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Hi,

I am the homeowner and resident of 1105 N 30th street. I am reaching out because I'd love your help regarding a notice I received in the mail today about a SUP at 3000 Q Street, which is next door to my home.

While I'm a large supporter of development in our community (I was so excited about the improvements for our seniors at Bacon Retirement and love Salt & Vinegar across the street), as you'd expect, I have concerns about this SUP request due to its size. While I'd love to see development on this tiny empty lot, the proposal is quite shocking and large to say the least.

I would love to hear more from you about how to proceed and how to have our voices and our impacted neighbor's voices be heard.

I appreciate your time,

Thank you!

Alayna Craig
1105 N 30th St, Richmond, VA 23223

<IMG_2125.HEIC>

<IMG_2123.HEIC>

Proposed 3000 Q St. Project



Alayna Craig <houseofblackanimals@gmail.com>

To Addison, Andreas D. - City Council; Newbille, Cynthia I. - City Council; charlie wilson
Cc Wilson, Madison E. - PDR; suzanne@churchhill.org; eric@votesundberg.com



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Fri 9/27/2024 11:44 AM

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Hi,

I am writing to you as the homeowner of 1105 N 30th st, the property that connects to 3000 Q St. After reviewing the proposed project with my wife, we have decided that we are firmly against the project as it stands now. While we aren't against the development of the unused lot, the current project lacks consideration for both our property, and the neighborhood as a whole.

While you accurately point out that the lot has been historically used as a storefront, it was a one story building. Now, given that the easement to our property is closer for this particular lot than the updated city standards, we believe that building something as tall as 3 stories and this close to our property would have a negative impact.

We also take concern with the size of the building, in that the proposed housing units would be so small that their only real efficacy would be to be used as short term rentals or transient housing, both of which would not work to alleviate Richmond's current housing shortage. Efficiencies place the burden of supporting these units on our block and community, not only in terms of parking, but increased noise and trash, and overall lack of care for the community that surrounds them.

Furthermore, the size of the retail space is so small that it would prohibit most businesses that add value to the neighborhood from taking up shop. Put bluntly: We do not want a vape shop with two AirBnBs upstairs built three feet away from our home.

After speaking to the other homeowners on the block, I can assure you we are united in our concern and opposition to the current project as it stands.

While we do not like the current proposal, we would not be opposed to a purpose-built one or two story retail project, and would love to welcome a one or two story single family house. We want to see more development in our neighborhood, including next door, but want to ensure the developments are being thoughtful of the existing communities in which they want to join.

Thank you for your time,
T. Maxwell Shoup and Alayna C. Craig
1105 N 30th St, Richmond, VA 23223
512-825-9604

30th & Q Development Concerns



Anna Haynes <alsdowski@gmail.com>

To Wilson, Madison E. - PDR



Wed 3/12/2025 12:08 PM

content is safe.

Hi Madison,

I was planning on attending the meeting at the library last night but was unable to attend as my class schedule changed and I had class from 7-9 last night.

I am a resident of church hill in the 1100 block of 30th street. I, as well as my fellow neighbors on the block, are surprised that the zoning board is looking to approve this development. Church Hill is a growing community of quality housing opportunities, however, I do not believe this addition would be considered a quality addition.

Other small apartments popping up have included community spaces for their residents including the Jefferson Ave development and the development in which Soul N Vinegar is a tenant of. I believe we need more quality housing in our community that includes an outdoor space. With the lot as it stands, there is no outdoor space planned, and the apartments are really studio sized which, in my opinion, is not what would benefit the neighborhood. Even smaller developments such as the two mixed used buildings on R street, at 30th and 32nd, have some space to spread out for their tenants and even to park.

I think it might be best to take a step back and look at what the future is of the lot catty corner to the lot in question. There is an old building with a shipping dock there and some undeveloped land. That could easily turn into a mixed use development and then we would have 3 apartment complexes at the same intersection.

All in all, it seems haphazard to use every square inch of a parcel to stuff 3 apartments on, when there is much better to come in this area. Overcrowding is going to become a much larger issue as the community still develops and especially when more businesses are attracted to the area.

Thank you,
Anna Haynes

Attn: 30th and Q



Amy Lynn Ferry <lynnamy11@gmail.com>

To  Wilson, Madison E. - PDR



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Wed 3/12/2025 12:23 PM

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Good Afternoon,

I was told you were the right person to send concerns to regarding the property located at 30th and Q.

Myself and all my neighbors who I have spoken to on this block feely strongly in opposition to the proposed development on 30th and Q. In the last six years this small block has undergone an INTENSE and quite sad display of building. While the builders will say it is an effort to bring affordable housing to the area, we all know it is greed, half a million dollar homes are not affordable.

We have a large apartment building on one corner, two massive three story homes where a quaint home used to stand, a hideous display of more three story homes on the corner at R and another apartment building behind us, and another set of two apartments on 30th. And now they are looking to SQUEEZE in more apartments at this space. That lot barely has enough space to hold the trashcans the neighbors put on them, but now they want to put 3 more apartments. Where will they park, where are the allocated parking spaces going to go for them? It truly does not make sense. There is no parking, there is no room, and there is no reason except greed.

This is not responsible growth in Churchill, but rather an aggressive desire to fit as much as we can in the space we can to put out rent.

I beg you please do not allow this. It's appalling and sad.

Thank you,

Amy Ferry - Resident of 1120 N 30th St

3000 Q Street Development



Kara Morrison <karakmorrison@gmail.com>

To  alessandro@bakerdevelopmentresources.com;  Newbille, Cynthia I. - City Council;  Wilson, Madison E. - PDR



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Sun 3/16/2025 5:02 PM

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Hello!

I'm writing regarding my thoughts and concerns about the development at 3000 Q Street. I understand that there is a need for additional housing, and while I am not opposed to developing lots to single story homes, I am opposed to developing three-story apartments backing up directly to the homes in Church Hill. Doing so will impact the privacy and wellbeing of the residents of Church Hill who have worked hard to make their houses their homes.

I'm asking that you please reconsider the three-story development at 3000 Q Street as well as any future developments that back up to other Church Hill homes are not single story developments.

Thank you,
Kara

SUP 3000 Q Street - A neighbor's thoughts



Angela Petulla <a.petulla721@gmail.com>

To ○ Wilson, Madison E. - PDR



You replied to this message on 3/18/2025 9:47 AM.



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Mon 3/17/2025 8:16 PM

You don't often get email from a.petulla721@gmail.com. [Learn why this is important](#)

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Ms. Wilson,

I am a Church Hill resident on the 1100 block of N 30th Street, and I live less than a block away from the intersection of Q and 30th. I recently learned about a proposed special use permit for 3000 Q Street, and I would like to share my thoughts as a neighbor and member of the Church Hill community.

I am against the proposed special use permit for 3000 Q Street. Church Hill is quickly being developed, and there are already several multi-family construction projects happening within a 3 block radius of my house. While I support the development of affordable and quality housing, I do not believe this will be either. More and more families want to move to Church Hill since it's such a closely knit community, but building units that are less than 1,000 sq. ft. will not draw more of these families, as they will barely be big enough for even two people to live in. With units this small, they run the risk of being turned into short-term rentals which would disrupt the neighborhood, result in more trash (which is already an issue in this particular area of Church Hill), and overwhelm street parking (the Robinson Theater already creates a difficult street parking problem).

Additionally, this piece of property is currently [owned by EVOLVE HLD LLC](#), which appears to be a real estate holding company set up by [Virginia Premier Investments LLC](#). Based on Virginia Premier Investments' previous real estate investments, I have no reason to believe that this complex will be affordable housing. Based on other Church Hill properties owned by this company, my estimation is that rent will be \$1664, which, even with a subjective metric like "affordable housing," is clearly not affordable, especially for a unit that will be less than 1,000 sq. ft. Furthermore, I simply do not want to see more rental units being created in the area, especially ones created by an investment company. I already live next to one of their multi family units, and I do not care to have one across the street as well. Church Hill is a community, and a community, by definition, is a group of people living in the same place. By allowing an investment firm that has no residence in the area to continue to build unwanted units in the neighborhood, you are deteriorating the community and negatively impacting its well being.

Finally, this proposal does not appear to follow multiple Land Use Administration recommendations, including recommended elevation for resident privacy and recommended parcel size given the height of the proposed structure.

Thank you for your consideration,
Angela

SUP 3000 Q St Ordinance 2025-035



Jordan McDonald <mcdonaldjl@gmail.com>

To  Wilson, Madison E. - PDR;  Mayor Danny Avula;  Newbille, Cynthia I. - City Council;  alessandro@bakerdevelopmentresources.com



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Tue 3/18/2025 8:37 AM

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Hello,

My name is Jordan McDonald and I've lived at 1113 N. 30th Street since 2016. I am down the block from the property requesting a special use permit. I am against this project as the neighborhood continues to be sliced and diced for investors' gain and minimal consideration for the impact on the neighborhood. The project does not allow for residents' privacy. The height is above the recommended height negatively altering the look and feel of the block. There is no dedicated parking or consideration for additional trash can storage.

These reasons above would contribute to the existing issues around lack of care for the neighborhood especially prevalent on that corridor of Q St. Please do not allow for the requested SUP.

Thank you!

Jordan McDonald

From: Joseph Carlisle <josephcarlisle@gmail.com>

Sent: Tuesday, March 18, 2025 1:42 PM

To: Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>

Cc: PDR Land Use Admin <dcldLandUseAdm@rva.gov>; City Clerk's Office <CityClerksOffice@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>

Subject: ORD. 2025-035 Letter of Support 3000 Q Street

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Dear Councilor Newbille and Madison Wilson,

I'm writing to enthusiastically express my support for ORD. 2025-035, which would allow the construction of three new units at Q and N 30th Street. As a resident just three blocks away, near the hospital on 28th Street, I'm excited to see opportunities like this that can help North Church Hill grow into a more vibrant, walkable, and thriving neighborhood.

Since moving to North Church Hill from Downtown two years ago, I've loved how easy it is to walk to local shops, restaurants, and the grocery store without needing to drive. But to sustain this walkability and the businesses that rely on it, we need to allow smart growth and increased density. Unfortunately, too many vacant lots still linger throughout North Church Hill, lots that could be transformed into homes that bring new life and energy to the area. Approving this ordinance would take a step toward revitalizing one of those spaces and enhancing the overall appeal of the neighborhood.

Vacant lots don't contribute to the vitality of our community, and the housing that does. These three new units would not only provide much needed homes but also strengthen the fabric of North Church Hill, where a variety of housing types already coexist and create a dynamic and inclusive neighborhood. We have a variety of single-family attached and detached, duplexes, quadplexes, apartments, and senior living, and this is only within a few blocks around 1300 N 28th. Denying opportunities to increase density only worsens Richmond's affordability challenges and limits our potential to cultivate a thriving, sustainable community.

Please approve this ordinance and help transform a vacant lot into a welcoming space for three new households in the neighborhood I'm proud to call home.

Thank you for your time and consideration,

Joseph Carlisle
1325 N. 28th St.
Richmond, VA 23223
(703) 309-6332