

## Roakes, Raymond A. - PDR

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**From:** Dana Mabes <danamabes@gmail.com>  
**Sent:** Wednesday, July 5, 2023 12:14 PM  
**To:** Roakes, Raymond A. - PDR  
**Cc:** Brad Kaplan; jennyoo79@gmail.com; arserbin3@gmail.com  
**Subject:** Re: UDC 2023-14 (3412 W Franklin Street) - questions from neighbors

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Hi Ray -

Thanks for the call earlier today. On behalf of the neighbors of the 3412 W Franklin St project, we request a continuance to a later UDC meeting in order to give sufficient time for us and the Museum District Association Board to review the documentation submitted by Center Creek to the UDC committee. As discussed, we (the neighbors that own 3410 and 3414) were not contacted by Center Creek regarding the requested exceptions to the West of the Boulevard Design Overlay Guidelines, and were led to believe the new structures would be in compliance with the Guidelines. Additionally, we do not believe the MDA board was approached by the developer about these changes as well. Please confirm that a continuance will be granted. Thank you!

Dana Kaplan (owner of 3414 W Franklin St)

On Wed, Jul 5, 2023 at 9:55 AM Roakes, Raymond A. - PDR <[Raymond.Roakes@rva.gov](mailto:Raymond.Roakes@rva.gov)> wrote:

I will give you a call at 11am this morning.

Thanks,

**Ray Roakes**

Planner | Urban Design Committee Secretary

804-646-5467 | [raymond.roakes@rva.gov](mailto:raymond.roakes@rva.gov)

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**From:** Dana Mabes [mailto:[danamabes@gmail.com](mailto:danamabes@gmail.com)]  
**Sent:** Wednesday, July 5, 2023 9:28 AM  
**To:** Roakes, Raymond A. - PDR <[Raymond.Roakes@rva.gov](mailto:Raymond.Roakes@rva.gov)>  
**Cc:** Brad Kaplan <[bkaplan05@gmail.com](mailto:bkaplan05@gmail.com)>; [jennyoo79@gmail.com](mailto:jennyoo79@gmail.com); [arserbin3@gmail.com](mailto:arserbin3@gmail.com)  
**Subject:** Re: UDC 2023-14 (3412 W Franklin Street) - questions from neighbors

Cc: Brad Kaplan <[bkaplan05@gmail.com](mailto:bkaplan05@gmail.com)>; [jennywoo79@gmail.com](mailto:jennywoo79@gmail.com); [arserbin3@gmail.com](mailto:arserbin3@gmail.com)

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Hi Ray,

I just left you a voicemail regarding UDC 2023-14 (3412 W Franklin St). We are neighbors of the property. We'd like to better understand a couple of things ahead of the meeting. We plan on attending the meeting on Thursday July 6th.

1. Can you help us understand the process for the UDC meeting on Thursday? Will we be able to speak regarding our questions / concerns?
2. Who is on the UDC committee?
3. I'd like to better understand why these exceptions to the West of Blvd Design Overlay Guidelines are going through UDC and not the Special Use Permit process? A brief overview would be helpful to us!

Thank you,

Brad & Dana Kaplan (owners of 3414 W Franklin St)

Copied: Arthur Serbin III & Jenny Yoo (owners of 3410 W Franklin St)