As a resident of Church Hill I am fully in support of the development on the 900 block of N 36th St. I have seen the plans for the development and agree that it would be a great addition to the neighborhood.

Best Regards,

Bryan Wallace

From: Troy Kingsbury <troykingsbury@hotmail.com>
Sent: Tuesday, November 14, 2023 6:29 AM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR; markbaker@bakerdevelopmentresources.com
Subject: SUP-126551-2023 aka 901 N 36th 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.

Mr Brown & Ms Oliver,

As a owner of multiple properties in Church Hill I fully support the development on the 900 block on N 36th St. I personally love seeing the transition of Church Hill over the last 10 years, and it all started with change. This too is a change as these units are bigger with 4 bedrooms and garages for off-street parking, which in turn should bring more families to the area. Church Hill is thriving, and let's continue to let it grown and bring more revenue to local businesses.

Sincerely,

Troy Kingsbury

From: Caitlin Geaghan <caitlingeaghan@gmail.com>
Sent: Tuesday, November 14, 2023 8:56 AM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR
Subject: SUP-126551-2023

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. Brown and Ms. Oliver,

I am emailing to voice my support of the development on the 900 block of N 36th Street. The drawings have been shared with me and I feel it would be a great addition to Church Hill.

Thank you,
Caitlin

From: Robert Jenkins <robjenkins23@gmail.com>
Sent: Tuesday, November 14, 2023 10:06 AM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR; markbaker@bakerdevelopmentresources.com
Subject: SUP-126551-2023

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. Brown and Ms. Oliver,

My name is Robert Jenkins and my wife and I are current residents of Church Hill. I am reaching out in support of the development on the 900 block of N 36th St. I have seen the plans for the development and agree that it would be a great addition to the neighborhood. We welcome homes with more than 3 bedrooms as it will offer options to growing families and or optional 1st floor primary bedrooms for older residents as well. My wife and I are very much interested in this concept, as we are looking for more space than we currently have ourselves. Please consider the changing environments in Church Hill and help us continue to grow the neighborhood and community.

Thank you for your consideration.

Robert Jenkins and Vanessa Eastham Jenkins

From: Thomas Cameron <tomcameron4236@gmail.com>
Sent: Tuesday, November 14, 2023 10:23 AM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR
Subject: SUP-126551-2023 aka 901 N 36th 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 Morning Mr. Brown and Ms. Oliver,

First let me say that I love my Church Hill home at 3205 P Street, and that I strongly support the growth and development I have seen since I purchased my home 3 years ago.

I fully support the development in the 900 block of N 36th St. I have reviewed the plans for the development and agree that it would be a great addition to our neighborhood. I strongly approve of the home's style, size and options offered. The homes will benefit a growing family and I love the first floor bedroom option, it is perfect for a senior or a visiting parent.

I hope you will consider the changing environments in Church Hill and approve continued growth in our neighborhood and our City.

Regards,

Thomas W. Cameron

Cell: 919 815-7443

3205 P Street

Richmond, VA 23223

From: Lewis Little <newtymo@gmail.com>
Sent: Tuesday, November 14, 2023 11:33 AM
To: Oliver, Alyson E. - PDR; Brown, Jonathan W. - PDR
Cc: markbaker@bakerdevelopmentresources.com
Subject: SUP-126551-2023 aka 901 N 36th 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.

Mr. Brown and Ms. Oliver,

As a resident of Church Hill I am fully in support of the development on the 900 block of N 36th St. I have seen the plans for the development and agree that it would be a great addition to the neighborhood.

We welcome homes with more than 3 bedrooms as it will offer options to growing families and or optional 1st floor primary bedrooms for older residents as well.

Please consider the changing environments in Church Hill and help us continue to grow the neighborhood and community.

Thank you,

Lewis Little

Lewis Little
(804) 338-9000

From: Parmeet Soin <parmeetsoin@gmail.com>
Sent: Tuesday, November 14, 2023 1:30 PM
To: Brown, Jonathan W. - PDR; Oliver, Alyson E. - PDR
Cc: markbaker@bakerdevelopmentresources.com
Subject: SUP-126551-2023 aka 901 N 36th 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.

Mr. Brown and Ms. Oliver:

Good afternoon. Hope all is well.

I own a couple of properties in the Church Hill / Chimborazo area. I am writing this note to express my fully enthusiastic support of the development on the 900 block of N 36th St.

I strongly believe that the proposed houses with 3+ bedrooms with an optional 1st floor primary bedroom will cater both to the growing families as well as older residents who would appreciate the 1st floor primary bedroom option. This development will address a critical need for such housing in the area amidst changing demographics.

Please consider the changing environments in Church Hill and help us continue to grow the neighborhood and community.

Thank you for your consideration!

Best, Parmeet (804) 867 8565 (m)

From: Emily Hess <emilymathis90@gmail.com>
Sent: Tuesday, November 14, 2023 2:24 PM
To: Brown, Jonathan W. - PDR
Cc: Oliver, Alyson E. - PDR
Subject: SUP-126551-2023

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. Brown and Ms. Oliver,

As a resident of Church Hill I am fully in support of the development on the 900 block of N 36th St. I have seen the plans for the development and agree that it would be a great addition to the neighborhood. We welcome homes with more than 3 bedrooms as it will offer options to growing families and or optional 1st floor primary bedrooms for older residents as well. Please consider the changing environments in Church Hill and help us continue to grow the neighborhood and community!

Regards,

Emily and Colin Hess

From: Suz Garrett <suz.m.garrett@gmail.com>
Sent: Tuesday, November 14, 2023 7:52 PM
To: Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office; alessandro@bakerdevelopmentresources.com; Brown, Jonathan W. - PDR
Subject: 901 n 36th st 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.

Hi All,

I attended the meeting tonight and didn't have a chance to speak, so I wanted to quickly reach out in support of the many criticisms voiced tonight. I am also a resident of that block.

- I feel 10 houses are entirely too many for that space, I think 6 would be a more appropriate number, but certainly no more than 8.

- The facades are extremely cookie cutter and do not fit in with the surrounding area of oakwood at all.

- the increased density from the upcoming Bacon project should absolutely be figured into and considered as this project moves forward.

Thanks again for everyone's time this evening!

Take care,
Suz
900 N 36th St

Sent from my iPhone

From: Drew Billups <drewbrva@gmail.com>
Sent: Tuesday, November 14, 2023 8:12 PM
To: Brown, Jonathan W. - PDR
Cc: Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office; Church Hill Central Civic Association
Subject: SUP-126551-2023

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. Brown,

I am writing this evening as a neighbor of the proposed development at 901 & 909 N. 36th Street. Our house is located at 900 N. 36th Street and is therefore strongly impacted by the proposed SUP.

I would request at the very least that the Planning Commission and City Council postpone any decision on this SUP until the plans have been made available to the neighbors, and to the Church Hill Central Civic Association. A review of the Online Permit Portal shows that there are plans associated with this project, yet they are not attached to the SUP and have not been shared with the community. At the very least, we should be given time to review what's proposed prior to being asked to provide input.

Secondly, the proposed development is inconsistent with the surrounding community. There are very few attached single-family homes in this area of Oakwood / Church Hill and the proposal to double the amount of housing on those lots would drastically change that section of the neighborhood. This should also be considered given the recent approval of the Bacon Home expansion. I do believe there's some middle ground between the permitted number of houses and the proposed number of houses which could be agreeable to the neighbors and the applicant. They just need to work to get there.

Finally, it seems very strongly like the applicant has skipped a number of steps by not sharing proposed construction documents with the neighbors. Referencing the SUP process (<https://www.rva.gov/sites/default/files/Planning/PDFDocuments/LandUse/SpecialUseAPP.pdf>) I believe we're already at step 9 and have not had any opportunity to review drawings. I know when I filed for my BZA Review and when Bacon filed for their SUP, there were very strict requirements for sharing this information; none of that has been done. The fact that Mr. Baker represents the applicant and has neglected these steps is surprising given his knowledge of these processes.

I would request that the Planning Commission and City Council deny this SUP while these additional steps are taken and communication is shared with the neighborhood. Hopefully this will give the applicant time to reconsider their options with this space.

Drew Billups
804.869.4512

From: dougduke@aol.com
Sent: Wednesday, November 15, 2023 10:28 AM
To: Brown, Jonathan W. - PDR
Cc: alyson.oliver@rms.gov
Subject: SUP-126551-2023.

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. Brown and Ms. Oliver,

I support the proposal for new residences on the 900 block of 36th St.

As a property owner on Church Hill, this proposed development on the 900 block of N 36th St. would be an asset to the community as it would provide additional housing and benefit the City through the increased tax revenue for improvements to that area.

It would be a great addition to the neighborhood.

Thank you for your time and consideration.

Sincerely,

Doug Duke

Ms. Oliver and Mr. Brown,

As a resident of Church Hill, I support the development on the 900 block of N 36th Street. I have seen the plans for the development and agree that it will be a great addition to the neighborhood. It is a lovely design that will blend right into Richmond. The garages add plenty parking too! More important than the pleasing exterior, is that we welcome homes with more than 3 bedrooms.

It will offer options to growing families and or optional 1st floor primary bedrooms for older residents as well. We often approve mid size houses or apartments, which I strongly encourage, however we overlook large families or multi generational households. We need to remember this. Please consider the changing environments in Church Hill and help us continue to grow the neighborhood and community. Please approve this project.

Sincerely,

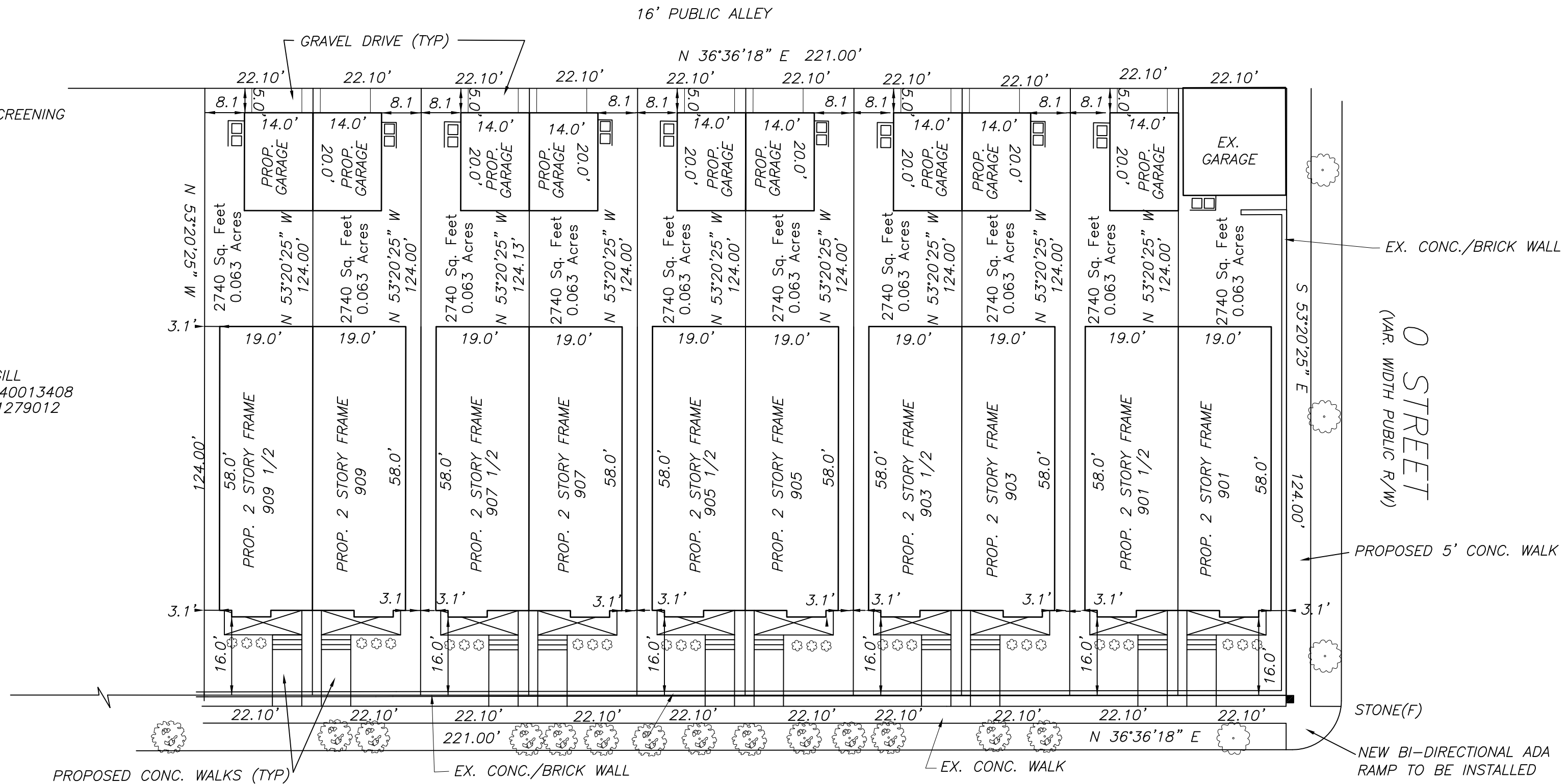
Jaon Clark

1. BUILDING DIMENSIONS ARE "NOT TO EXCEED" DIMENSIONS AND MAY VARY WITH BUILDING PERMIT.
2. WATER/SEWER/GAS INFRASTRUCTURE WILL BE PLACED WITHIN N 36TH STREET RIGHT OF WAY IN ACCORDANCE WITH CITY OF RICHMOND STANDARDS.
3. SMALL SHRUBS SPECIES TO BE DETERMINED AT TIME OF INSTALLATION.
4. GARAGES ARE ONE CAR
5. EXISTING CRAPE MYRTLES/TREES TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED TREES TO BE REPLACED.
6. EXISTING SIDEWALK ALONG 36TH STREET TO BE REPAIRED IF DAMAGED. IF DAMAGE EXCEEDS 50%, SIDEWALK WILL BE REPLACED.



- REFUSE/RECYCLE CANS WITH SCREENING
- SMALL SHRUBS
- EX. TREE
- PROPOSED TREE PER URBAN FORESTRY LIST

GILL
INST. 140013408
E0001279012



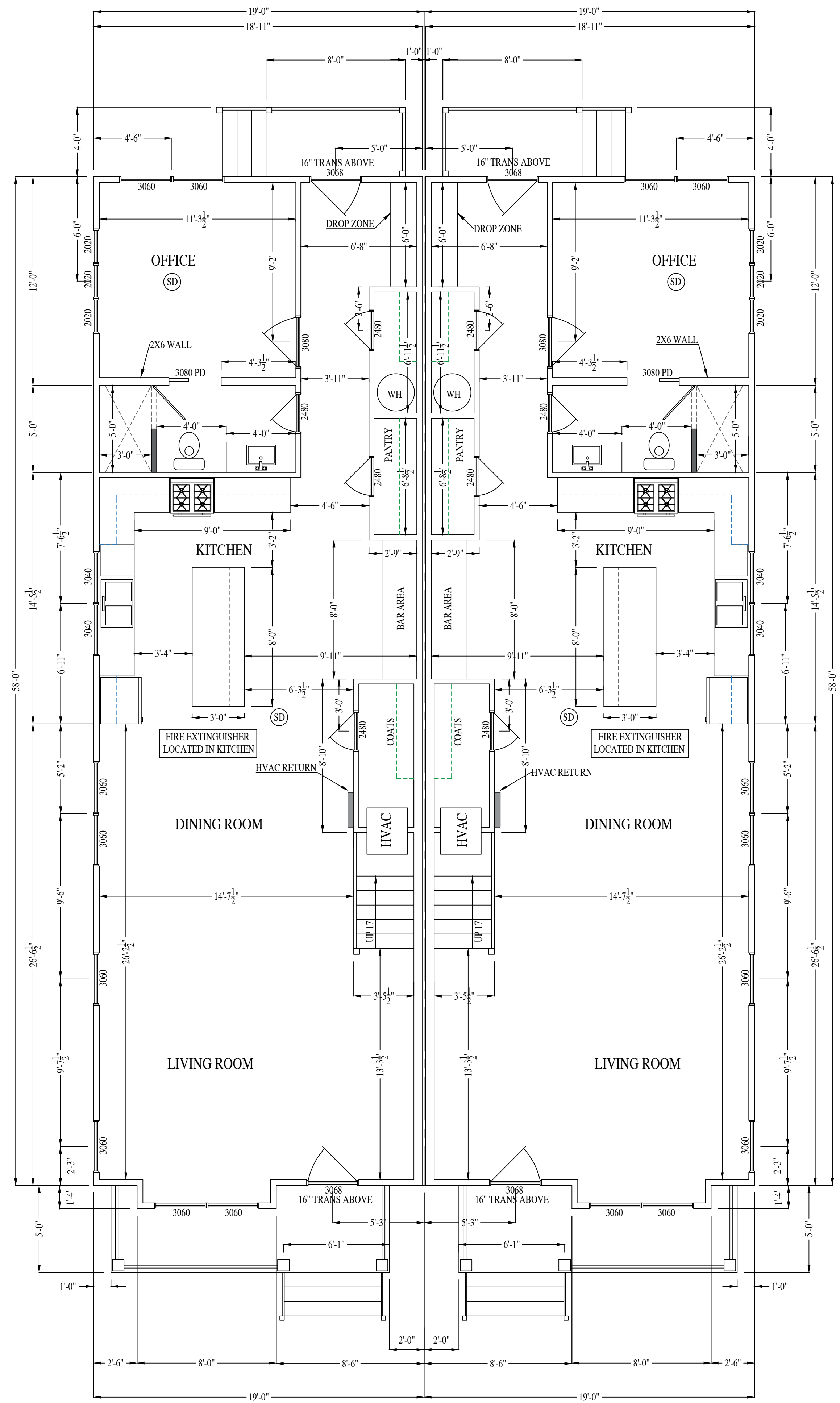
NORTH 36TH STREET
(VAR. WIDTH PUBLIC R/W)



PROPOSES LAYOUT
#901 - #909 1/2 N. 36TH STREET

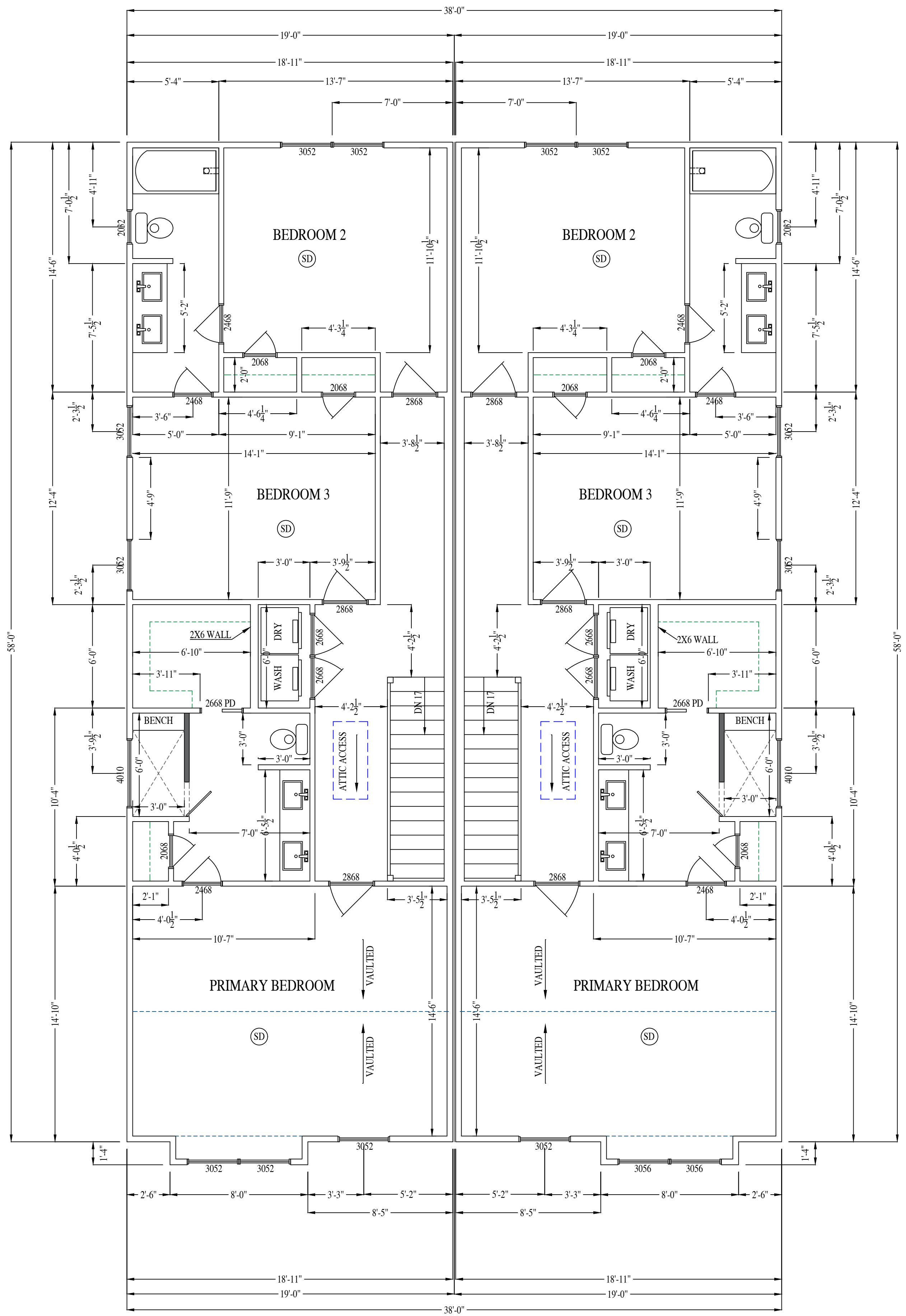


SCALE: 1"=20'



FIRST FLOOR PLAN

1108 S.F.



SECOND FLOOR PLAN

1108 S.F.

901/901.5 - 905/905.5 - 909/909.5
 N 36TH ST.
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

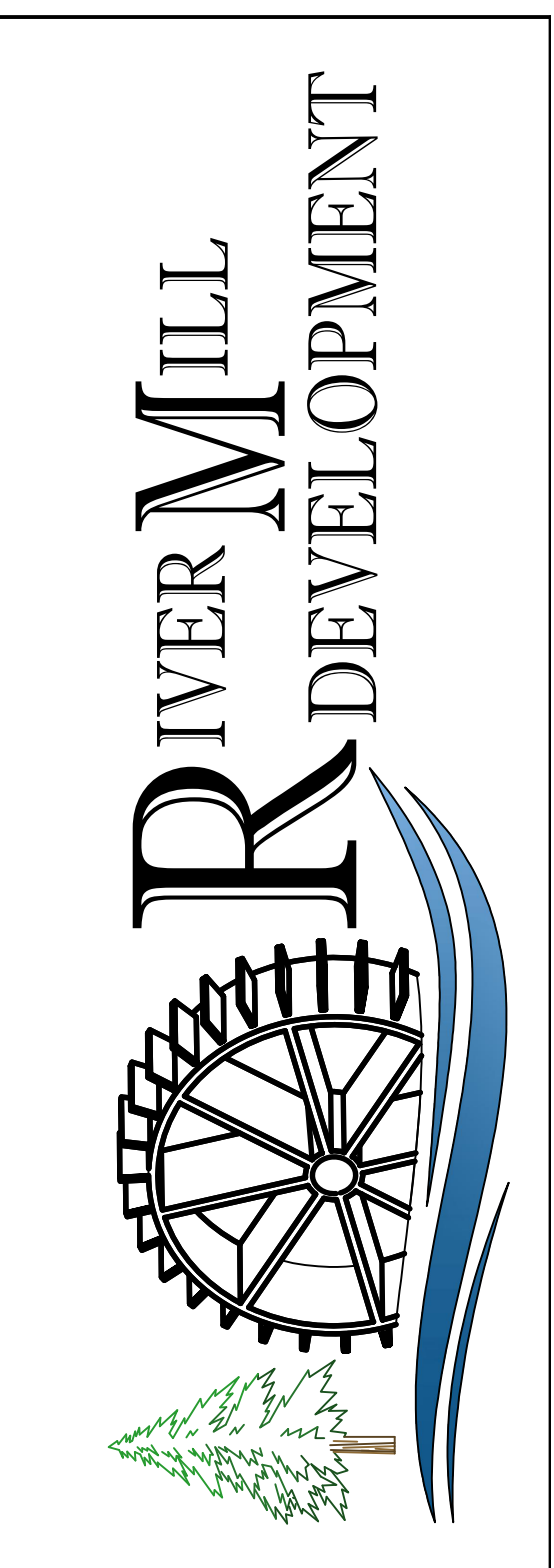
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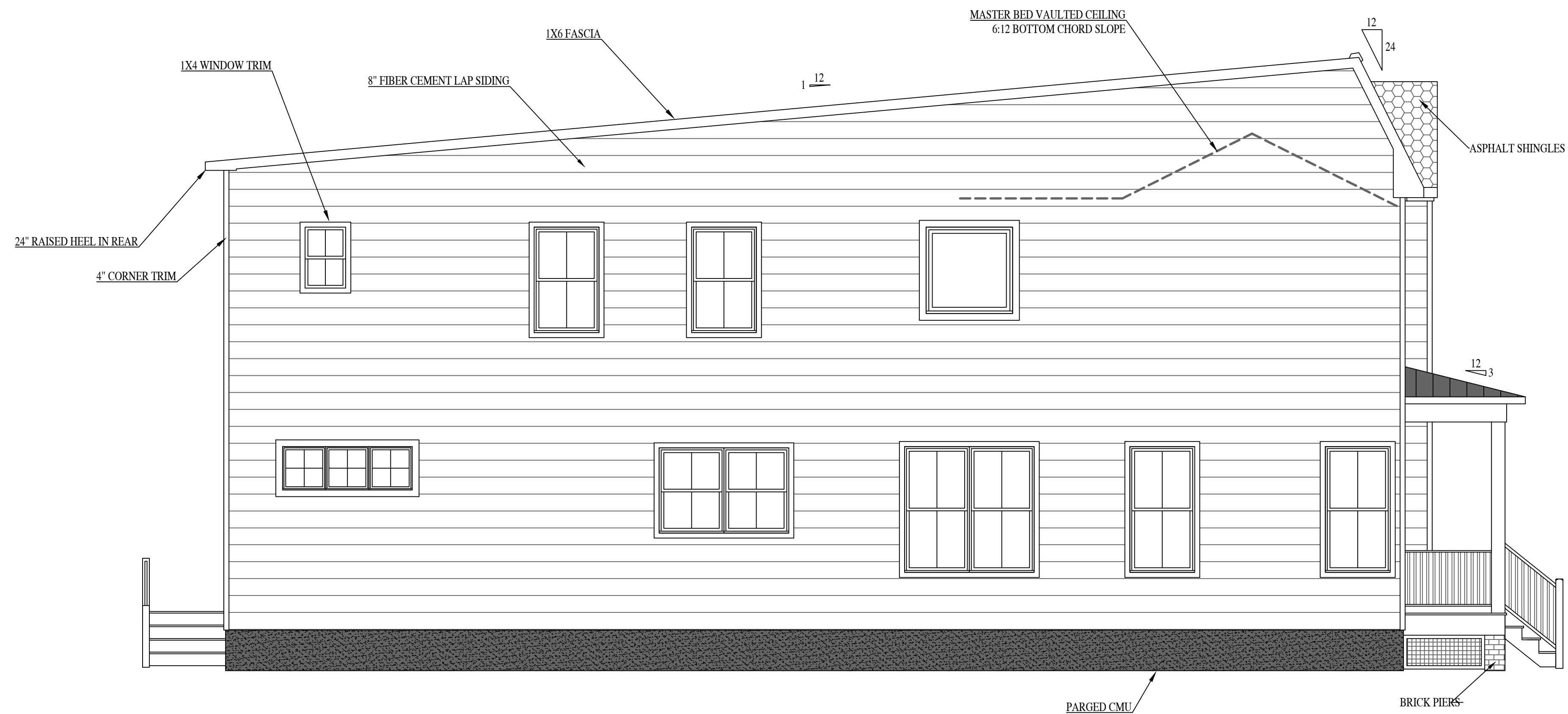
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 1-24-2023

SHEET:
 A1.1





FRONT ELEVATION



LEFT ELEVATION

901/901.5 - 905/905.5 - 909/909.5

N 36TH ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:

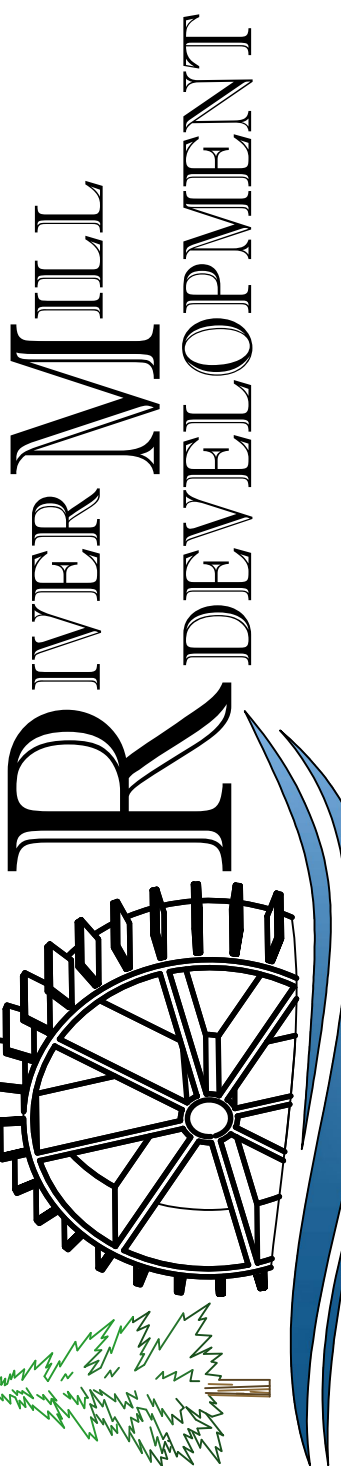
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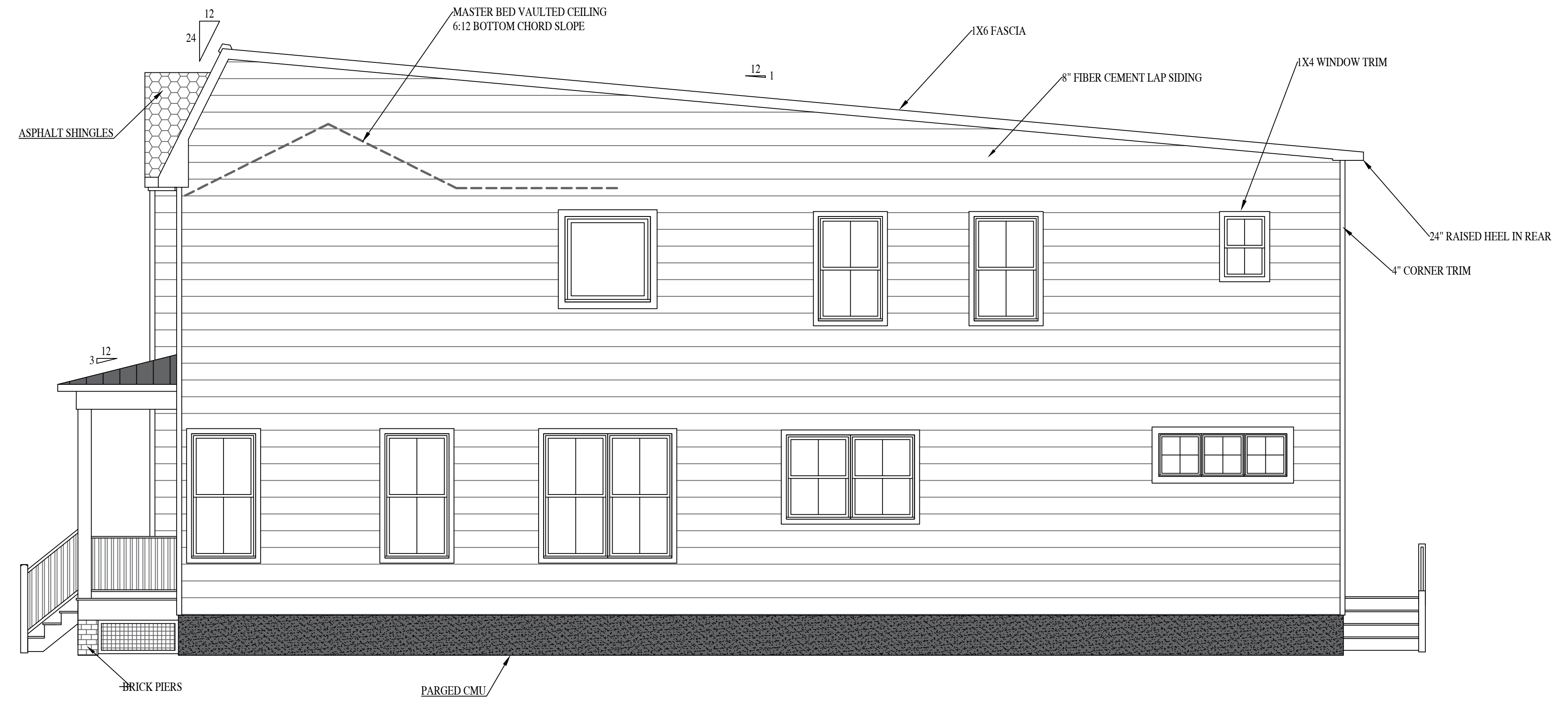
DATE:

1-24-2023

SHEET:

A1.2





RIGHT ELEVATION



REAR ELEVATION

901/901.5 - 905/905.5 - 909/909.5

N 36TH ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

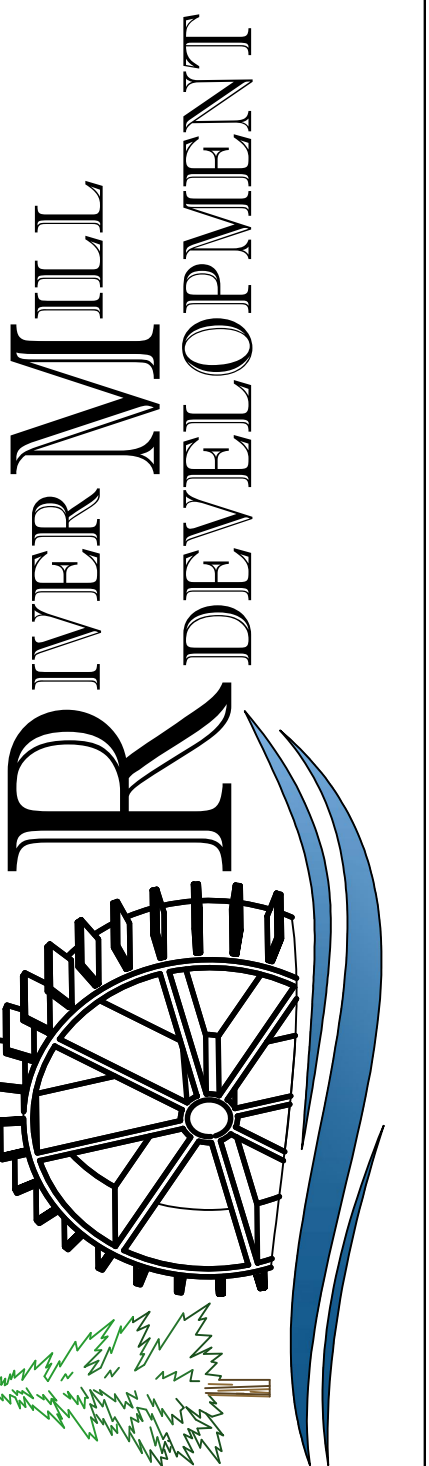
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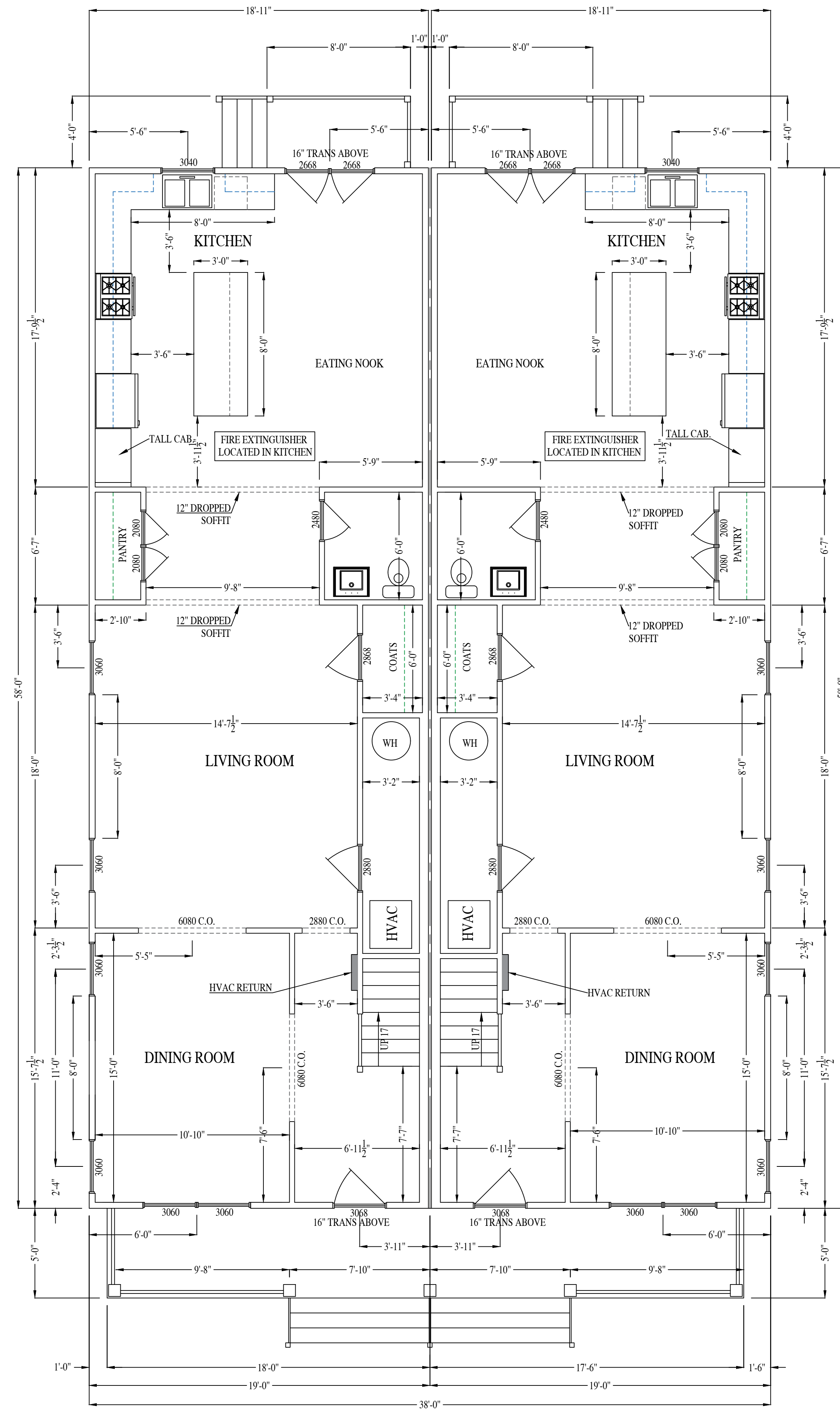
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 1-24-2023

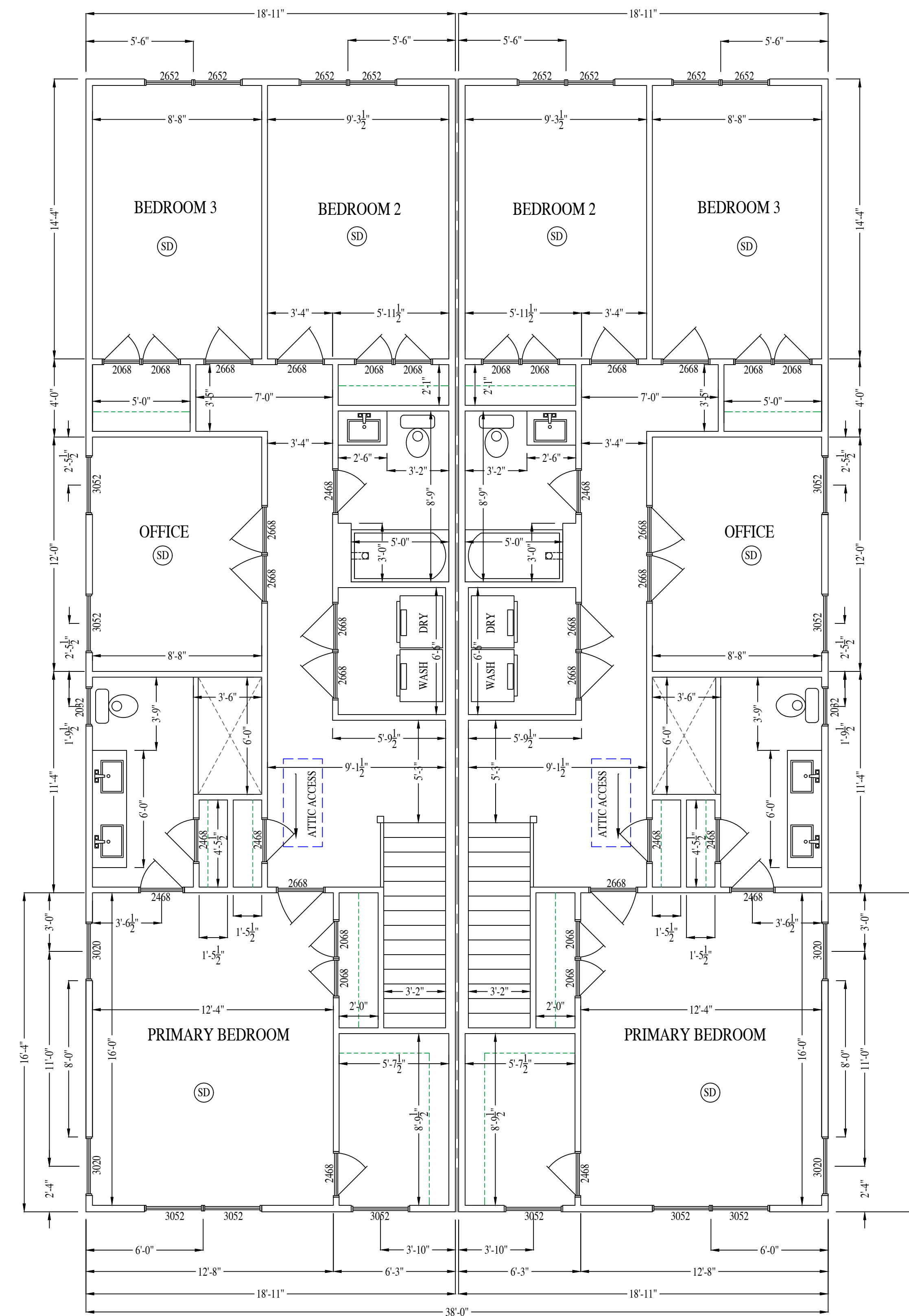
SHEET:
 A1.3





FIRST FLOOR PLAN

1097 S.F.



SECOND FLOOR PLAN

1097 S.F.

903/903.5 - 907/907.5

N 36TH ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:

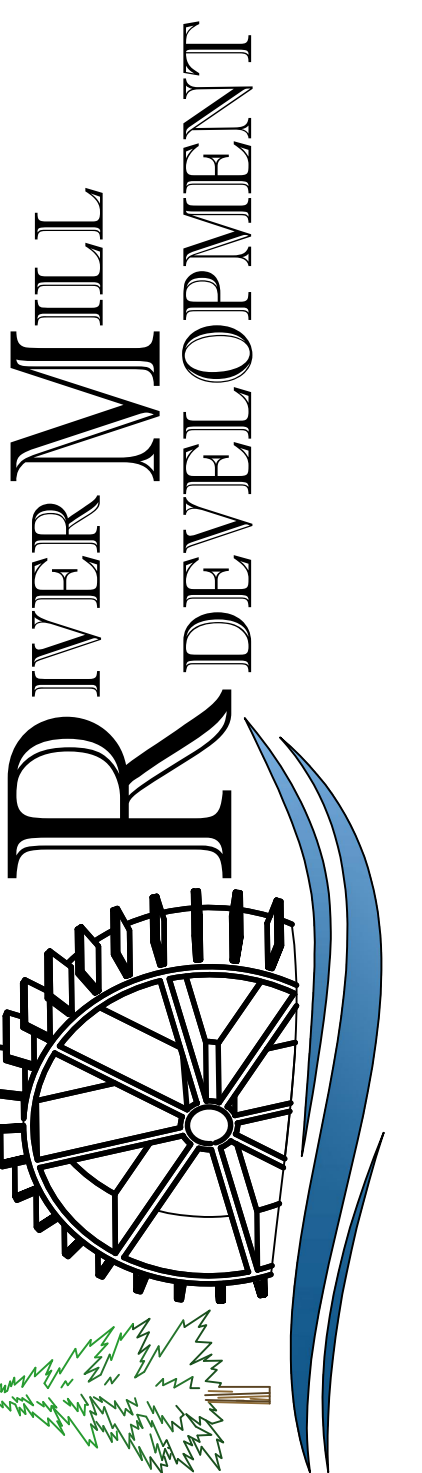
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1-24-2023

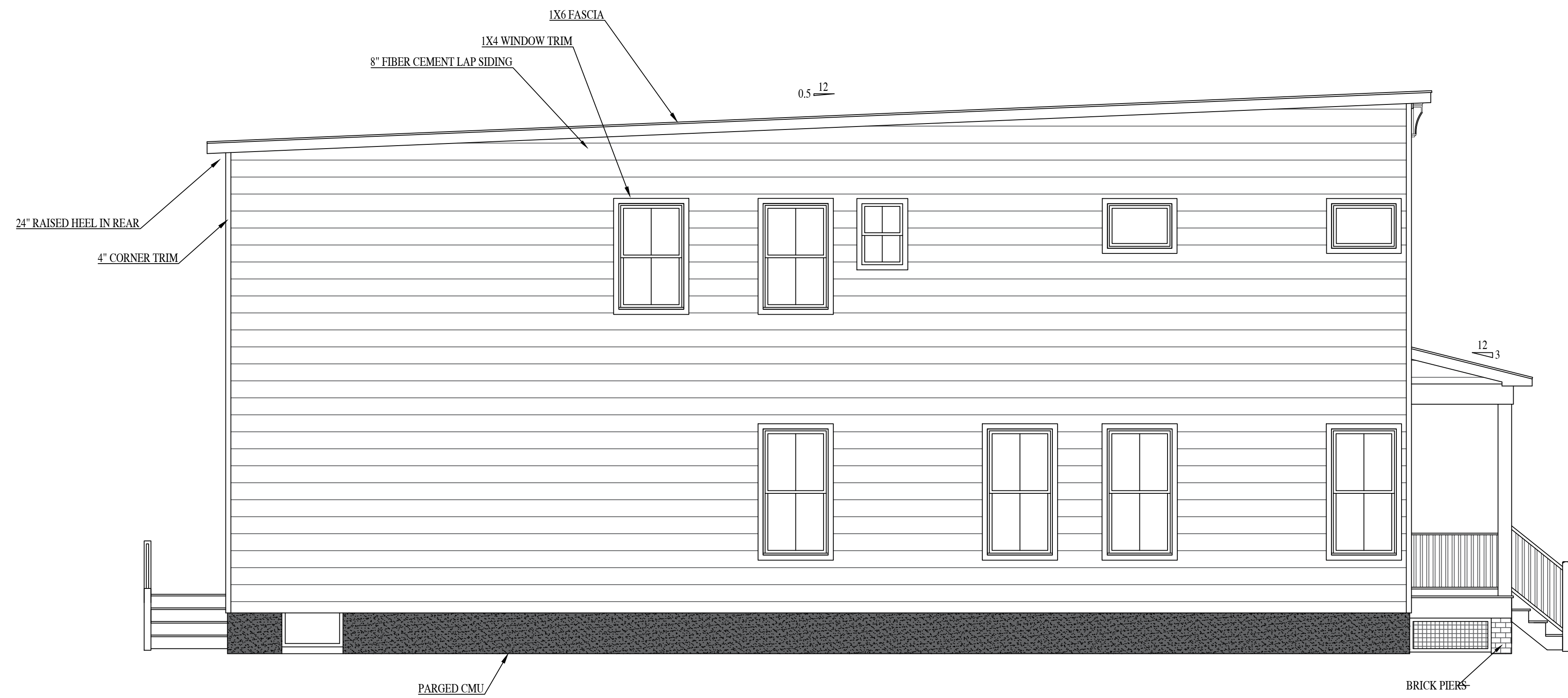
SHEET:

A2.1





FRONT ELEVATION



LEFT ELEVATION

903/903.5 - 907/907.5

N 36TH ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

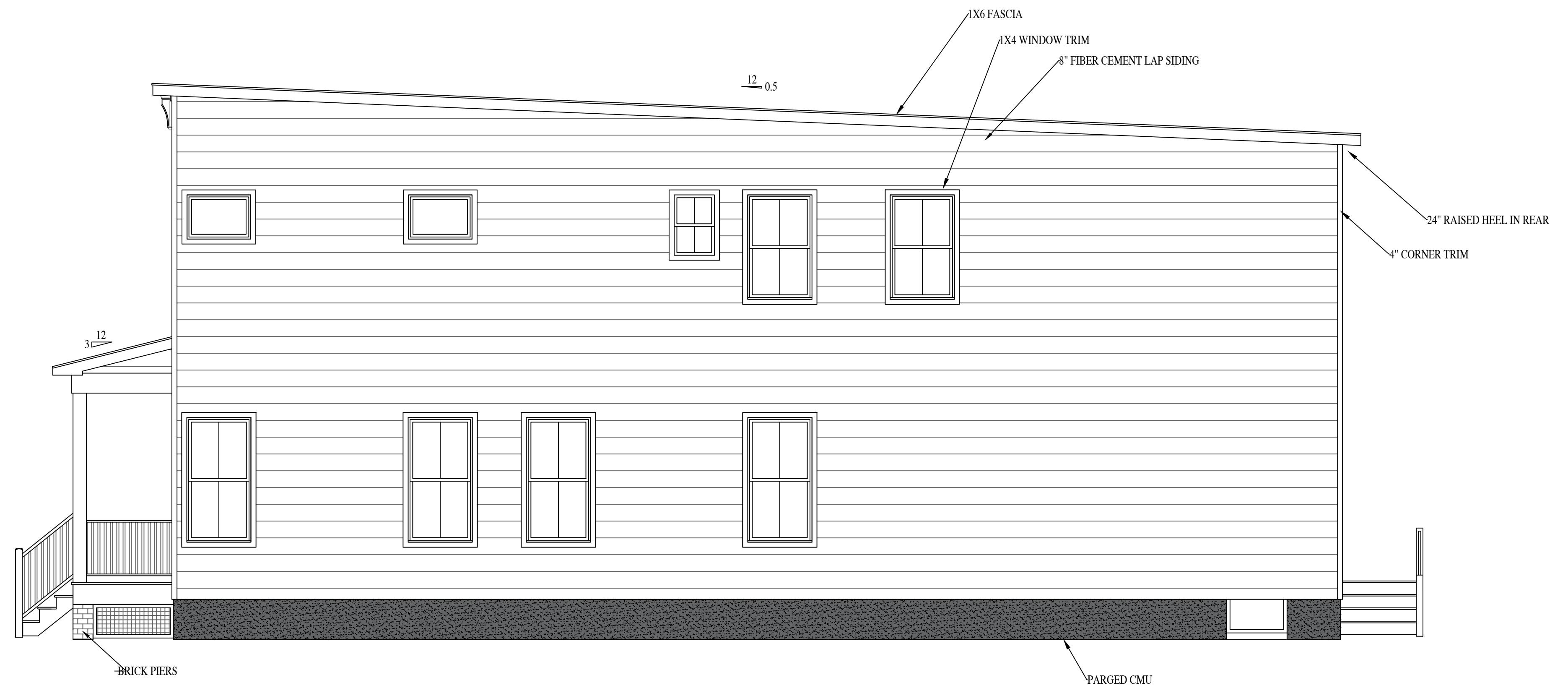
DATE:

1-24-2023

SHEET:

A2.2





RIGHT ELEVATION



REAR ELEVATION

903/903.5 - 907/907.5

N 36TH ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

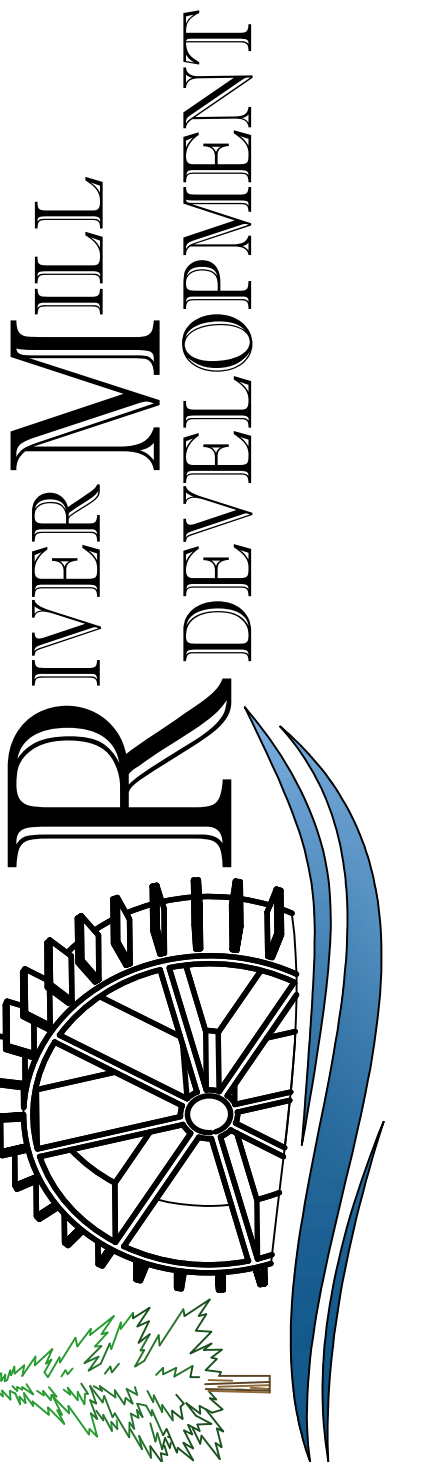
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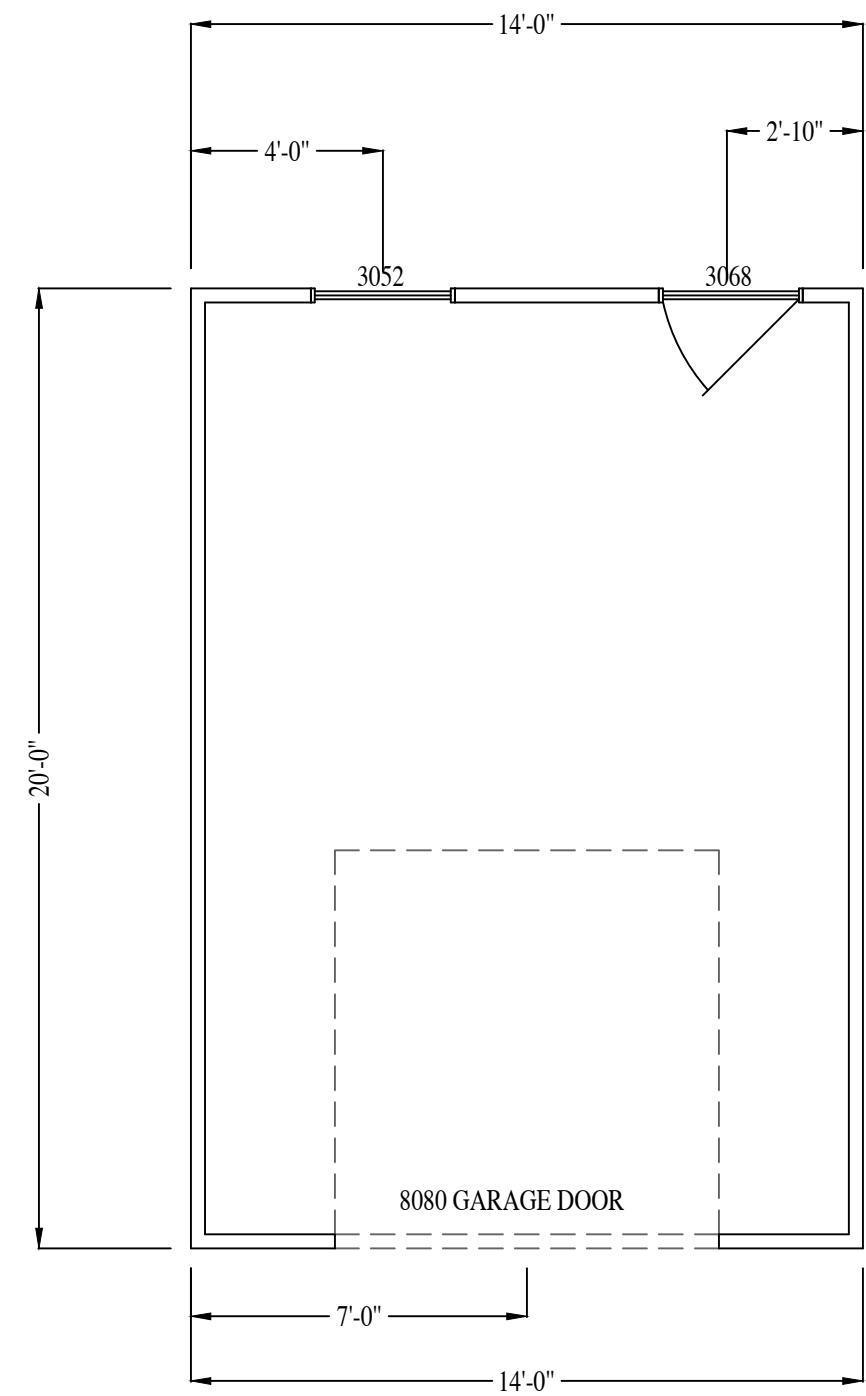
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 1-24-2023

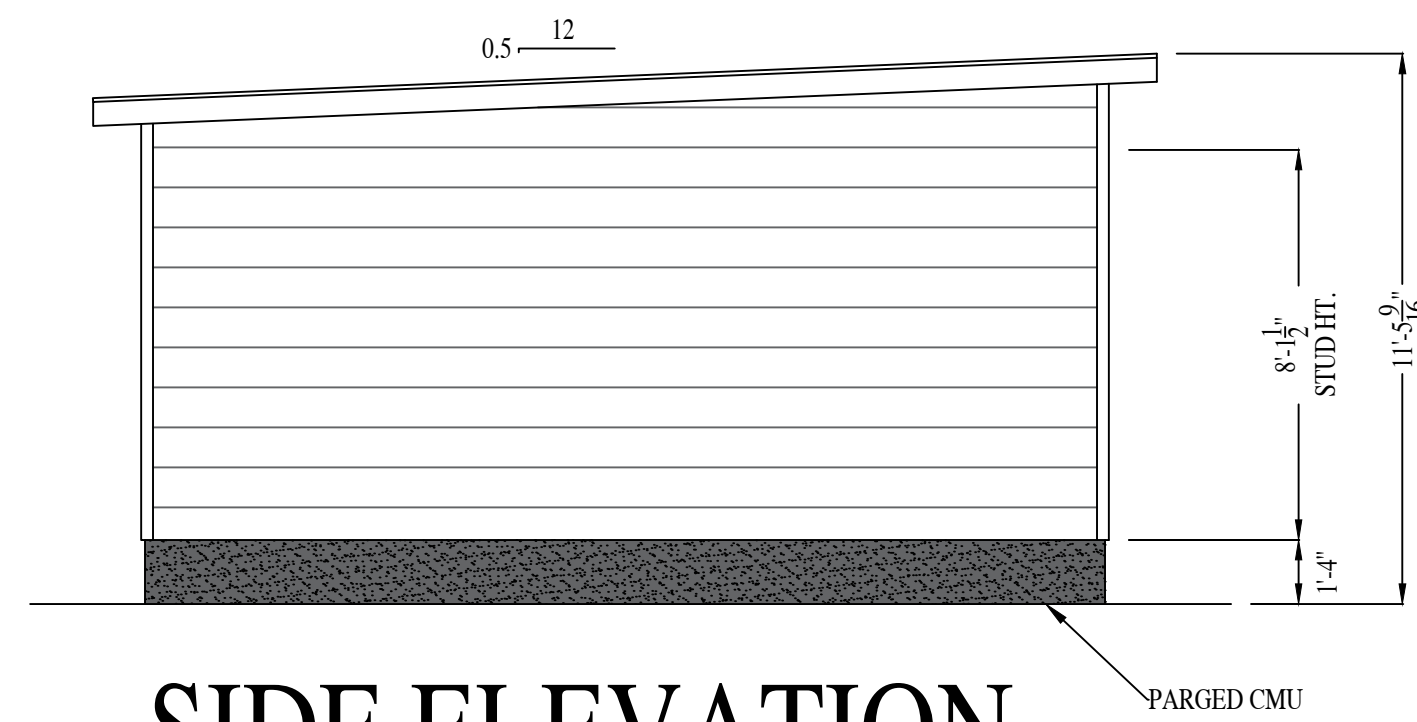
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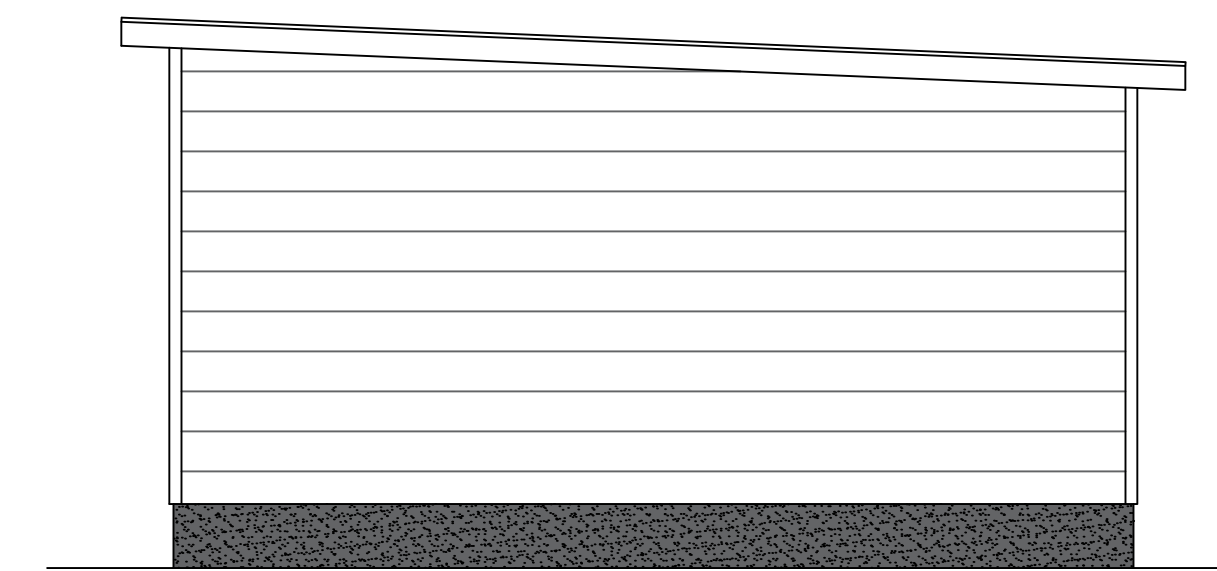


DETACHED GARAGE PLAN

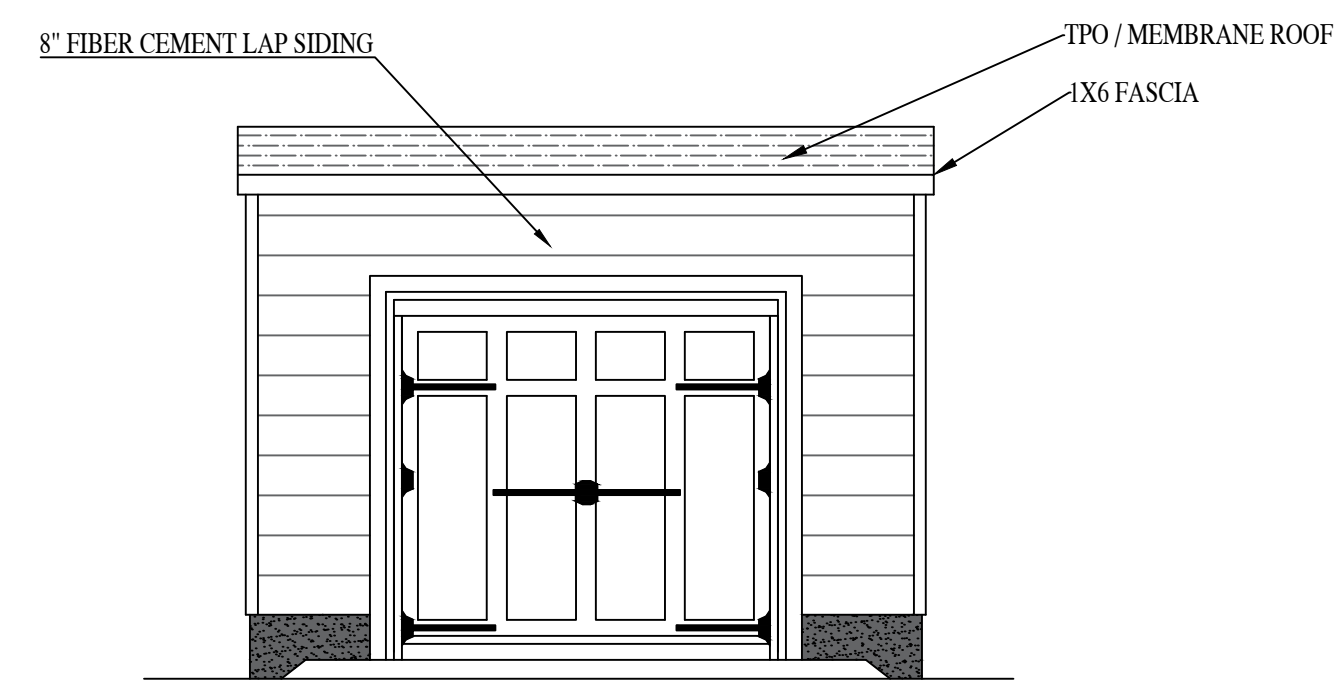
ALLEY FACING



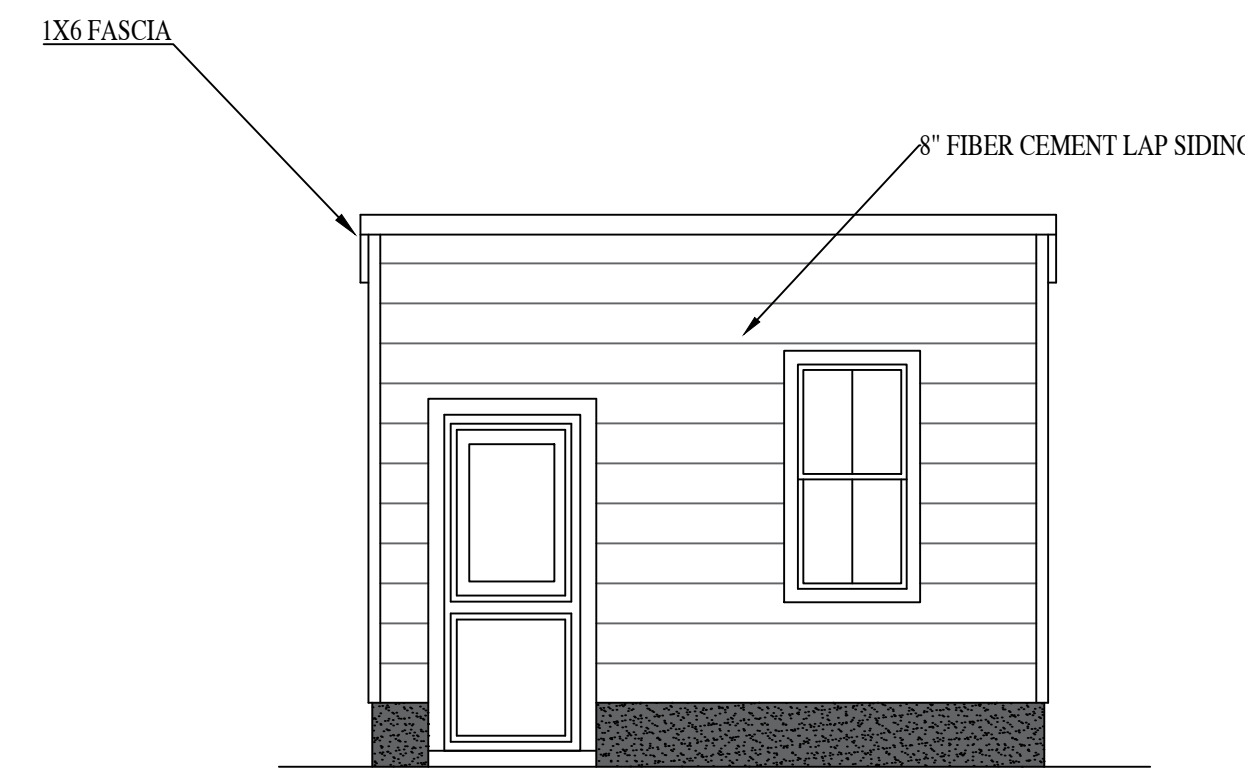
SIDE ELEVATION



SIDE ELEVATION



ALLEY ELEVATION



REAR YARD ELEVATION

901.5 N 36TH ST. GARAGE

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

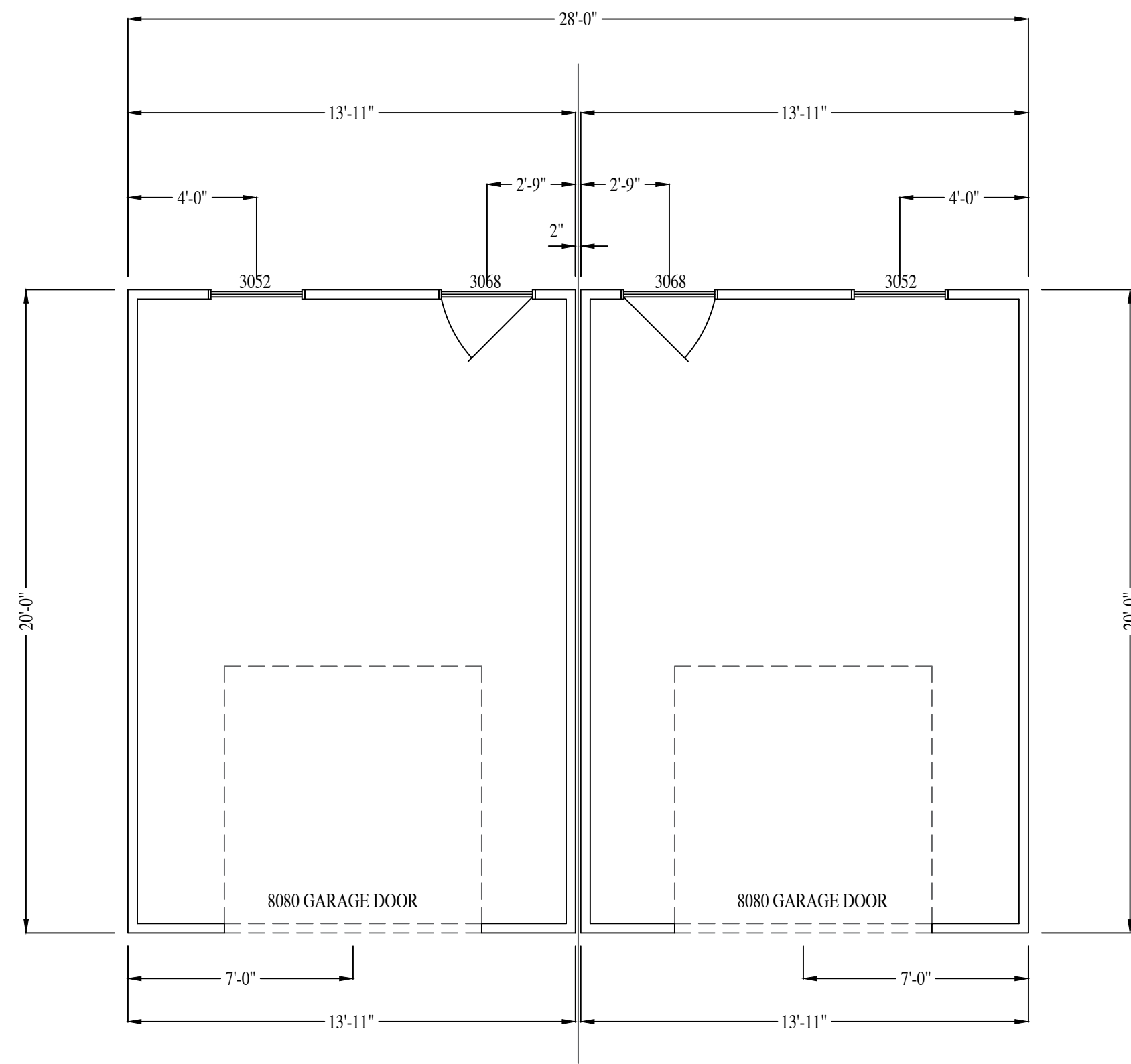
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DATE:
1-24-2023

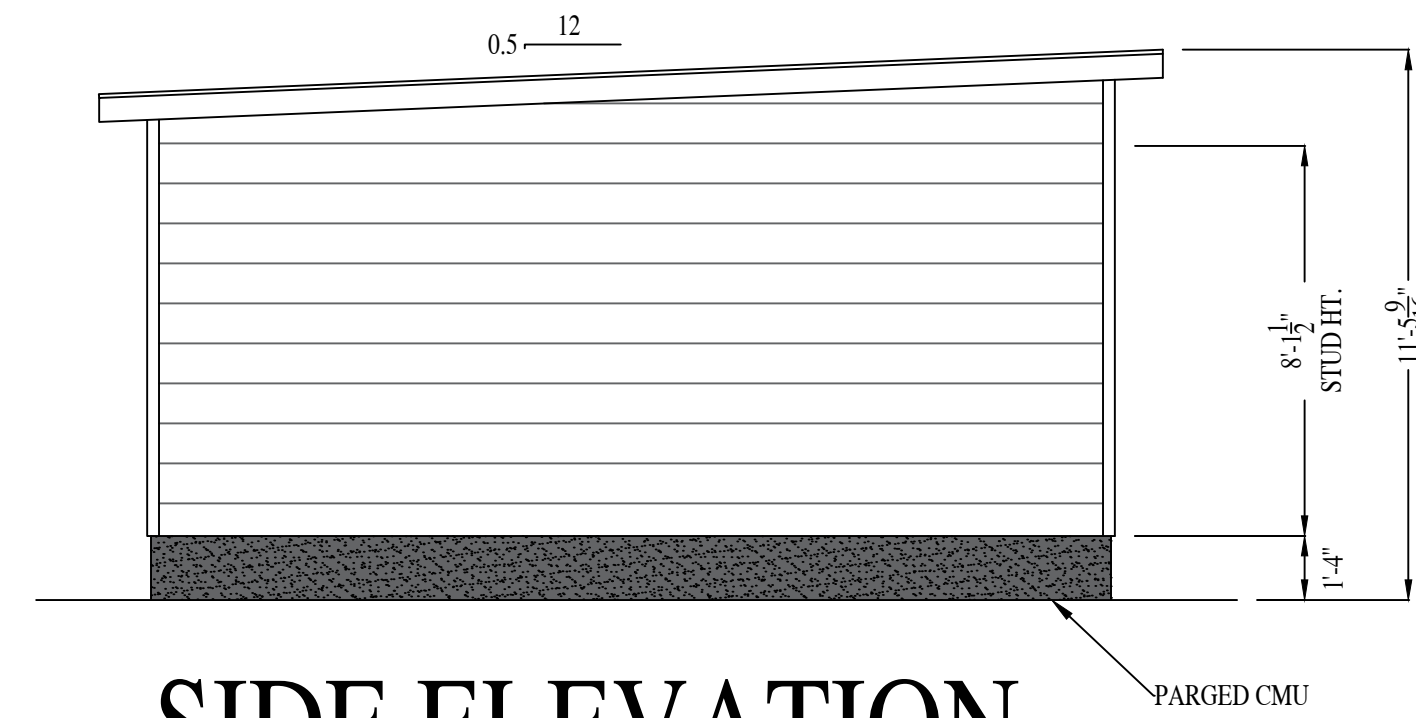
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A3.1



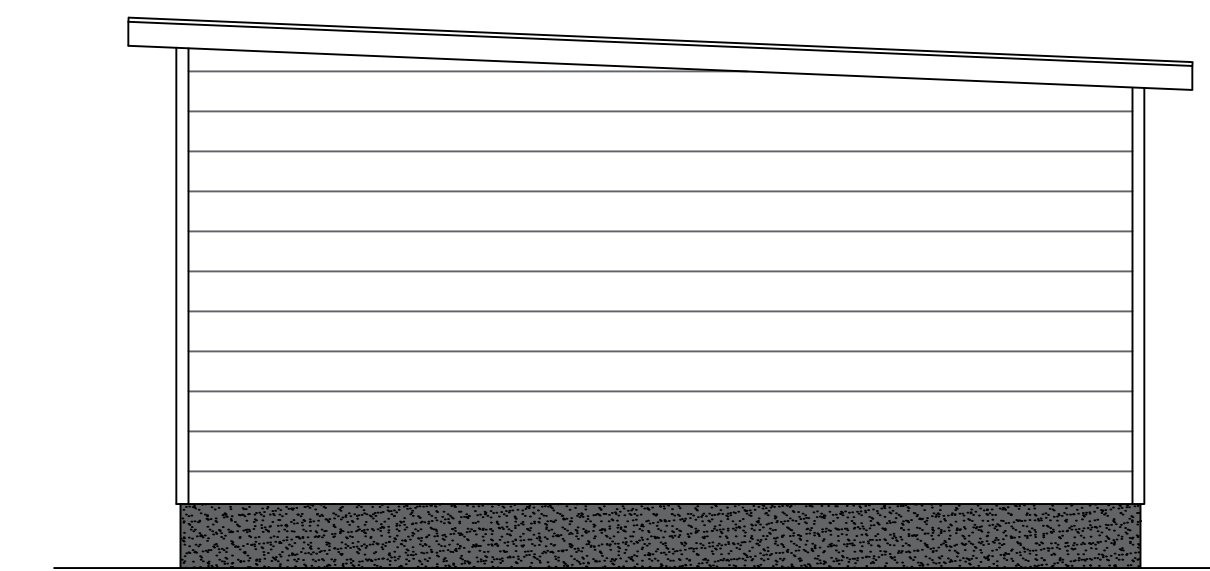


DETACHED GARAGE PLAN

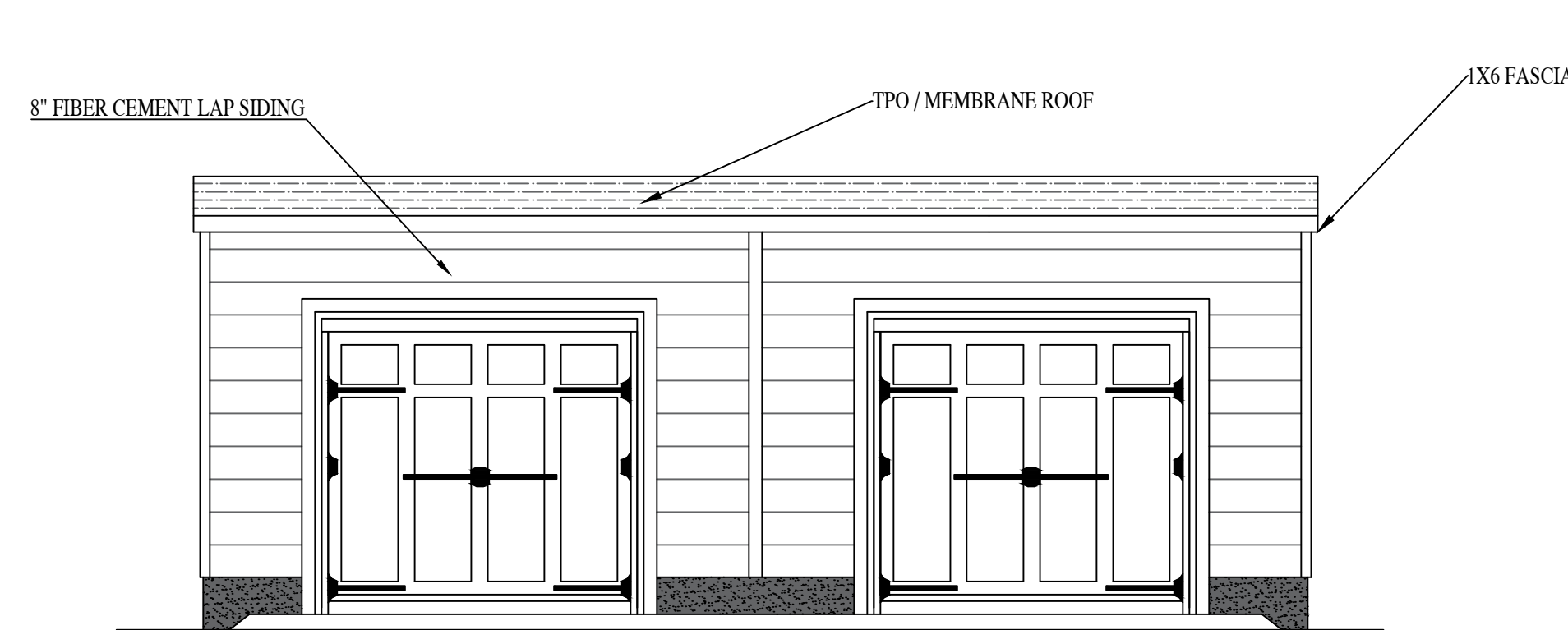
ALLEY FACING



SIDE ELEVATION



SIDE ELEVATION



ALLEY ELEVATION



REAR YARD ELEVATION

903/903.5-905/905.5-907/907.5
909/909.5 N 36TH ST. GARAGES

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
1-24-2023

SHEET:
A3.2

