

Donna Bearman
3226 Grove Ave.
Richmond, VA 23221

March 10, 2023

Re: 3600 Grove Ave. SUP

Attention: City of Richmond Planning Commission

As Museum District residents, we are writing in opposition to the SUP for 3600 Grove Avenue. We live in the Museum District because it provides city living on a human scale. Historic homes and apartments, close together but not crowded. Buildings two and three stories tall, many dwarfed by mature trees. An environment designed for neighborliness, whether calling to friends from front porches or speaking to strangers on the sidewalk. A community where residential and small retail and restaurants live side-by-side.

The SUP for 3600 Grove Avenue threatens to upend the quality of life in our neighborhood. With six stories and more than 250 units, the development threatens to overwhelm its surroundings. It is much larger than its neighbors, with no step-downs to bring it in line with adjacent buildings. It would be built at an intersection that is deemed marginal and is already more congested than most in the neighborhood. The addition of some 500 people and cars - with their attendant comings and goings and deliveries - at an already stressed intersection is a threat to the safety of all of us.

A further consideration is the precedent this SUP would set. In the long term, a thoughtful set of requirements for such projects with hard boundaries should be implemented, so that everyone (residents and developers alike) know what is acceptable. In the short term, this project should be opposed.

A smaller, more thoughtfully designed development - say half the height and half the number of apartments - could be a welcome addition to our beloved neighborhood, helping to revitalize the city's tax base without compromising the integrity of the Museum District. In its current form, however, we strongly oppose the SUP for 3600 Grove Avenue, and we have encountered no community support for it. We urge you join the citizens you represent in opposing it.

Thank you.

Donna Bearman