Feb. 2, 2025

Dear Planning Commission Members,

I am writing in response to the SUP for 3308 E. Marshall Street. I am a concerned resident who has owned property on the block for more than 30 years. I have serious concerns about the SUP request in it's current form.

The application suggests a "proposed dining area" without an indication of an exact location for the dining area, nor an indication of the number of tables, seating, occupancy or hours. While a restaurant with 2 or 3 tables on the sidewalk might have an minimal impact, a rooftop dining area could potentially add a dramatic increase to a restaurant occupancy level and as such present a real nuisance for nearby residents.

The applicant is asking for a waiver because their site is only 67 feet from surrounding residences….well short of the 100 feet required by zoning guidelines. The applicant has not provided sufficient details for residents to provide an informed response to the SUP. I have serious concerns about the request and I am asking Planning Commissioners to reject the application in it's current form. The Planning Commission should request additional details that would allow for an informed decision to be made. I would recommend that any SUP be limited to a few tables on the sidewalk for outdoor dining, similar to other nearby restaurants. In addition, given the proximity to the surrounding residential properties, I would recommend against a rooftop dining deck, require that that all service be curtailed by 9:00 PM, and prohibit entirely the use of live performers or any amplified sound.

Thank you for considering my comments.

Sincerely,

Allan Rosenbaum

01/29/25
Re: ORD. 2025-016

Dear Richmond City Planning Commission,

As a 14-year resident of the 3300 block of E. Marshall St., I'm writing to oppose the SUP proposed for 3308 E. Marshall St. in the Oakwood-Chimborazo Historic District in Church Hill. **Specifically, I am opposed to outdoor dining on the property due to the close proximity to residences on the block and due to the project's resulting loss of city green space.** I advocate for trees to be planted along E. Marshall St., as opposed to outdoor dining.

The new development is only **67 feet** from the urban residential district. **City zoning currently prohibits outdoor dining within 100 feet from residential zoning districts.** That is a big difference. The residential district surrounding 3308 E. Marshall is 100% residences, a mix of original historic apartment buildings and single family homes.

The SUP is unclear as to the location and extent of outdoor dining at 3308 E. Marshall St. Is the SUP for outdoor dining in the courtyard, sidewalk, and/or rooftop? Further clarification is needed, along with specific terms and conditions, like prohibiting amplified music and speakers outdoors.

After attending multiple city CAR meetings regarding this infill project, I became aware of the developer's plan for outdoor rooftop dining. I am opposed to this. The design of the building creates an ampitheater-like effect around the rooftop deck space as it surrounds the space on 3 sides with sound projecting out towards the south-facing block of E. Marshall, significantly increasing and amplifying noise in the residential district. A plexiglass divider, present in plan drawings, does not block out sound.

The current infill project at 3308 E. Marshall includes an outdoor courtyard space at the center of the building measuring over 1000 square feet. That, in addition to the 1000+ square foot indoor dining space, is adequate for a small business in an urban residential district.

The Richmond 300 Master Plan, a guide for developers, includes the overall goal of a "Thriving Environment", as outlined in Chapter 6 of the plan. This chapter includes Goals 15, 16, and 17 with the Vision of Richmond as a "sustainable and resilient city with healthy air, clean water, and a flourishing ecosystem."

The infill project at 3304-08 E. Marshall resulted in a significant loss of green space in Richmond. This loss is not only due to the increase in the footprint of the new buildings, but

also due to the loss of tree wells that used to line the sidewalk along E. Marshall St. **The infill project left no green space *at all* for plants or trees. The development extends all the way to the sidewalk and alleyways, leaving not an inch of green space.**

I am in favor of reinstating trees wells at 3304-08 E. Marshall St. to compensate for the green space loss, and to uphold the **Richmond 300 Master Plan strategies** related to:

1. Increasing the city-wide tree canopy from 42% to 60%
2. Reducing the urban heat island effect
3. Reducing the effect from heavy rainfall events
4. Reducing air pollution in our city

Sincerely,

Blythe King

From: Will Gillette
To: Oliver, Alyson E. - PDR; Ebinger, Matthew J. - PDR
Subject: Letter of Support Fwd: 3308 E Marshall Street SUP Request
Date: Tuesday, January 28, 2025 11:01:57 AM
Attachments: 76ecfa62.png

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.

Could you add the below letter of support to the case file for the 3308 E Marshall Street SUP? Ord. 2025-016

Thanks!

Will

-------- Original Message --------

Subject: 3308 E Marshall Street SUP Request
Date: 2024-05-15 16:57
From: Chris Stone <cstone8562@outlook.com>
To: "will@bakerdevelopmentresources.com" <will@bakerdevelopmentresources.com>
Cc: "markbaker@bakerdevelopmentresources.com" <markbaker@bakerdevelopmentresources.com>, Matt Jarreau <mattj@htrsi.com>, Matt Jarreau <MattJarreau@hometownrealtyservices.com>

Mr. Gillette:

My name is Chris Stone, I am the homeowner and live at 3315 E Marshall St. across the street from the property requesting the special use permit. I "**SUPPORT**" the SUP request and see the benefit of small-scale commercial use in my neighborhood, especially one that would allow for a small café or restaurant that would provide a small outdoor seating and dining area on the premises. Bringing these kinds of amenities to Church Hill has shown to continue to improve our neighborhood and our community. Should this come to fruition, I look forward to frequenting the establishment across the street from my home.

Sincerely,
Chris Stone
3315 E. Marshall St.
Richmond, VA 23223

t. 757.615.8318
e. cstone8562@outlook.com

Chris Stone PE, F.NSPE, F.ASCE, LEED AP
Professional Engineer, Retired

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Will Gillette, AICP
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