

Roakes, Raymond A. - PDR

From: Gerry Alferio <galferio@gmail.com>
Sent: Monday, May 1, 2023 12:28 PM
To: Roakes, Raymond A. - PDR
Subject: Museum District alley SUP

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Mr. Raymond Roakes,

I am writing in response to the proposed development on the plot of land bordered by the 4 alleys behind the 3300 block of Monument Ave., 800 block of Tilden St., 3300 block of W. Franklin St, and the 800 block of Roseneath.

I have read the list of criteria to insure the proposal is compatible with the surrounding area.
It is not!

According to city regulations, ***In order for a special use permit to be issued the proposed special use will not: "Be detrimental to the safety, health, morals and general welfare of the community involved."***

The applicant's list states that the proposed Special Use Permit will NOT impact the safety, health, morals and general welfare of the nearby neighborhoods.

Come on! I will go into detail...

Will not affect safety? There will be increased traffic both pedestrian and automobile. During construction there will be countless construction vehicles, heavy equipment and other vehicles blocking the alleys and disrupting our daily lives! For the neighbors who use their garages, how will they be able to get in and out of the alleys? And the noise!!! We have a very quiet neighborhood that will disappear with the appearance of the first construction vehicle!

Will not be detrimental to Health and morals? The stress caused by the construction, the pollution both air and noise will be a health risk to all of us. Morals? That depends on who buys the row houses.

Will not affect the welfare of the community involved? How can they say this development will not harm our general welfare? Every neighbor I've spoken to is very upset about this proposal! (Many are thinking about leaving this neighborhood!)

The proposed SUP will not result in congestion in the streets, roads, alleys and other public ways and places in the area involved: If you build 6 units with two car garages and a "mother-in-law suite" above the garage, that's the potential of 18 or more cars in that area. And you say there will be no congestion?!!! Again, there will be increased traffic! What about delivery vehicles? Do you think Amazon and Fed X will have an easy time navigating the narrow, potentially one-way alleys?

Will not create hazards from fire, panic or other dangers: With 6 units crammed into that little space how can there not be the potential for all kinds of dangers.

Will not create overcrowding: Yes, there will be too many people living back there and let's not forget about the parties, visits from friends...where will they park? Can you assure us they will not block the alleys? No you can't! This construction will do nothing to enhance our neighborhood and to the contrary it will ruin the property resale values of our homes and the 3 story row houses will allow those people to look into our bedrooms and backyards.

Gerald C. Alferio
3308 W. Franklin St.
804.405.4129

Roakes, Raymond A. - PDR

From: K Alferio <kalferio@verizon.net>
Sent: Thursday, May 4, 2023 11:26 AM
To: Roakes, Raymond A. - PDR

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Good morning, Mr. Roakes,

I am writing to express my extreme displeasure and concern over the six proposed townhouses being proposed behind our home in the alley between Monument and West Franklin. This is an absurd proposal that will have far-reaching implications to the health, welfare and safety of our neighborhood. Consider the 6 criteria for granting an SUP:

1. Will not be detrimental to the safety, health, morals and general welfare of the community involved

Building six 3-story townhouses on this small plot of land will cause safety issues as people try to enter or leave their garages pulling into the alley which only supports one way traffic. The alleyways will not accommodate delivery trucks as well as the residents and possible Airbnb renters. Emergency vehicles are not likely to be able to access the alley from the actual roads (Tilden and Roseneath) and would not be able to safely and efficiently maneuver the tight turns inside the alley. As to the general welfare of the community involved, this proposed development will look straight into our yards and homes. The noise from construction and resulting additional housing units as well as rental possibilities will cause a lot of noise pollution and affect the ability to enjoy our back yards.

2. Will not create congestion in streets, roads, alleys and other public ways and places in the area involved

As noted above, the addition of 6 housing units will create havoc on the alley's narrow passages. Resident, renter and delivery traffic have the potential to be severe as well as dangerous. Additionally, when residents use their garages for storage instead of their cars, and Airbnb renters need a place to park, they will resort to parking on adjacent streets where there is already a parking problem.

3. Will not create hazards from fire, panic or other dangers

The close proximity of the proposed project will cause a huge danger of any fire or other hazardous situation spreading. The inability of fire and rescue vehicles to access and maneuver through the area will create a dangerous environment

4. Will not cause overcrowding of land and an undue concentration of population

Even if Airbnb were not allowed, the number of people living on this small lot exceeds city regulations. The possibility of short-term renters adds even more to the equation.

5. *Will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements*

Living in an in-town historical neighborhood there are limited green spaces. While this small plot of land is certainly not an official park, it provides a respite for neighbors to meet, walk and socialize. This over-powering project would take all of that away from us.

6. *Will not interfere with adequate light or air*

Sunlight in our yards will be greatly affected for several hours a day. Vegetation and carefully tended yards will experience a huge change in the light that plants in our yards receive. Have you ever checked into a hotel looking forward to a nice view out your window, only to be disheartened to find that there is a big building obstructing your view? This will be what we will experience every day if this project is allowed.

There are, indeed, many defined reasons that this project does not comply with the City's Master Plan. However, in addition to the above stipulations, PLEASE consider the welfare of the neighborhood which this is adversely affecting. We bought our home on West Franklin Street in 2000 because of the community that exists uniquely in our area. Neighbors socialize on the streets, in the alley and our backyards. We host garden parties and other social events that would be severely curtailed with this proposed development. We love living in a home that is part of the rich, history of Richmond. Our homes are over 100 years old and are a great testament of the community that values its past while enjoying its present. New development of this magnitude and its intrusion into our way of life is not at all in keeping with the spirit and livelihood of our community. There are plenty of places in the city that thrive on this kind of density, but ours is not one of them. Please do not destroy our community.

Kathryn Alferio
3308 W. Franklin St.

Roakes, Raymond A. - PDR

From: K Alferio <kalferio@verizon.net>
Sent: Friday, September 6, 2024 1:04 PM
To: baker@bluedogrva.com; boz.boschen@gmail.com; Roakes, Raymond A. - PDR
Cc: Anne Grier; Sabet Stroman; Holland Williams; Doug Pulley; Katherine Hartwell; Alex Harper; Josh Grove; Kim Chou; Melinda Clapp; Larry Clapp; Merideth Bogard; Rosita Torres-Ambrogi; Gerry Alferio; Alex Griffith; Kathleen Griffith; Larry McCarty; Sharon Fuller; Janet Peyton; christopher.francoise@gmail.com; Barbara Atkinson Williams; Lisa Kozsdiy; Angela Woolard; Jennifer Fleming; Imani And Gerald; Imani And Gerald; David Berg; Carlos Ferran; Amanda; Janet Quick; whitney.kee@gmail.com; E Sears; ron berlinguet; Lois Wallenhorst; Andrew Livick; Elizabeth (Betsy) Rhodes; Zoe Anne Green
Subject: Re: Special Use Permit Application #3

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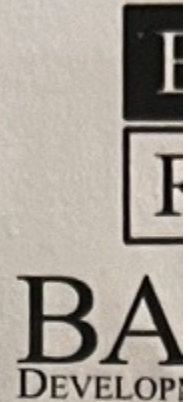
I have more concerns than I can adequately put into words. I DO NOT in any way trust the city to do the right thing re an SUP when they can't even find a way to shut down an illegal AirBnB. Like most Richmond city decisions, I have very low expectations of anything good coming from this. I sure would like to see them actually get a hook and ladder firetruck in the alley...which is what they will need if a 3 story monstrosity goes up in flames. The city has not addressed fundamental and basic safety and environmental brought up repeatedly by residents. This is just another example of poor and secretive "leadership" with elected officials and staff pushing their density goals over the good of the community and the people they are supposed to be serving. I hope everyone remembers this at the polls in November...I certainly will!

Can't say i am looking forward to looking up at a 3 story building from my upstairs...at the loss of green space...or the congestion and noise from 5 houses in my backyard. This is only a bit of what I am feeling...suffice to say...utter disgust and disappointment is just the beginning. So sad.

K Alferio

[Sent from AOL on Android](#)

On Fri, Sep 6, 2024 at 12:27 PM, baker@bluedogrva.com
<baker@bluedogrva.com> wrote:



August

RE: Special Use Permit – 3317 Rear Monument Avenue

Dear neighbor:

I am assisting the owner of 3317 Rear Monument Avenue in obtaining a Special Use Permit (the "SUP") from the City of Richmond to authorize the proposed use of the Property which would be configured as four attached units. While the single-family use is permitted by the underlying R-6 zoning, the requirements cannot be met and, therefore, a SUP is required.

The Property is located in the center of the block bounded by W Franklin Street to the east, W Franklin Street to the south, and W Franklin Street to the north. The Property is approximately 16,528 square feet of lot area and is currently occupied by a single-family residence. The owner is proposing to remove the existing structure and construct a four-unit townhome development on the south side of the Property. The R-6 district permits the proposed use.

G. Baker Ellett
Owner, Principal Broker
BLUE DOG PROPERTIES
www.bluedogRVA.com

On Apr 10, 2024, at 9:56 PM, Boz Boschen <boz.boschen@gmail.com> wrote:

Anne et al,

Did the MDA address its zoning and permit review process in the annual town hall last week? We were out of town for RPS spring break and missed it, and I don't see any communication to members on what was covered.

I'm concerned that the developer's updated plans shared here in February still have not been communicated to members or the neighborhood. The MDA website "current projects" reflects the first version of the plan for this property, nothing since, and it still shows 3145 Floyd Ave. Rear incomplete/incorrect details as it went to final reviews (and has since been approved by Council). The board again took a "not opposed" position for that project despite 100% opposition from neighbors, including a petition signed by 41 impacted residents.

<https://www.museumdistrict.org/zoning-currentprojects>

Without being too longwinded, I have serious concerns with the MDA holding meetings between developers and its zoning committee when they do not communicate effectively with neighbors or residents on updated plans they are discussing and allowing us to provide feedback. At the same time, the city perceives them as speaking for us when most commonly neighbors learn of plans only at the final review. The Floyd Ave. project was another type of alley in-fill so while not residential this is a trend that will continue. The Planning Commission also clearly told the MDA that "not opposed" is not viewed as a neutral position, but I have not seen this corrected. Last year's annual town hall promised "updates soon" on the revisions of our design overlay district guidelines and our zoning review process. But I haven't seen any meaningful changes.

Thanks for any insights so we can find productive paths forward with city planning and our civic association.

On Wed, Feb 28, 2024 at 7:48 PM Anne Grier <grier3317@gmail.com> wrote:

Attached are the revised plans for the infill development submitted to the City this week. The main change in the proposal is that the number of homes have been reduced from six to five. Please feel free to continue to email/write Ray Roakes at the city with your concerns about this proposed development. We will continue to keep you updated on the progress of this process.

--

Boz Boschen

Founder | Opsis Marketing & Advertising Advisory

Mobile: (804) 396-0747, [Join my network](#)

Roakes, Raymond A. - PDR

From: K Alferio <kalferio@verizon.net>
Sent: Monday, September 9, 2024 7:02 PM
To: Roakes, Raymond A. - PDR
Subject: Re: SUP-127719-2023 - 3317 Rear Monument - Fourth Comment Letter

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Wow...this is beyond a travesty. Can we get the fire department to demonstrate getting a full sized firetruck around the extremely tight corners and into the narrow alleyways. I am reminded that this is the same city department that put round-abouts in our neighborhood that would not accommodate school busses. It is no wonder that trust in this process is extremely low.

[Sent from AOL on Android](#)

On Mon, Sep 9, 2024 at 5:03 PM, Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Good Afternoon,

You are receiving this email because you have requested to be kept up to date on this project review. The City has completed its final review of the Special Use Permit request and has found that all previous issues the City identified to the Applicant have been addressed to a level appropriate for this more conceptual review.

Planning Staff is preparing the Application to be put into the queue for public hearing by the Planning Commission, and final public hearing and decision by City Council.

It may be several months before it is scheduled.

Once scheduled, a blue zoning amendment sign will be placed on the property and all adjacent property owners within 150ft will be mailed a notice letter.

Please feel free to reach back out to me if you have any questions on status or scheduling.

And you are welcome to join the Planning Commission meeting to voice any remaining concerns.

Attached is the final letter to the applicant and the final plan version that will be forwarded to the Planning Commission and City Council for approval.

Specifically in regards to concerns that PDR Staff has heard from the community on stormwater drainage, I have forwarded those concerns to the appropriate Department of Public Works and Department of Public Utilities Staff. They will review specific technical plans addressing stormwater at a later review stage, likely building permit.

Please let me know if I can be of any further assistance.

Thank you,



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ray Roakes

Urban Design Planner | [authentiCITY Studio](#)

Secretary Urban Design Committee

804-646-5467

raymond.roakes@rva.gov

rva.gov/planning-development-review

900 E. Broad St., Room 511, Richmond, Va. 23219

How am I doing? Please contact my supervisor Kimberly.Chen@rva.gov

Roakes, Raymond A. - PDR

From: Rosita Torres-Ambrogi <rosita6@me.com>
Sent: Thursday, April 27, 2023 8:50 AM
To: Roakes, Raymond A. - PDR
Subject: Concerns for 3317 Monument- rear alley Proppsal

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Hello Mr. Roakes!

My husband Mark Ambrogi and I are taking the time to share our profound disgust for the proposal of living units in our back alley lot.

We have lived at 3316 W Franklin St for over 28 years! We have raised 4 children here. When we moved in, there were 28 babies to high schoolers living on the block. Did you know there are now only 4 children on this block?

The lot is our only saving grace for them, the only safe place, the only green space and has area kids come and play. It is our Sandlot.

In the fan there are no spaces like this. It is an original treasure that will be torn down by greed.

We are overwhelmed with even the thought of all the traffic, mayhem, insecurity, noise, lights and pollution, and disruption of peace!

Our back yards are tiny to begin with. We do NOT want to have that small haven of solace disrupted by extra humans and their pets, buildings and machines. There will be a tearing down and clearing of nature, already in a depleted area of this concrete jungle.

The disruption this proposal will cause is huge. We CANNOT FATHOM the underlying problems of water and waste, parking, security....

What about our garage? We won't be able to use it ever again! Who will compensate us for that? We have a functioning 2 car garage that relieves the street parking- which is another issue. We are mindful of the neighbors who are ailing, and let them park near their house. We have been blessed with this garage, but it too is almost 100 years old (our house was built in 1926) As I stated, we have been here for over 28 years. This is the worst plan/proposal we have come across in all this time.

All the people involved with this monstrosity should be ashamed of themselves. Greed will get them, in the end.

It needs to REMAIN a green, peaceful, natural and accessible to ALL area to gather, play with kids and pets and just be.

Thank you for your time!
Rosita and Mark Ambrogi

Sent from I Phone

Roakes, Raymond A. - PDR

From: Rosita Torres-Ambrogi <rosita6@me.com>
Sent: Thursday, April 11, 2024 8:53 AM
To: Roakes, Raymond A. - PDR
Cc: Anne Grier; Marco Ambrogi
Subject: Proposed 3300 alley building

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Hello Mr. Roakes and all the government personnel involved with the proposed plans of building in the 3300 lot between Monument and Franklin Street.

I am a very concerned citizen, living on 3300 West Franklin Street, that this proposal is still being negotiated. My husband, 4 children and I have lived peacefully here for over 30 years and it is appalling to still read that our children's nature haven will be disrupted for MORE housing. The monstrosity on Monument and Hamilton should be plenty for the demand of housing Scott's Addition has placed on the quiet, older populated, and natural habitats of the area. My family and neighbors, once again, submit concerns for the proposed building, letting you know that it will take away from what has been here all along. We do NOT want the increase of trash, crime, sewage, disruption, people, cars/traffic and noise that this building will create. Leave the lot alone, please.
Rosita and Mark Ambrogi



Roakes, Raymond A. - PDR

From: Barbara Williams <babawilliams@gmail.com>
Sent: Tuesday, April 25, 2023 1:43 AM
To: Roakes, Raymond A. - PDR
Subject: infill 3317 - rear Monument Ave

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Dear Mr. Roakes,

I am strongly opposed to the SUP for the proposed development of 3317 Rear Monument Ave.

I live at 3328 W. Franklin St. This development will negatively impact the value of our homes.

- 1) Currently the trash trucks have a lot of trouble getting down our alley and turning onto Roseneath. Fire engines will be too big to navigate these alleys, therefore potentially endangering our safety.
- 2) The proposed 3 story buildings will negatively impact the privacy of the existing homes.
- 3) These alleys are not built to withstand the heavy traffic of construction vehicles or the resident's using them as roadways. These are alleys, not roads.
- 4) The space above the garages can be used for AirBNB or rental, which is not in keeping with the surrounding homes.

There are many other objections to the proposed SUP for this development, but these are the most egregious.

Sincerely,
Barbara Atkinson
3328 W. Franklin St.
23221

Roakes, Raymond A. - PDR

From: Barbara Williams <babawilliams@gmail.com>
Sent: Tuesday, August 29, 2023 4:39 PM
To: Roakes, Raymond A. - PDR
Cc: Barbara Williams
Subject: infill project 3317 rear Monument Ave

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>
>
> Dear Mr. Roakes,
>
> As the owner of 3328 W. Franklin St, I'd like to repeat my concern over this proposed infill project.
>
> 1. The maintenance and lack of upgrading the alleys has not been appropriately addressed. Would this be the taxpayer's money or the developer's.
> 2. Who is to assure that the access (current alleys) to the townhomes is appropriate for this development?
> 3. Building 6 townhomes on 1/3 acre is overload.
> 4. This development will have a negative impact on the current residents of these blocks. Who is the city catering to - the current homeowners (families) who have called this home for years or the developer?
> 5. Who in the city is going to oversee and take responsibility for the developer's contractors to make sure they will build quality buildings?
> 6. 3 stories is inappropriate for this location and negatively impacts the residences who's back of properties face the development.
> 7. Can the secondary space above the garages be made into resident spaces after the construction? Who would oversee that?
> 8. Concerns over concentrated lighting in that space needs to be addressed, as does water, sewer, and power.
> 7. The city's desire to fill any and every space in the Museum District is doing a disservice to the residents of this neighborhood.
>
> Please keep the affected homeowners in mind and current on the city's plans. We are not going gently into this current plan.
>
> Thank you,
>
> Barbara Atkinson
> 3328 W. Franklin St

Roakes, Raymond A. - PDR

From: David Berg <dwdhberg@gmail.com>
Sent: Wednesday, April 19, 2023 12:27 PM
To: Roakes, Raymond A. - PDR
Subject: Fwd: SUP Request

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Begin forwarded message:

From: David Berg <dwdhberg@gmail.com>
Subject: SUP Request
Date: April 19, 2023 at 12:21:10 PM EDT
To: Raymond.Roakes@rva.com, Andreas Addison <rvafirstdistrict@gmail.com>, Caley Crawford <MDApresident@museumdistrict.org>, MDAZoning@museumdistrict.org
Cc: Grier3317@gmail.com, Larry Clapp <Lclapp22@gmail.com>, Melinda Clapp <glorygirl15@gmail.com>, Gerry Alferio <GAlferio@gmail.com>, K Alferio <KAlferio@verizon.net>, Zoe Anne Green <zagreen@gmail.com>, Peter Jacxsens <peter.jacxsens@gmail.com>, Katherine Hartwell <kh3312@gmail.com>

Dear Mr. Raymond Roakes, City of Richmond Planner,

My name is David Berg. For over 33 years, my wife - Diane - and I have lived in a 100 year old historic home at 3306 W. Franklin Street. Our garage is served by one of the alleys on the interior of the block where "Special Use Permit Request - 3317 Monument Avenue, Map Reference Number W000-1521/044" is proposed.

We are not in favor of the proposed development in the middle of our block for the following reasons.

1. The proposed development is not compatible with the surrounding area, development is too dense for the existing lot. Building six, three story structures to the lot lines would overwhelm the lot, interfering with adequate light and air. With no front yards and tiny back yards, green space would practically be eliminated. Three story buildings with overlook decks would rise above existing houses, threatening the privacy of existing houses and yards.

2. The proposed “bonus” rooms over the garages could increase the population density of the area since they could be rented and further encourage establishment of Airbnbs.
3. There is no direct street access to the houses or garages; the developer assumes that the alleys, not built to roadway standards, would be able to withstand the increased amount of resident and service vehicles. Currently, trash trucks have a difficult time maneuvering through the alleys to serve existing homes. It appears that fire and safety vehicles would experience the same problems when traversing the narrow alleyways having tight turn radii.
4. There is no discussion of the effect of storm water runoff or drainage on the land adjacent to the site; and its effects on existing structures, generally, garages and the alleyways.

We do not feel that the project as proposed is an appropriate use of this site which is located in the Monument Avenue and West of the Boulevard Historical Districts. There are too many houses proposed for the size of the lot. Also, was there any thought of building down instead of building up, providing a basement, which would be comparable to most of the existing homes on the block? And, instead of using “cementitious siding” as planned in the proposal, were brick facades considered for the exteriors facing the alleys, which would be more compatible with the existing houses on the block? And lastly, with many new in-fill houses in our neighborhood, the City should attempt to preserve more open spaces such as this small green oasis, with a big, beautiful tree in the middle of our block.

We thank you for the opportunity to comment on how this proposal, which requires SUP approval by City Council, will affect all the homes on our block.

Sincerely,

David and Diane Berg
3306 W. Franklin Street
Richmond, VA 23221

Roakes, Raymond A. - PDR

From: Merideth Bogard <merideth.bogard@gmail.com>
Sent: Wednesday, April 12, 2023 8:41 AM
To: Roakes, Raymond A. - PDR
Subject: SUP Safety Concerns – 3317 Rear Monument Avenue

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Hi Mr. Roakes –

Hope you are well and enjoying spring in the city.

I live at 3322 W. Franklin with my husband and two young kids. We moved to the neighborhood last Fall, but have lived in Richmond 7+ years.

I recently learned of the proposed development for 6 townhouses in the alley between Monument x Roseneath x W Franklin x Tilden.

I have safety concerns with this new development that I'd like to share.

My biggest concern is fire safety – I've been reviewing the [ICC](#) and [NFPA](#) standards for fire access roads and, from a layperson's eye, it seems the new development is not meeting the standards. For example, from reading the codes, it seems the standard says that fire access roads need to be at least 20 feet wide to ensure firefighters have space to get in an maneuver. The alley 'roads' behind our home are 11 feet wide at most. The turning radius for a fire truck to maneuver into the alley to get to the middle home also seems extreme. What if a fire breaks out in the new development? Could fire fighters successfully reach it before it spreads to other homes, or someone is hurt? This is what worries me. The apartment fire down on Grove last weekend only heightened my concerns. I've reached out to two independent fire safety consultants to see if we can get an expert opinion to help inform your decision.

My second concern is traffic safety and access to green space – I have two young kids – 5 and 2 years old. They currently play in our garage and the green space behind our home. This development would hurt their ability to play behind our home safely as there would be increased traffic and less green space. Right now, we don't have access to a good playground or green space nearby. I want the Museum District to be a place that is welcome to young families, but this would put a dent in that vision. Having more families in the Museum District increases the long-term vitality of the neighborhood, and it can also have a positive, long-term impact on Richmond Public Schools as more families feel comfortable staying in the city.

All in all, we LOVE living in the city and appreciate density (we lived in NYC for 7+ years before moving here), but this development is taking it too far.

Please let me know your thoughts, and I'm happy to chat more.

Merideth Bogard
252.813.9569

Roakes, Raymond A. - PDR

From: Kim Cho <cands2005@gmail.com>
Sent: Monday, April 17, 2023 12:23 PM
To: Roakes, Raymond A. - PDR
Subject: 3317- rear Monument Avenue

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Dear Mr. Roakes
We are STRONGLY oppose to the infill development at 3317 - Rear Monument Ave.

Owner of 3305
3309 Monument Ave

804-240-4676

Roakes, Raymond A. - PDR

From: Larry Clapp <lclapp22@gmail.com>
Sent: Monday, April 17, 2023 8:59 PM
To: Larry Clapp; Roakes, Raymond A. - PDR
Subject: Special Use Permit (SUP) Request re 3317 Rear Monument Ave.

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Dear Raymond Roakes,

My wife and I were disappointed, for numerous reasons, to learn about the SUP Request for 3317 Rear Monument Avenue, which will be behind our home on West Franklin Street.

The Applicant's Report refers in several places to what the developer could do "by right" on this parcel. However, the report explains that since the proposed dwelling units "do not front on a City street ... a SUP is required". Can you tell me what could be done on this parcel 'without' a SUP?

Also, it is my understanding that the application is in the phase whereby it is being reviewed by the various departments within Planning. Will your Comment Letter based on these reviews be made public when it goes to the Applicant?

Thank you.
Sincerely,

Larry and Melinda Clapp
3304 W Franklin St, Richmond, VA 23221
804 393 0698

Roakes, Raymond A. - PDR

From: Larry Clapp <lclapp22@gmail.com>
Sent: Sunday, April 30, 2023 9:56 AM
To: Roakes, Raymond A. - PDR
Cc: Larry Clapp; Melinda Clapp; grier3317@gmail.com
Subject: Concerns & objections re the SUP Request for 3317 Rear Monument Ave

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.

The development proposed by this SUP will be located on the alley behind our home on W. Franklin Street. We are relatively new to the block (being here less than 10 yrs), and chose W. Franklin due to it being an established neighborhood with established street parking opportunities and established 'residential zoning protections'.

Environmental

1. This development harms the environmental air and noise quality of our block by significantly increasing vehicular traffic. This traffic will not only consist of the personal vehicles associated with the homes, their guests, the accessory units and their guests, but also the service trucks (package delivery, trash, recycling, property maintenance, etc) required by these homes and accessory units.

If this development proceeds, then to prevent constant alley blockages by service trucks, the developer must provide pull-over spaces at the expense of their building plans.

If this development proceeds, then to withstand the increased traffic demands, the alley roadway must be brought up to 'street' standards, at the developer's expense.

If this development proceeds, then the proposed Accessory Dwelling Units must be eliminated due to the additional traffic and street parking challenges they will cause.

2. This development harms the environment by increasing the rain water run-off due to the significant increase in impervious surfaces associated with this development. The Applicant's Request describes the Lot Coverage as only being 63.4%, but according to their satellite rendering this seems absurdly low.

Please review this 63.4% claim.

Not only does the additional run-off harm the environment (via overflow to the James River and the Chesapeake Bay), but it would worsen the existing drainage issues of several homes.

If this development proceeds, then the alley roadway must be lowered to be below grade of adjacent properties and suitable gutters added, at the developer's expense.

3. This development harms the environment due to the thermal mass of the proposed structures and the elimination of the cooling aspects of the existing lawn and trees. Again, review the Request's coverage claim.

Aesthetics

To match the appearance of the existing homes on our block, this SUP's dwellings should have brick fronts and sides (where fronting the alleys).

Safety

Our alley already has significant foot traffic, which will inherently increase with this development, but unlike streets it has no room for sidewalks.

Scope

In meetings regarding other SUPs, the city representatives have repeatedly assured those impacted that there is no need to fear the 'slippery slope of SUPs' because an SUP cannot become a precedent for another. Please share this with the Applicant who claims, "similar projects on internal lots with alley access have been approved in similar contexts."

If the Applicant and 'the city' insist on proceeding down this slippery slope, then please provide the details of such 'approved similar projects' in the Museum District for our review. In addition, also provide the locations of all 'potential' alley infill areas, regardless of their current development status.

Thank you for the opportunity to comment on this SUP and I look forward to receiving your Comment Letter to the Applicant summarizing the feedback from the various city departments and residents.

Sincerely,
Larry Clapp

Roakes, Raymond A. - PDR

From: Larry Clapp <lclapp22@gmail.com>
Sent: Sunday, September 10, 2023 9:45 AM
To: Roakes, Raymond A. - PDR
Cc: Stokes, Kiya A. - City Council; Floyd, Tavares M. - City Council; Lambert, Ann-Frances - City Council; Brown, Whitney H. - City Council Office; Jordan, Katherine - City Council; Trammell, Reva M. - City Council; Robertson, Ellen F. - City Council; Philipsen, Sven J. - City Council; Lynch, Stephanie A. - City Council Office; Patterson, Samuel - City Council Office; Robins, Amy E. - City Council Office; Siverd, Jr, Timmy M. - City Council; Nye, Kristen M. - City Council; PDR Land Use Admin; Addison, Andreas D. - City Council; Jones, Michael J. - City Council; Bishop, Richard K. - City Council Office; Vonck, Kevin J. - PDR; Newbille, Cynthia I. - City Council; Wright, Kennon C. - City Council; Anne Grier; Carlos Ferran; Larry Clapp; Melinda Clapp
Subject: Shortcomings re SUP-127719-2023 - 3317 Rear Monument - v2 Resubmittal

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.

Dear Mr. Roakes,

We live on the 3300 block of W. Franklin and will be impacted by this alley in-fill development.

The developer's August 1st, 2023 response fails to address feedback provided in your Comment Letter #1 as follows:

1. The density of the proposal exceeds the limit of 14.5 dwellings per acre by 33%. (It exceeds by 90% the 10 dwellings per acre limit as put forth in a Zoning Administration letter of April 21, 2023 regarding this SUP.)
2. The proposal does not provide the paved vehicular parking space required "to accommodate service and related activities AND 'front door' activities". The developer claims to have added setbacks for this purpose, but the setbacks include masonry walls and trees set to the property lines. And fyi, though the developer describes the alley as being 15' wide, the current paved alley roadways are only 8-9 ft wide.
3. The request to "Provide a site plan that shows existing adjacent alley widths with both the actual ROW lines AND the actual pavement" was not provided with the site plans for our review. *If these drawings do indeed exist, please make them available for review by the current residents affected by this SUP.*
- 4a. The requirement to improve the alley surface to the standards of a City street has been deemed unnecessary by the developer. The developer explains that 36 dwellings currently utilize these alleys and only 6 single-family dwellings are being added. However, delivery trucks do not currently use the alleys and only rarely do service trucks. In addition to paving for the heavier use, standard City street turning radii for these larger vehicles must be added to all four of the alley roadway intersections surrounding the development.
- 4b. I would expect that 'standards of a City street' also include proper surface water guttering. The existing alley roadway has no guttering and the 100+ years of alley maintenance have made the alley roadway higher than existing properties, creating ponding problems for current homeowners. The new and excessive lot

coverage proposed by the developer will exacerbate these ponding problems unless the developer properly grades and adds gutters to the alley roadways.

5. The request for the developer to "Provide a rough construction staging plan" has not been met. The developer basically responds that the plan must be approved before we can see the plan!

Finally, the disclosure that the City is in the process of creating a memo to standardize alley development should be grounds for a moratorium on all such alley in-fill development until the standard (with resident input) is adopted. The need for a moratorium was made abundantly clear in a Zoning Administration letter of April 21, 2023 regarding this SUP where it was stated in regards to front yard depths, "The zoning ordinance does not have a regulation for buildings fronting on an alley; this requirement is met." How can a non-existing requirement be met?

Thank you for your ongoing efforts to look out for the needs and concerns of the city's residents in these matters.

Sincerely,
Larry and Melinda Clapp

Roakes, Raymond A. - PDR

From: Carlos Ferran <cjferran@gmail.com>
Sent: Wednesday, April 19, 2023 1:30 PM
To: Roakes, Raymond A. - PDR
Subject: Re: SUP-127719-2023 - 3317 Rear Monument Avenue - Public Input

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.

Hello Ray,
Thank you for taking my call this morning and for your quick response.

The following is a list of my concerns and comments:

1- The R6 zoning ordinance requires street frontage for residential development. As this developer does not have street frontage and is requesting a waiver, I feel they should be required to maintain all building setbacks required under R6 zoning as a condition of waiving the street frontage requirement.

2- The developer has not stated the width of all alleys that circle their property. You have stated that those alleys are 15 feet wide. The width of the alley should be in the application, since it is a limiting factor when accessing the property by fire and rescue vehicles, delivery trucks and vehicular traffic that would be created by this development. Since the developer has taken their proposed development to almost every property line, any vehicle stopped in the alley, would close it to other vehicular traffic.

The width of the alley is very concerning and critical, due to the footprint of the proposed development. It would be impossible to build without closing the alley at various times during the day or longer. All phases of construction from concrete trucks to roofing material would impact the alley flow. This would include the delivery of all building materials. Either by the trucks making the delivery or the materials themselves having to be staged on site with no place on the developers property to do so. Where would the tradesmen park when working on this project. There's no room to park on the site and you can't park in the alley. Will they park on the surrounding streets of our neighborhood?

If all buildings setbacks were enforced on this property, the resulting development would have room for parking along the alley and for staging of construction materials without disrupting the use of the alley by all neighbors.

3- The zoning ordinance states that the average density in R6 should not exceed 10 dwelling units per acre. This developer is proposing 12 dwelling units in less than 1/3 of an acre. The dwelling units in the two-story accessory structures should not be permitted. The accessory structures should be a one story garage with a flat roof.

If all building setbacks were enforced on this property and no dwelling units were allowed over accessory structures, the resulting development would be more in line with the density in this neighborhood, and with that which is called for in R6.

Respectfully,
Carlos Ferran
3300 W. Franklin St.
540-809-2608

On Apr 19, 2023, at 11:31 AM, Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Thanks for the call CJ, we appreciate your input on the Alley Project at

The recent application for alley development is located at: 3415A Floyd Avenue.
I have attached the approved SUP Plans for reference.

You are welcome to respond to this email with comments that I can place into the official record.

Thank you,

Ray Roakes

Planner | Urban Design Committee Secretary

804-646-5467 | raymond.roakes@rva.gov

900 E. Broad Street, Room 511, Richmond, Va. 23219

How am I doing? Please contact my supervisor matthew.ebinger@rva.gov

<image003.png>

<EX ALLEY DEV Ord No 2021-325.pdf>

Roakes, Raymond A. - PDR

From: Carlos Ferran <cjferran@gmail.com>
Sent: Thursday, May 4, 2023 12:36 PM
To: Roakes, Raymond A. - PDR
Subject: Re: SUP-127719-2023 - 3317 Rear Monument Avenue - Public Input

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.

Hello Ray,

I would like to make sure that my comments below pertaining to the survey and the alley become part of the public record. Please acknowledge that you have received and that they will.

Also, if there has been an updated survey showing the western property line of the westernmost alley, please forward me a copy.

Thank you,
Carlos Ferran

I see in the survey that the current western most alley is substantially encroaching on the applicants property. Will the applicant pay to relocate the alley as a condition of this application and be required to build it to Richmond City specifications including paving?

Since this existing alley is out of the City ROW, shouldn't the applicant be required to show the location of any structures, fences and utilities along the western side of the alley? At this point we are only assuming that there is sufficient space to relocate the alley without having to relocate existing encroachments.

I would like to point out that the existing alleys have radiuses that have allowed vehicles to turn the corners for years. The applicants plan does not allow for these radiuses. Shouldn't the applicant be required to create easements or give ROW to the City to facilitate building alleys that are functional and capable of handling the increase in traffic?

Roakes, Raymond A. - PDR

From: Carlos Ferran <cferran@gmail.com>
Sent: Friday, August 25, 2023 5:42 PM
To: Roakes, Raymond A. - PDR
Subject: Re: SUP-127719-2023 - 3317 Rear Monument - v2 Resubmittal

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.

Hello Ray,
I thought you should see this email below.

Also, have there been any new surveys submitted with more detail with respect to fences and structures and telephone poles on the opposite side of the alleys from this project? I thought this was what you were requesting as part of your comment #8 to the applicant. How do we know that the entire width of the existing alleys are usable and not encumbered by encroachments? Furthermore, how does the DPW know that a vehicle can turn into the alleys around this project when they don't know what is on the opposite side of the alley? I think it would be impossible for anything other than a very small car to make a turn from a 15 foot alley into a 15 foot alley without radiuses. Especially when there is a brick wall on the property line as proposed by this applicant.

Respectfully,
Carlos Ferran

Hello Anne,
Thanks for sending this information.

It's great to see that the ADU's have been removed. They now have bonus rooms over the garages without a shower and a kitchen. If these are built, I guess the individual purchasers can try to convert the space to an ADU in the future.

It looks to me that there is still a problem with the size of the alleys in order to allow delivery vehicles and parking etc.

As per their response;

15. Per DPW comments below, parking is allowed in alley when the alley is not blocked, the 15' alleys combined with the provided setbacks will provide sufficient width.

The problem is that the applicant has filled the setbacks with either tree/shrubs or a brick wall and making them useless for additional alley maneuvering. If you look at the rendering and site plan for the front of the building, they have increased the front yard setback and added a sidewalk, but unfortunately have added a brick wall on the property line next to the sidewalk. If someone parked in front of the building to make a delivery, the alley would be closed. These walls need to be removed.

I also feel that the applicant should dedicate ROW at all corners of their property in order to create a radius that would allow vehicles to turn the corner. All of our streets in the museum district have radiuses. The current alley pavement around this site have radiuses that are on public and private property. Those radiuses are there because they allow vehicles to turn the corners. This applicant is trying to do away with all of the radiuses around their property and is filling the land where the radius should be with trees, shrubs, or brick walls.

I will be back with more comments as necessary. Please let me know if you want me to send this directly to Ray Roakes.

Sincerely,

Carlos Ferran

3300 West Franklin St.

On Aug 25, 2023, at 11:18 AM, Barbara Williams <babawilliams@gmail.com> wrote:

Hmmm. More to come!

Sent from my iPhone

On Aug 25, 2023, at 10:47 AM, Anne Grier <grier3317@gmail.com> wrote:

Hello Neighbors. The City has heard back from the proposed developer with a revised submittal for the Special Use Permit. It is attached below. More to come with regard to the process and our involvement. Stay tuned. Anne

Begin forwarded message:

From: "Roakes, Raymond A. - PDR"

<Raymond.Roakes@rva.gov>

Subject: SUP-127719-2023 - 3317 Rear Monument - v2 Resubmittal

Date: August 24, 2023 at 11:06:34 AM EDT

To: "Roakes, Raymond A. - PDR"

<Raymond.Roakes@rva.gov>

Good Morning,

You had previously communicated regarding the proposed residential construction located at 3317 Rear Monument Avenue.

We wanted to inform you that the City has received the resubmit and revised plans for this project.
(Apologies for any repeat emails)

We will start the plan review process again with an internal review goal of 9/14/23.

After that date we should be able to provide an official City response to the revisions both to the Public and the Applicant.

Thank you,

<image002.png>

Ray Roakes

Planner | Urban Design Secretary

804-646-5467

raymond.roakes@rva.gov

rva.gov/planning-development-review

900 E. Broad St., Room 511, Richmond, Va. 23219

*How am I doing? Please contact my
supervisor matthew.ebinger@rva.gov*

<v2 SUP-127719-2023 - 3317 Rear Monument - revised plans.pdf>

<v2 SUP-127719-2023 - 3317 Rear Monument - comment response.pdf>

Roakes, Raymond A. - PDR

From: Carlos Ferran <cjferran@gmail.com>
Sent: Tuesday, September 10, 2024 10:32 AM
To: Roakes, Raymond A. - PDR
Subject: Re: SUP-127719-2023 - 3317 Rear Monument - Fourth Comment Letter

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.

Hello Ray,

I am receiving these emails and have also read the emails that my neighbors have sent. I concur with all they have said.

It is my opinion that the lots involved in this SUP are not building lots and don't meet the requirements established in the zoning ordinance. This is why they were not used to build homes when created, but instead used for garages and green space. I believe that the application should be rejected. The alleys are not wide enough to accommodate new homes, either through construction or when completed for a multitude of reasons. Here are a few; parking, traffic flow, pedestrian walking safety, trash removal, emergency vehicle access and stormwater drainage.

I also don't believe that a SUP should be used to circumvent our zoning ordinances. Face it, the only reason this application has come forward is financial. Whether it's the developer wanting to profit or the city wanting to increase its tax revenue. It does not bring affordable housing and disturbs the entire neighborhood and upsets all surrounding residents at the enrichment of the developer and the City.

Respectfully,
Carlos Ferran

On Sep 9, 2024, at 5:03 PM, Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Good Afternoon,

You are receiving this email because you have requested to be kept up to date on this project review.

The City has completed its final review of the Special Use Permit request and has found that all previous issues the City identified to the Applicant have been addressed to a level appropriate for this more conceptual review.

Planning Staff is preparing the Application to be put into the queue for public hearing by the Planning Commission, and final public hearing and decision by City Council.

It may be several months before it is scheduled.

Once scheduled, a blue zoning amendment sign will be placed on the property and all adjacent property owners within 150ft will be mailed a notice letter.

Please feel free to reach back out to me if you have any questions on status or scheduling.

And you are welcome to join the Planning Commission meeting to voice any remaining concerns.

Attached is the final letter to the applicant and the final plan version that will be forwarded to the Planning Commission and City Council for approval.

Specifically in regards to concerns that PDR Staff has heard from the community on stormwater drainage,

I have forwarded those concerns to the appropriate Department of Public Works and Department of Public Utilities Staff.

They will review specific technical plans addressing stormwater at a later review stage, likely building permit.

Please let me know if I can be of any further assistance.

Thank you,

<image002.png>

Ray Roakes

Urban Design Planner | authentiCITY Studio

Secretary Urban Design Committee

804-646-5467

raymond.roakes@rva.gov

rva.gov/planning-development-review

900 E. Broad St., Room 511, Richmond, Va. 23219

How am I doing? Please contact my supervisor Kimberly.Chen@rva.gov

<v4 SUP-127719-2023 - 3317 Rear Monument - FOURTHComment Letter.pdf>

<v4 Full Plans - SUP-127719-2023 - 3317 Rear Monument.pdf>

Roakes, Raymond A. - PDR

From: Jennifer Fleming <jenniferfleming@ymail.com>
Sent: Friday, May 5, 2023 8:18 AM
To: Roakes, Raymond A. - PDR
Subject: Possible development behind the 800 block of Roseneath Road

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.

Dear Mr. Roakes,

I am writing to express my concerns regarding the possible development project in the alley behind the 800 block of Roseneath Road.

I live at 817 Roseneath Road. While I support the idea of this land being developed into housing, I have several concerns regarding this particular project.

- The proposed new houses will face the Roseneath alley, as I understand it. The houses on the 800 block of Roseneath are all approximately just under 1400 square feet. The proposed houses are described as being around 2500 square feet. The **size/scale** of the proposed houses seems way out of proportion to the current block.
- The proposed houses are described as each having a 2 car garage. This does NOT seem to be in keeping with the Richmond 300 Plan which I understand to value a walkable city with a **commitment to public transportation and to adding actual housing rather than parking/warehousing cars**. Committing valuable land to this much parking seems irresponsible.
- Given the description of the proposed houses, I assume they will be on the expensive side (either to rent or buy). The cost of housing in the Museum District has skyrocketed since I moved here in 2010 as a single mother with 2 school age children. I chose this neighborhood so my children could walk/bike to school and their various kid activities. I am now in my mid 60's and am choosing to stay here as an older woman because the neighborhood offers walkability, services, recreation and therefore independence. The last thing the neighborhood needs is more high-end housing. This will significantly negatively impact the ability of young families, older adults, "first-time" buyers, student and young professional renters to choose the Museum District as a place to live and build community. **Adding more exclusive and excessively expensive housing will negatively impact the economic and social diversity of the neighborhood**. Economic and social diversity are vital for the long term viability of any thriving city.
- The "view" residents of the proposed houses will have out their front doors will be a long row of garbage and recycling cans. This seems like a **design flaw** to me.
- Finally, it would be sad to lose the huge old tree that is currently standing on the land. It certainly needs some attention, but removing it entirely seems short sighted. **Thoughtful attention to green space/environmental impacts** should be part of any new housing development in an urban area.

Thank you for considering these concerns. Please feel free to contact me if you have any questions.

Sincerely,
Jennifer Fleming

(Phone: 804-489-9118)

Roakes, Raymond A. - PDR

From: Jennifer Fleming <jenniferfleming@ymail.com>
Sent: Wednesday, August 30, 2023 6:07 AM
To: Roakes, Raymond A. - PDR
Cc: Addison, Andreas D. - City Council; Wagner, Daniel M. - City Council Office
Subject: Re: Possible development behind the 800 block of Roseneath Road

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 Roakes!
I received your 8/24/23 communication regarding SUP - 127719-3317 Rear Monument - v2. Thank you for keeping me informed.

I continue to be opposed to this project. The concerns I outlined in my original email 5/5/23 email (see below) are not addressed by this new version. The size and sale of the project is out of sync with the surrounding block and especially with the houses on Roseneath, Franklin and Tilden. The proposal is not in keeping with the goals/vision of Richmond 300 (disregard for the neighborhood's social and economic diversity, too much land devoted to parking, and thoughtlessness regarding the incorporation of green space).

I continue to agree that this land could be used in a positive way to create needed housing, but I firmly believe this proposal is inappropriate and will negatively impact the current residents, the neighborhood, and the therefore the city as a whole. This is **not** a step in the right direction for Richmond.

Thank you for your careful consideration of my concerns.

Best,
Jennifer Fleming

On May 5, 2023, at 9:08 AM, Jennifer Fleming <jenniferfleming@ymail.com> wrote:

Thank you. I will try you back in a week.
Jennifer

On May 5, 2023, at 9:05 AM, Roakes, Raymond A. - PDR
<Raymond.Roakes@rva.gov> wrote:

Good Morning,
Confirmed receipt on your input letter. I have placed your letter in the official record for consideration by the Planning Commission and City Council.

The Museum District Association is meeting officially on this project soon, I believe. I am trying waiting on their input and any further citizen input before I complete my review to see if there are any concerns that can be addressed at this stage.

If you would like to reach back out to me in about a week I can give you an update on where everything stands and to see if the plans are changed by the Applicant based on community feedback.

Please let me know if I can be of any further assistance.

Thanks,

Ray Roakes

Planner | Urban Design Committee Secretary
804-646-5467 | raymond.roakes@rva.gov

From: Jennifer Fleming [<mailto:jenniferfleming@ymail.com>]
Sent: Friday, May 5, 2023 8:18 AM
To: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>
Subject: Possible development behind the 800 block of Roseneath Road

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.

Dear Mr. Roakes,

I am writing to express my concerns regarding the possible development project in the alley behind the 800 block of Roseneath Road.

I live at 817 Roseneath Road. While I support the idea of this land being developed into housing, I have several concerns regarding this particular project.

- The proposed new houses will face the Roseneath alley, as I understand it. The houses on the 800 block of Roseneath are all approximately just under 1400 square feet. The proposed houses are described as being around 2500 square feet. The **size/scale** of the proposed houses seems way out of proportion to the current block.
- The proposed houses are described as each having a 2 car garage. This does NOT seem to be in keeping with the Richmond 300 Plan which I understand to value a walkable city with a **commitment to public transportation and to adding actual housing rather than parking/warehousing cars**. Committing valuable land to this much parking seems irresponsible.
- Given the description of the proposed houses, I assume they will be on the expensive side (either to rent or buy). The cost of housing in the Museum District has skyrocketed since I moved here in 2010 as a single mother with 2 school age children. I chose this neighborhood so my children could walk/bike to school and their various kid activities. I am now in my mid 60's and am choosing to stay here as an older woman because the neighborhood offers walkability, services, recreation and therefore independence. The last thing the neighborhood needs is more high-end housing. This will significantly negatively impact the ability of young families, older adults, "first-time" buyers, student and young professional renters to choose the Museum District as a place to live and build community. **Adding more exclusive and excessively expensive housing will negatively impact the economic and social diversity of the**

neighborhood. Economic and social diversity are vital for the long term viability of any thriving city.

- The “view” residents of the proposed houses will have out their front doors will be a long row of garbage and recycling cans. This seems like a **design flaw** to me.
- Finally, it would be sad to loose the huge old tree that is currently standing on the land. It certainly needs some attention, but removing it entirely seems short sighted. **Thoughtful attention to green space/environmental impacts** should be part of any new housing development in an urban area.

Thank you for considering these concerns. Please feel free to contact me if you have any questions.

Sincerely,
Jennifer Fleming
(Phone: 804-489-9118)

Roakes, Raymond A. - PDR

From: Bob Gorrell <gorrellart@aol.com>
Sent: Sunday, April 16, 2023 2:42 PM
To: Roakes, Raymond A. - PDR
Cc: Sabet Stroman
Subject: 3317 Rear Monument Avenue Special Use

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Mr. Roakes:

I am writing to strongly oppose approval of the pending Special Use Permit Request for 3317 Rear Monument Avenue. The project as proposed would adversely affect our historic neighborhood in multiple ways.

- The number of units suggested would unreasonably and dangerously increase traffic and congestion in our adjacent streets and alleys
- The garage units of the development might be used for Air B&B rentals, further increasing traffic and congestion
- The height of the proposed construction is not in accordance with current historic district aesthetics, and will allow occupants to view neighboring properties from above
- The potential congestion/crowding in alley ways will potentially create a safety hazard by impeding fire and police access in emergencies
- Use of the property in this manner decrease available green space
- Implementation of this project will likely unfairly impact property values of current residents

Thank you in advance for considering these concerns and protecting our historic Museum District.

Bob Gorrell
3301 MONUMENT AVENUE
RICHMOND, VIRGINIA 23221
PHONE 804-310-7437

Roakes, Raymond A. - PDR

From: Zoe Anne Green <zagreen@gmail.com>
Sent: Monday, May 1, 2023 11:33 AM
To: Roakes, Raymond A. - PDR
Subject: Objection to SUP for 3317 Monument Ave - Rear

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Dear Mr. Roakes -

I am writing to share my objection to this SUP in its current form. I feel that the density is inappropriately large for this 1/3 acre lot.

- 1) Six three-story homes, each with an apartment over the garage, creates too much density in relation to the adjacent homes.
- 2) The lack of set backs on all sides of the property puts these dwellings in immediate conflict with neighbors. All of our homes have front and side yard setbacks, and alley setbacks for new garage construction. To blend in with the existing neighborhood, we expect this project to have the same.
- 3) Building right to the lot line may make it difficult, if not impossible, for some cars to navigate into or out of existing garages and off-street parking areas.

There are at least 17 garages/off- street parking areas surrounding the parcel.
Many of the neighbors are retired, park solely off-street, and use the alleys frequently during the day.

Should this project go forward, how will the developer keep the alleys clear at all times? A requirement for setbacks is even more important so the developer will have somewhere to stage building materials and park work vehicles.

- 4) It is noteworthy that the parcel line is in the middle of an alley on the western boundary. How will this be addressed?
- 5) The Museum District neighborhood works hard to ameliorate urban hotspots by planting trees. You can see all the green from a bird's eye view. This property seems to have no room for any trees. Indeed, a very large tree is proposed to come down, as well as a large crepe myrtle.

Others had addressed different concerns, so I will not reiterate them here.

Thank you for taking to the time to understand our concerns and for getting back with each neighbor individually.

Zoe Anne Green
3320 W Franklin St
804-405-2115

April 11, 2023

Mr. Raymond Roakes
Planner/Urban Design Committee Secretary
Land Use Administration
Department of Planning and Development Review
City of Richmond
900 East Broad Street, Room 511
Richmond, VA. 23219

Re: SUP-127719-2023-3317-Rear Monument Avenue

Dear Mr. Roakes:

I live at 3317 Monument Avenue and wish to express my deep concerns about the proposed development of six townhouses behind my home.

Allow me to enumerate the many reasons this proposal violates the City's Master Plan and should NOT receive a Special Use Permit:

1. Six townhouses located in an alley off already crowded streets, with their associated people and automobiles is the very definition of overcrowding; violating point #4 of the Master Plan. Traffic from owners of these homes plus guests, Amazon deliveries, US Mail and so forth will make the alleys entirely impassable; violating point #2 of the Master Plan.
2. The proposed height of these buildings will impinge on the privacy of current residents. The top floors will easily be able to view inside the homes of neighbors; violating points #1 and #4 of the Master Plan.
3. Our neighborhood is suffering from a massive increase in traffic and reduction in parking spaces due to the development of Scott's Addition. Residents – particularly on Franklin Street and Roseneath Avenue – currently have great difficulty finding a parking space near their homes violating points #2 and #4 of the Master Plan.
4. The massive scale and number of these proposed townhouses is completely out of proportion to the neighborhood and the available space; violating points #4 and #6 of the Master Plan.
5. The proposed living space above the garages could be used as student housing or for Air B&Bs; violating points #2 and #4 of the Master Plan.
6. The alleyways are already extremely narrow for the safe passage of the large recycling and trash trucks. Adding buildings that apparently have no setbacks from the alley will only aggravate this situation and make it unsafe for residents; violating points #1, #2, and #5 of the Master Plan.
7. Six large townhomes immediately out the back door of our homes will reduce our property values; violating point #1 of the Master Plan.
8. The development of this space will eliminate one of the few green spaces in the neighborhood; violating point #6 of the Master Plan.

These Master Plan violations indicate that this proposed development is not in the best interests of the neighborhood. Please take a hard look at this proposal and reject it in its entirety.

Thank you.

Anne M. Grier
3317 Monument Avenue
Richmond, Virginia. 23221
Grier3317@gmail.com

Cc: Andreas Addison
Stephanie Lynch
Katherine Jordan

Roakes, Raymond A. - PDR

From: Anne Grier <grier3317@gmail.com>
Sent: Monday, March 4, 2024 10:15 AM
To: Roakes, Raymond A. - PDR
Subject: Flooding at 3317-Rear

[You don't often get email from grier3317@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Ray: this recently taken photograph vividly illustrates the flooding that occurs at 3317-Rear and which the neighbors must endure and which the proposed developer must address prior to any SUP being awarded. I would appreciate it if you would add this to the file. Many thanks. Anne Grier



Roakes, Raymond A. - PDR

From: Anne Grier <grier3317@gmail.com>
Sent: Tuesday, August 29, 2023 12:26 PM
To: Roakes, Raymond A. - PDR
Cc: Sabet Stroman; Zoe Anne Green; Holland Williams
Subject: Revised SUP Application - 3317-Rear Monument Avenue

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Mr. Roakes: Many thanks for sending me, and other concerned neighbors, the revised application for development behind our homes. You are well aware of our principal concerns so I won't reiterate them here as it appears the applicant is deaf to them. However, I would like to address a few of their responses.

Response #12 to Ray Roakes Comment: Waiting for conceptual approval before the construction staging plan is provided is unacceptable. The staging plan is a critical part of the overall plan and will have a significant impact on the lives of the surrounding neighbors. This information should be provided prior to any approvals.

Response #15 to Ray Roakes Comment and #1 of Doug Mawby/DPW-ROW: The applicant has filled the setbacks with either trees, shrubs or a brick wall making them useless for alley maneuvering. In addition the applicant is trying to eliminate the radiuses around their property and is filling the land where the radius should be with trees, shrubs, or brick walls. Also, there is nothing provided by the developer to allow for sidewalks and pull-offs along the frontage of the site.

Response #2 to Doug Mawby/DPW-ROW: The applicant fails to understand that the 36 dwellings that use the alleys have frontage on public streets available for parking, deliveries, visitors and so forth. Therefore the additional of six houses, without street frontage, does indeed generate the requirement for improvements to the standards of a City street.

Any finally, I respectfully request that the City conduct a water run-off mitigation study to ensure that the neighbors are not negatively impacted by the development.

Many thanks again Mr. Roakes, for your kind attention to these important issues.

Anne Grier

Roakes, Raymond A. - PDR

From: Kathleen Griffith <kathleen.b.griffith@gmail.com>
Sent: Wednesday, April 26, 2023 4:58 PM
To: Roakes, Raymond A. - PDR
Subject: Opposition to the Special Use Permit for 3317-Rear Monument Avenue

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Mr. Roakes,

I wanted to reach out about a proposed SUP for six new homes in an alley behind my house. My husband and I, along with our four children, live at 3319 Monument Avenue. The proposed project is at "3317 Rear Monument Avenue", map reference number W000-1521/044.

We were disappointed to see an application come forward on this property, although I understand it is zoned for residential use. The concerns we have with the proposed project are the scale, impact on the neighbors, and lack of architectural style consistent with the neighborhood. Specifically, the things that jump out about the proposal are:

- Height and massing. The homes around the alley are mostly two story or two and a half story (with dormers in attic spaces). The proposed buildings are 34-38 feet tall, three full stories. They would loom over the existing homes and eliminate much of the natural light our neighborhood enjoys into back yards.
- Lot area and front yard setbacks are not being met. For this property, I would argue that the lack of ability to meet lot area and setbacks required by zoning would indicate the project is too dense and should be reduced to fit with zoning.
- Accessory dwelling units- though the proposed homes have garages and parking spaces on site, if these ADUs are utilized for short-term rentals we would see further parking challenges on adjacent streets.
- Architectural style- the existing homes are eclectic but generally traditional. The proposed project has some traditional elements (brick), but it is jumbled together with a modern concept and ends up lacking an architectural personality. I am an interior designer by profession and (prior to kids) worked on numerous homes and multifamily projects when we lived in California. This project needs a designer- the columns are too narrow, the window grid pattern should be traditional, the dormer pitches should match some of the neighborhood's models. If there is going to be development here, it should look timeless.
- Construction impact- with a proposed project that takes up the entire lot, surrounded on all sides by alleys that serve garages and pedestrian traffic, how in the world is this going to get built without a major impact on traffic? Where will material be staged? Where will contractors park? My children bike in this alley and I would like to see a proposal that contemplates keeping the neighbors safe and able to continually use their garages. I have no idea how utility access will be provided or fire trucks will access this property, but I think those things and their impact during construction should be considered early in the process.

Thank you for your time and I look forward to continued discussions about this project.

Kathleen Griffith
3319 Monument Avenue

Sent from my iPhone

Roakes, Raymond A. - PDR

From: Holland Williams <hollandcwilliams@gmail.com>
Sent: Thursday, April 27, 2023 10:53 AM
To: Roakes, Raymond A. - PDR
Subject: 3317 Rear Monument Avenue

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.

Dear Mr. Roakes,

I am very concerned and beyond disappointed about the possibility of an unattractive development built on the grassy lot (3317 Rear Monument Avenue) behind our houses and patios.

I saw the plans and it appears to take up the entire space. It's too much! Squeezing new construction into every available space will diminish the appeal and value of the museum district. I anticipate the value of my once 'forever' home, and all the other homes diminishing, along with our quality of life and privacy.

I invested in upgrading my back parking space and patio. To have garages go to the very edge of the property, leaves no room for them to back out without going into our property- potentially bumping our parked cars or fender benders as cars pull out unaware of their surroundings. Where are all their visitors going to park?

When a garbage truck or service truck is in our alley, we are already in a position to wait until someone moves their truck or we need to turn around and find another way to access Roseneath or Tilden. If this development happens, this alley will become very crowded and difficult to navigate. Currently, most service, moving trucks etc park on the grass, so as to not block the alley. Children and dog walkers walk in the alley - we don't need more cars.

The plan doesn't make room for growing any trees or greenery. All of us would now be confronted with a large, heat producing, unattractive wall.

Our homes are two stories. We have all invested a great deal to improve the front and back of our properties, and thus improving the enjoyment of walking around the museum district for residents and visitors to Richmond. If newly built three story townhomes with 2 story garages are built, Richmond will be going down the path of other mid sized cities that are no longer desirable because they've been stripped of what made them unique.

This development will:

- Dwarf our homes.
- Take away our privacy.
- Strip away the field and magnificent tree that helps keep this area a bit cooler. With a block of cement built there, a heat pocket will be created. Thus requiring more AC usage = more noise and more use of electricity. We are supposed to be moving in the other direction!
- More light pollution at night (so invasive).
- More HVAC noise.

- Increased overall noise.
- More cars and trash containers in the alley.
- What about all the water the lot collects? Some of our homes sit below the lot. Without the green space, rain water will travel into our patios and basements.

During the pandemic, the world was reminded how important open space is to our physical and mental health. Those able to leave their apartments and homes found some sanity and community. **Let's learn from the pandemic.** Communities thrive when natural space is easily accessible. **This is an opportunity for the City of Richmond to lead by example and become a city known for preserving green space and creating more pocket parks.**

- **Surface Heat Islands.** These heat islands form because urban surfaces such as roadways and rooftops absorb and emit heat to a greater extent than most natural surfaces. On a warm day with a temperature of 91°F, conventional roofing materials may reach as high as 60°F warmer than air temperatures.^[2] Surface heat islands tend to be most intense during the day when the sun is shining. (epa.gov)

Thank you for reading this...

Holland Williams
812 Tilden Street

Roakes, Raymond A. - PDR

From: Holland Williams <hollandcwilliams@gmail.com>
Sent: Friday, September 8, 2023 11:17 AM
To: Roakes, Raymond A. - PDR
Subject: 3317 Monument Ave Infill

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.

Dear Mr. Roakes,

I have yet to meet a single person in Richmond who thinks the space behind our houses can accommodate so many townhomes. These are huge homes. They are not going to solve housing concerns. The price tag on these homes are for individuals who can buy anywhere. These new, unattractive construction projects will only serve to lower the quality of life and diminish the neighborhood for everyone in the museum and fan district. For those of us who sought out an older neighborhood and have invested in maintaining the charm of our homes and the street. These townhomes will tear away at what makes richmond unique. They will reveal short sighted, knee jerk decisions.

The revised plans hardly addressed any of the earlier concerns.

All the residents who back up to this alley have learned to be very cautious when exiting and entering the alleys, always aware of cars, pedestrians, dogs and children in blind spots. 6 addition townhomes and their guests will increase this entering and exiting traffic to an unsafe level.

On a practical note, all homeowners need maintenance vehicles from time to time. Just last week, I had a project that required 4 hours of a power cord running from van through my front door. These proposed infill town homes don't have space for such contractors to park. The alley would be blocked for hours. The turn around space the plans show will have cars backing up into everyone's spaces.

Three stories of windows staring into our homes and gardens is an insult. None of our concerns were addressed in the new plans.

There is still the issue of where all the rain water will go. The existing field captures much of the water but still it flows into our garages and gardens. Is the city prepared to start paying us for repairs to our homes and landscaping due to construction of these buildings?

Just this week, a new mural was painted near VCU to draw attention to the affects of heat pockets in Richmond's neighborhoods. How ironic that the city is allowing more construction when its residents are learning and rightly concerned about the increased heat produced.

I don't want any of these homes built back there. Let the city shine by creating a small pocket park. If some houses must be built on the lot, there are ways to make them blend, including more green space, have three-two story homes with a grass common space for all.

There are ways to respect Richmond's charm and still grow. Let Richmond be a leader in dealing with these issues instead of taking the easy way out and throwing down another chunk of concrete that looks like any other city.

Please reconsider,

Holland Williams
812 Tilden Street.

Roakes, Raymond A. - PDR

From: Holland Williams <hollandcwilliams@gmail.com>
Sent: Tuesday, April 23, 2024 8:07 PM
To: Roakes, Raymond A. - PDR
Subject: 3317 Rear monument lot

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Dear Mr. Roakes,

I'm stressing again the negative impacts of digging up the green space and cutting down a magnificent tree to build 5 oversized townhomes. The homes are too tall, there are too many of them, rain already floods the green and more concrete will result in our yards and basements flooding. Who will compensate us for these damages? These homes will be right on top of us. Our privacy will vanish. As you can see from this photo. These homes will look right into our bedrooms, bathrooms and patios.

If you could only experience the wonder of this green space for yourself. In the mornings, there are so many song birds flying to this tree. This tree marks the seasons. It's home to countless migrating birds. In the evenings, the green is dotted with rabbits. In the afternoon, neighborhood dogs play while neighbors catch up. I've seen young children playing on the grass the way our generation freely played. Please please... our neighborhood needs this green space for so many reasons. Isn't there anything that can be done? Can't the city make it a small park or give the neighbors the opportunity to make it a neighborhood park - think of the wonderful press.

This is such a bad decision. Truly.



Roakes, Raymond A. - PDR

From: Holland Williams <hollandcwilliams@gmail.com>
Sent: Friday, September 6, 2024 5:04 PM
To: Sabet Stroman
Cc: Roakes, Raymond A. - PDR; K Alferio; baker@bluedogrva.com; boz.boschen@gmail.com; Anne Grier; Doug Pulley; Katherine Hartwell; Alex Harper; Josh Grove; Kim Chou; Melinda Clapp; Larry Clapp; Merideth Bogard; Rosita Torres-Ambrogio; Gerry Alferio; Alex Griffith; Kathleen Griffith; Larry McCarty; Sharon Fuller; Janet Peyton; christopher.francoise@gmail.com; Barbara Atkinson Williams; Lisa Kozsdiy; Angela Woolard; Jennifer Fleming; Imani And Gerald; Imani And Gerald; David Berg; Carlos Ferran; Amanda; Janet Quick; whitney.kee@gmail.com; E Sears; ron berlinguet; Lois Wallenhorst; Andrew Livick; Elizabeth (Betsy) Rhodes; Zoe Anne Green
Subject: Re: Special Use Permit Application #3

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Ray,

Agree with Sabet, please keep us updated on every decision and let us know in advance of meetings we can attend.

This proposed project is an embarrassment. The city is being short sighted. I've seen the initial designs and they DO NOT reflect the neighborhood. Those of us on Tilden will have our basements flooded, once grass is replaced with concrete. We will have these horrible looking homes staring down into our patios, yards and through our windows. Privacy - GONE! Driving to our homes through the alleys will be congested and it's just a matter of time before there is an accident.

H. Williams

On Sep 6, 2024, at 1:38 PM, Sabet Stroman <sabet.stroman@gmail.com> wrote:

Ray I believe everyone on this list would like to be receiving updates! Please put me on the list for all updates that come from your office thanks

Sabet Stroman
3301 Monument Ave

Sent from my iPhone

On Sep 6, 2024, at 1:35 PM, Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Confirmed receipt on your input letter.
I have placed your letter in the official record for consideration by the Planning Commission and City Council.

We are not at the point where it is scheduled for public hearings yet, but you are welcome to come the meetings to voice your concerns.

Staff will be providing a comment letter in a couple of days of the most recent plans, you are on the list to be kept up to date of the project.

Please let me know if I can be of any further assistance.

Thanks,

Ray Roakes

Urban Design Planner | authentiCITY Studio

Secretary Urban Design Committee

804-646-5467 | raymond.roakes@rva.gov

From: K Alferio <kalferio@verizon.net>

Sent: Friday, September 6, 2024 1:04 PM

To: baker@bluedogrva.com; boz.boschen@gmail.com; Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>

Cc: Anne Grier <grier3317@gmail.com>; Sabet Stroman <sabet.stroman@gmail.com>; Holland Williams <hollandcwilliams@gmail.com>; Doug Pulley <doug.pulley@verizon.net>; Katherine Hartwell <kh3312@gmail.com>; Alex Harper <alex.harper2017@gmail.com>; Josh Grove <therealjoshgrove@gmail.com>; Kim Chou <cands2005@gmail.com>; Melinda Clapp <glorygirl15@gmail.com>; Larry Clapp <lclapp22@gmail.com>; Merideth Bogard <merideth.bogard@gmail.com>; Rosita Torres-Ambrogi <rosita6@me.com>; Gerry Alferio <galferio@gmail.com>; Alex Griffith <alexgriffith@gmail.com>; Kathleen Griffith <kathleen.b.griffith@gmail.com>; Larry McCarty <larrymccarty2@aol.com>; Sharon Fuller <sharon3fuller@gmail.com>; Janet Peyton <janetppeyton@gmail.com>; christopher.francoise@gmail.com; Barbara Atkinson Williams <babawilliams@gmail.com>; Lisa Kozsdiy <lisa_kozsdiy@yahoo.com>; Angela Woolard <treehugger409@gmail.com>; Jennifer Fleming <jenniferfleming@ymail.com>; Imani And Gerald <imani84@gmail.com>; Imani And Gerald <imaniandgerald@gmail.com>; David Berg <dwdhberg@gmail.com>; Carlos Ferran <cferran@gmail.com>; Amanda <egbert.amanda@gmail.com>; Janet Quick <jgq1708@gmail.com>; whitney.kee@gmail.com; E Sears <1ejsears@gmail.com>; ron berlinguet <rjberling@gmail.com>; Lois Wallenhorst <loiswallenhorst@gmail.com>; Andrew Livick <balkcivil@gmail.com>; Elizabeth (Betsy) Rhodes <earhodes514@gmail.com>; Zoe Anne Green <zagreen@gmail.com>

Subject: Re: Special Use Permit Application #3

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I have more concerns than I can adequately put into words. I DO NOT in any way trust the city to do the right thing re an SUP when they can't even find a way to shut down an illegal AirBnB. Like most Richmond city decisions, I have very low expectations of anything good coming from this. I sure would like to see them actually get a hook and ladder firetruck in the alley...which is what they will need if a 3 story monstrosity goes

up in flames. The city has not addressed fundamental and basic safety and environmental brought up repeatedly by residents. This is just another example of poor and secretive "leadership" with elected officials and staff pushing their density goals over the good of the community and the people they are supposed to be serving. I hope everyone remembers this at the polls in November...I certainly will!

Can't say i am looking forward to looking up at a 3 story building from my upstairs...at the loss of green space...or the congestion and noise from 5 houses in my backyard. This is only a bit of what I am feeling...suffice to say...utter disgust and disappointment is just the beginning. So sad.

K Alferio

[Sent from AOL on Android](#)

On Fri, Sep 6, 2024 at 12:27 PM, baker@bluedogrva.com
<baker@bluedogrva.com> wrote:

<image001.jpg>

G. Baker Ellett
Owner, Principal Broker
BLUE DOG PROPERTIES
www.bluedogRVA.com

On Apr 10, 2024, at 9:56 PM, Boz Boschen <boz.boschen@gmail.com>
wrote:

Anne et al,

Did the MDA address its zoning and permit review process in the annual town hall last week? We were out of town for RPS spring break and missed it, and I don't see any communication to members on what was covered.

I'm concerned that the developer's updated plans shared here in February still have not been communicated to members or the neighborhood. The MDA website "current projects" reflects the first version of the plan for this property, nothing since, and it still shows 3145 Floyd Ave. Rear incomplete/incorrect details as it went to final reviews (and has since been approved by Council). The board again took a "not opposed" position for that project despite 100% opposition from neighbors, including a petition signed by 41 impacted residents.

<https://www.museumdistrict.org/zoning-currentprojects>

Without being too longwinded, I have serious concerns with the MDA holding meetings between developers and its zoning committee when they do not communicate effectively with neighbors or residents on updated plans they are discussing and allowing us to provide feedback.

At the same time, the city perceives them as speaking for us when most commonly neighbors learn of plans only at the final review. The Floyd Ave. project was another type of alley in-fill so while not residential this is a trend that will continue. The Planning Commission also clearly told the MDA that "not opposed" is not viewed as a neutral position, but I have not seen this corrected. Last year's annual town hall promised "updates soon" on the revisions of our design overlay district guidelines and our zoning review process. But I haven't seen any meaningful changes.

Thanks for any insights so we can find productive paths forward with city planning and our civic association.

On Wed, Feb 28, 2024 at 7:48 PM Anne Grier <grier3317@gmail.com> wrote:

Attached are the revised plans for the infill development submitted to the City this week. The main change in the proposal is that the number of homes have been reduced from six to five. Please feel free to continue to email/write Ray Roakes at the city with your concerns about this proposed development. We will continue to keep you updated on the progress of this process.

--

Boz Boschen
Founder | Opsis Marketing & Advertising Advisory
Mobile: (804) 396-0747, [Join my network](#)

Roakes, Raymond A. - PDR

From: Cathy Harbert <nshapeinc@comcast.net>
Sent: Wednesday, April 26, 2023 4:58 PM
To: Roakes, Raymond A. - PDR
Subject: Proposed special use permit for 3317 Rear Monument Ave.

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.

Dear Mr. Roakes,

I am vehemently expressing my opposition to the proposed building plan for the lot between Monument Ave. & W. Franklin St.

Besides the extreme density of the buildings right up to the property line, it will create an oppressive, invasive, and disruptive feeling to the surrounding neighbors, whose yards back up to the now open area. This is in the Monument Ave. historical district and an oppressive structure of this nature will affect the integrity of the neighborhood and will factor negatively in property values and the quality of this incredible area. This is an area of privately owned homes, not rentals.

Notwithstanding, other negative factors will be trash pickup issues, increased noise with additional activity at all hours of the night, parking issues, and the feeling of an unsafe area. It will give neighbors an increased feeling of unease and invasiveness. It will be a detriment to this wonderful neighborhood.

I ask that you strongly consider not approving the permits for this project.

Cathy Harbert 3324 W. Franklin St.

Roakes, Raymond A. - PDR

From: Cathy Harbert <nshapeinc@comcast.net>
Sent: Tuesday, September 10, 2024 7:56 AM
To: Roakes, Raymond A. - PDR
Subject: Re: SUP-127719-2023 - 3317 Rear Monument - Fourth Comment Letter

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We've voiced concerns about the negative effects that it would bring to our neighborhood but, our concerns have fallen on deaf ears.

I am very sorry to hear that you are moving forward with this horrendous project.

On Sep 9, 2024, at 5:03 PM, Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Good Afternoon,

You are receiving this email because you have requested to be kept up to date on this project review.

The City has completed its final review of the Special Use Permit request and has found that all previous issues the City identified to the Applicant have been addressed to a level appropriate for this more conceptual review.

Planning Staff is preparing the Application to be put into the queue for public hearing by the Planning Commission, and final public hearing and decision by City Council.

It may be several months before it is scheduled.

Once scheduled, a blue zoning amendment sign will be placed on the property and all adjacent property owners within 150ft will be mailed a notice letter.

Please feel free to reach back out to me if you have any questions on status or scheduling.

And you are welcome to join the Planning Commission meeting to voice any remaining concerns.

Attached is the final letter to the applicant and the final plan version that will be forwarded to the Planning Commission and City Council for approval.

Specifically in regards to concerns that PDR Staff has heard from the community on stormwater drainage,

I have forwarded those concerns to the appropriate Department of Public Works and Department of Public Utilities Staff.

They will review specific technical plans addressing stormwater at a later review stage, likely building permit.

Please let me know if I can be of any further assistance.

Thank you,

<image002.png>

Ray Roakes

Urban Design Planner | authentiCITY Studio

Secretary Urban Design Committee

804-646-5467

raymond.roakes@rva.gov

rva.gov/planning-development-review

900 E. Broad St., Room 511, Richmond, Va. 23219

How am I doing? Please contact my supervisor Kimberly.Chen@rva.gov

<v4 SUP-127719-2023 - 3317 Rear Monument - FOURTHComment Letter.pdf>

<v4 Full Plans - SUP-127719-2023 - 3317 Rear Monument.pdf>

Roakes, Raymond A. - PDR

From: Alex Harper <alex.harper2017@gmail.com>
Sent: Wednesday, April 26, 2023 2:02 PM
To: Roakes, Raymond A. - PDR
Subject: Opposition to 3317 Monument Special Use Permit

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. Roakes,

I hope this finds you well. I'm writing to you today in opposition to the proposed special use permit and development at 3317 Rear Monument Avenue. As you know, the City Charter requires the proposed special use permit not to create congestion in streets, roads, alleys, or other public ways and places. The proposed units would certainly add to the traffic we already experience on our stretch of Roseneath (1,800 AADT). Amazon trucks, which notoriously do not park but rather stop in the middle of the street, would surely clog our alley ways when delivering to the proposed address. We're also concerned with the possibility that firetrucks might not be able to maneuver or turn well in the tight alleyways which would surround the development on all four sides (trash trucks barely fit), putting lives in danger. The proposed units, especially with how tall they are, would also interfere with adequate light for our block of Roseneath, which enters the back of our houses in the morning. As this block of Roseneath is all narrow townhomes, the light coming in the back windows accounts for half of all light received during the day. In addition to constant construction noises for the duration of development, this lack of morning light, which the University of Michigan has found to be just as effective as pharmaceutical grade antidepressants (please see below), could impact the health of Roseneath residents. As a young couple, we fear any children we might raise in this house would also suffer from the lack of light and potential lack of green space afforded to them. Moreover, the city's nearby Diamond District Project will already add more than 1,200 housing units, with 92 housing units for sale in the first phase of the recently approved plan submitted by RVA Diamond Partners. As we're sure you are aware, parcels E1 and E2 of the project have been solely dedicated to two over two townhomes, with an additional 4 of the remaining parcels dedicated to multi-family housing. The relative proximity of the development, in particular the Diamond townhomes, reduces the need for additional housing stock in the Museum District. In sum, Richmond's regulations regarding urban development exist for a reason, and the current owner of 3317 Monument Avenue (really an alley) is currently seeking this special use permit because the property's current configuration does not meet city standards. Lowering our city's standards to accommodate these units, which would certainly affect the neighborhood's quality of living, seems imprudent and would not ensure the high quality of life that remains so important to Richmond's 300 Master Plan.

Thank you for your time and consideration,

Alex Harper (807 Roseneath Rd)

<https://www.michiganmedicine.org/health-lab/how-timing-light-exposure-could-be-affecting-your-health>

Roakes, Raymond A. - PDR

From: kh3312@gmail.com
Sent: Thursday, April 27, 2023 10:50 AM
To: Roakes, Raymond A. - PDR
Subject: Comments on Special Use Permit Request for 3317-Rear Monument Avenue

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.

Dear Mr. Roakes,

I am very concerned about the negative effects this development would have on the residents of the blocks surrounding the development. I am a native Richmonder and senior citizen over 75 years of age who has been a resident of 3312 West Franklin Street for over 21 years. I selected this location when I made my decision to purchase a home in the City after living over 20 years in Henrico County. I have enjoyed the walkability of the neighborhood as well as making friends with neighbors of various ages. When selecting my home, I was very careful to select a dwelling that offered safe parking in a garage. My home does this. If this development is approved, I would expect to see the alleys closed to private vehicles during construction. Construction vehicles will find it difficult to reach the site because of the inaccessible narrow alleys. There does not appear to be space in the alleys or on the site for construction vehicles and workers' vehicles. It seems to me that the alleys would be blocked due to the construction. I believe that I would be required to park on the street or construction vehicles would have to be moved to accommodate my needs. Currently, at times on W. Franklin Street, there is not adequate parking for residents. The 3200 block of W. Franklin has dwellings, some multifamily, that do not offer private parking. Many residents of this block regularly use the spaces that are available on the 3300 block. It is my understanding that residents from Park Avenue also gravitate toward the 3300 block of W. Franklin in search of parking. I made my decision to purchase my home never imagining that the City would allow a development to stop me from parking in my garage. I am not physically able to carry groceries and packages a long distance to accommodate this development.

Because of the narrow alleys and lack of vision when backing out of a garage or out of an alley into the street, I do not believe that adding extra traffic to this very tight area is safe and reasonable. The alleys were not designed to be used by numerous vehicles. In addition, the open space across the field allows us to view all four alleys. Thus, if one alley is blocked, we have the option to select a different exit or entrance route, rather than having to maneuver around to reverse directions in these tight alleys. We would lose this benefit.

Many homes are on the National Historical Registry. As expected, many homes are close to one hundred years old. With age, comes the necessity of major repairs. For two days this week, three vehicles found it necessary to block two alleys as the water line in a home was replaced. Today, another two work vehicles are assisting a Monument Avenue resident with some type of repair or update. How will we be able to have major repairs completed if the alleys are blocked due to the proposed construction, both during and after construction? And, the water lines behind Monument and West Franklin are located in the alleys.

Historically, these narrow alleys were originally developed to provide the current residents with adequate ingress and egress from their homes. They were definitely not designed to be streets that dwellings were placed on.

I find it a bit confusing that the developer wants to encourage residents of the development to ride public transportation; and, yet, his plan is to add parking for twelve cars to the alley behind Tilden.

I am also very concerned about the height of the development. It is not in keeping with the height of the current dwellings, and I expect that we would lose the privacy that our backyards now offer us.

Currently, this vacant space offers many in the Museum District the benefits of a green space. I believe that this space may help in maintaining a lower temperature in the area. If I had wanted to live on a crowded block in the city, I would not have purchased my current home.

The approval of this development shows no respect for current, long-standing residents. And, I do not believe that the small, narrow alleys can safely accommodate additional residents or the construction required for the building of the development. I am particularly concerned about the ability of Fire and other emergency vehicles to access these alleys.

As a senior citizen, I am also concerned about the possibility of rental space being in the development. To me, this creates a safety issue when overnight stays are encouraged from the public. I did not opt to live next to a hotel or public dwelling when I purchased my home. And this, of course, would bring more vehicles that would require parking whether in the development or on the street. Once again, currently street parking at times can be very limited.

This development will certainly not improve the living situation of current residents. The number and size of the dwellings are major issues. Lack of green space aside, the current residents would not have easy access to their garages and home repairs.

Mr. Roakes, I appreciate your interest in the well-being of current residents and thank you for considering my concerns. If it would be helpful to you, I am happy to speak with you about these issues.

Katherine H. Hartwell
3312 W. Franklin Street
804/314-5858

Roakes, Raymond A. - PDR

From: kh3312@gmail.com
Sent: Sunday, April 30, 2023 2:36 PM
To: Roakes, Raymond A. - PDR
Subject: Additional Comment of Special Use Application for Infill Project 3317 Rear Monument Avenue

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Mr. Roakes,

Many garages that are built on the alleys on this block and that belong to the current homes will be negatively impacted by storm water from the impervious surfaces of the proposed development. As you know, storm water runoff needs to be managed. This is especially true due to the paving of the alleys by the City.

Thank you.

Katherine H. Hartwell
3312 W. Franklin St.

Roakes, Raymond A. - PDR

From: kh3312@gmail.com
Sent: Sunday, September 10, 2023 3:23 PM
To: Roakes, Raymond A. - PDR
Subject: 3317 Rear Monument Avenue Proposal (SUP-127719-2023)

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. Roakes,

First, I wish to thank you for your ongoing efforts regarding this proposal. I look forward to hearing how the developer plans to address many of the issues that were noted.

I would like to make you aware of another issue regarding the alleys. When the City opted to pave the alleys, residents were not informed. The paving equipment just arrived one day and the paving was begun. The garage to my home at 3312 W. Franklin Street is located where the Tilden and W. Franklin alleys meet. The alley behind my garage was raised several inches. It was basically paved twice. No consideration was given to water flow when the alleys were paved. Since the paving, I continually have water from the alleys enter my garage. It can enter into my garage as much as 24 inches at times. Please note that we have not yet had a major weather event, such as a hurricane since the paving occurred. I rarely had any water enter my garage prior to the alley paving. If it did enter, the amount was minimal. A walk down the alley clearly shows that many of the garages behind the W. Franklin Street homes have permanent flooring that is below the current height of the alleys. It is imperative that this drainage issue be taken care of. It is also imperative that any development not assume that the current alleys can handle any drainage correctly.

As I am sure you realize, the W. Franklin Street water lines are located in the alley. This is another concern to consider.

Construction should not be allowed to interfere with our being able to access our garages. I am interested in how a developer plans to handle this. Where are the construction and employee vehicles going to be parked? Many neighbors do not have access to garages and use the streets for parking. At times, parking is not available.

Thank you once again for considering issues that concern me.

Katherine H. Hartwell
3312 W. Franklin St.
804/355-2131

Roakes, Raymond A. - PDR

From: Lisa Kozsdiy <lisa_kozsdiy@yahoo.com>
Sent: Sunday, October 8, 2023 8:08 PM
To: Roakes, Raymond A. - PDR
Cc: grier3317@gmail.com
Subject: Infill Project Feedback

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.

Dear Mr. Roakes,

I have been told that you are the Project Manager for the proposed infill development on the grassy lot enclosed by Tilden\Monument\Roseneath and West Franklin streets.

I am contacting you to share my concerns regarding this proposed development.

My concerns with this project are as follows:

1. The number of units in this small space: My understanding is that this space is less than 1/3 of an acre which seems incredibly small for 3 units let alone 6 units.
2. The green space that will be removed (and was never zoned for construction). Why take this away?
3. The architecture of the proposed buildings does not fit in with the architecture of the neighborhood.
4. Concern for my own home: I'm concerned that the heavy equipment and process of building this proposed structure puts the surrounding 100+ year old homes at risk. We know that there are sink holes in the area and we know that every time the land is disrupted, homes can shift and crack. Has the city thought about the potential damage this may cause to surrounding homes?
5. Potential for increased flooding: We know that there are locations in the Fan and Museum district that can be prone to flooding. Can the city guarantee that this construction will not exacerbate this flood potential?
6. Emergency vehicles and access. The alley ways are very narrow. The trend of new home construction *should be* to build on lots that have adequately wide streets that can accommodate heavy trucks and emergency vehicles. I'm assuming that an emergency vehicle would not be able to drive fast down the alley ways. Or what if the alley is blocked by a vehicle which prevents it from accessing these homes? Is the city willing to risk people's lives by building homes in a hard-to-access location?

Additionally, I am curious to know how the necessary infrastructure needed to support this project will be paid for. Can you tell me if the sewer lines, electrical lines, water lines etc. will be paid for by the developers? Can additional tax revenue really offset this cost and the cost of maintaining the roads/infrastructure that this little alley way will endure?

We have lived on the 3300 block of W Franklin St. for over 10 years. We have loved living in the Museum district with its charming 100+ year old homes and closeknit community. While I welcome and support the Richmond initiative of having more density, I think density should be achieved in a more organic way instead of building in the alley ways of the museum district.

Lastly, If the city is serious about increasing density, wouldn't it be better to put resources towards enforcing the ShortTerm Rental policies? There are 1,000 or so homes that are being used for Short Term Rentals 360 days per year. Enforcing the ShortTerm Rental (Airbnb) regulations could allow for 1,000 more families to live here and call Richmond their home.

Please let me know if you have any questions or comments. I appreciate your time.

Respectfully,

Lisa K.

3305 W Franklin St.

Roakes, Raymond A. - PDR

From: Imani Orgill <imani84@gmail.com>
Sent: Monday, May 1, 2023 6:00 PM
To: Roakes, Raymond A. - PDR
Subject: Special Use Permit for 3317-Rear Monument Avenue

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Good evening,

We moved to Franklin Street in 2020 from a higher density residential area of the Fan because we were frustrated with the traffic and parking challenges, were looking for a less transient community of residents, and wanted more privacy. We found all of that on West Franklin street with its long-term owners, the sense of community, wide streets, and green spaces. Adding additional housing in the center of our block will negate this appeal.

The Fan and Museum District have areas of higher population density mixed with areas of lower density and this variety allows the neighborhood to maintain its personality and charm. The green spaces act as buffers, the trees provide shade, and the blocks with long-term residents maintain traditions like our annual turkey bowl at our July 4th block party and Halloween on Hanover in the Fan. If this permit is granted, the new buildings will disrupt the peace while they are being constructed and the increased population density will permanently alter the culture that makes our block special.

Finally, navigating the area behind our homes and utilizing our garages requires maneuverability and space - I suspect it was the purpose of leaving that area clear for over 100 years. With additional housing, not to mention the construction necessary to place it, we will not have reliable access to our property and garages. My husband and I are emergency personnel and cannot afford to be unable to drive out of our garage because there is a truck blocking our exit or the driveways have been narrowed to the point of uselessness.

Thank you,
Imani and Gerald Watford

Roakes, Raymond A. - PDR

From: DOUG PULLEY <doug.pulley@verizon.net>
Sent: Thursday, May 4, 2023 3:48 PM
To: Roakes, Raymond A. - PDR
Subject: 3317 Rear Monument Ave

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 afternoon Mr. Roakes,

I am writing to voice my concerns for the in fill project referenced above.

I really enjoy the green space in this location as do many others. The are is very small to handle 12 new residences. The plans do not show any set backs. Also, bringing water, sewer, gas and electricity will be very disruptive to the neighborhood. Traffic in and out of the alleys is precarious now. It is very difficult to turn in and out of the alleys because they are so narrow. I can't imagine a fire truck or ambulance getting in or out.

Thank you for your consideration.

Doug Pulley

3314 West Franklin St

804-358-6966

Sent from my iPad

Roakes, Raymond A. - PDR

From: Strawn, Maisie <strawnm21@Alumni.wlu.edu>
Sent: Wednesday, April 26, 2023 2:11 PM
To: Roakes, Raymond A. - PDR
Subject: Opposition to proposed SUP at 3317 Rear Monument Ave

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Good afternoon Mr. Roakes,

I hope this finds you well! I am reaching out with strong opposition to the proposed special use permit for 3317 Rear Monument Avenue. I am a resident of one of the immediately surrounding homes on Roseneath having recently moved to the block with my fiance. We have planned to make this area a permanent home, and hopefully raise a family here. I am very concerned about how this proposed development would affect the welfare of the surrounding area.

The project would certainly cause congestion in the streets and alleys in the area involved. Just on the surface, the project would involve six more cars driving up and down the alleyways just to access the units, significantly more traffic than it sees currently. There would also be increased traffic from Amazon, UPS, and Fedex trucks making deliveries to the proposed homes. During construction, the alleyways, which are the only way to access the lot, would be blocked and congested. Because the proposed units also include ADU's, we can anticipate additional traffic associated with the project, and it seems likely they will be used for short-term rentals, which we have seen in other cities can be detrimental to the fabric of communities.

At present, the alleyways that surround the lot proposed for development are used by all manner of people both from the immediately surrounding houses, but also the larger neighborhood. People walk, run, bike, and otherwise enjoy the traffic-calmed area that surrounds this lot. The increased traffic and construction that this proposed project would cause would deeply affect the neighborhood's welfare. Just this morning, I passed by a young father and his son practicing T-ball in the alleyways surrounding the area proposed for this project; something that certainly would not be possible with six looming townhomes filling up the space and heavy machinery during construction. The project would directly affect the City's goals to promote a non-car network, as it would make a space currently used for walking and biking far less accessible and more dangerous.

I am also deeply worried about how these units would be accessed in the event of an emergency, as the alleyways are already narrow just for trash trucks making turns. How would a ladder truck make the tight right and left turns necessary to get to units?

At over 34 feet high, the units would also block much of the light that enters the back of the row of homes on Roseneath. As this block of Roseneath is narrow rowhomes, the proposed project would block half of the light coming in these homes throughout the day. This directly interferes with the need for adequate light and would also affect the health and well-being of residents. Furthermore, idling cars in the alley way, not to mention delivery trucks, and heavy equipment during construction, would affect air quality for the surrounding homes, as would the removal of the large tree that currently grows in the lot. The height of the proposed homes would have them towering over the more modest two-story homes on the Roseneath block.

I am further concerned about the stormwater and flooding impacts from the proposed project. As designed at present, with no or extremely limited buffer or set-back, the project would fill the entire lot with a completely impervious surface. Our basement already routinely floods during moderate and heavy rain events. Filling the lot, which currently provides a green space for stormwater runoff mitigation, with concrete will undoubtedly make the flooding problem far worse.

While I appreciate and support the City's vision for increased density, the proposed project does not support the Richmond 300 plan. It directly conflicts with the plan's goals to support clean air and water for the City, as well as its aims to to "preserve historical urban fabric". Further, these luxury townhomes would do nothing to support the plan's equity goals and its pursuit of mixed income communities. I sincerely thank you for your time in considering this matter, and I appreciate the guidance you have provided our neighborhood in this process.

All my best,
Maisie Strawn
807 Roseneath Rd

Roakes, Raymond A. - PDR

From: Sabet Stroman <sabet.stroman@gmail.com>
Sent: Tuesday, April 25, 2023 3:07 PM
To: Roakes, Raymond A. - PDR
Subject: Re: Question

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. Roakes,

I am following up our conversation a few weeks ago with this written letter to specifically address my concerns about the Special Use Permit requested for 3317 Rear Monument Avenue. I have a number of concerns about this development, which I am outlining below.

1. This development appears to take up the entire open space, leaving insufficient space around the property. Every "green space" that is part of this project is located within fenced walls, leaving neighbors views only of brick (fake brick) and walls. There appears to be no room to create surrounding landscaping that in any way hides this enormous building. In addition, from the design recommendations document: "*A new building should have the same or similar setback as existing buildings on the same street.*"
2. The garages go to the very edge of the property, leaving little to no room to back out of or into without going on to a neighbor's property.
3. The "mother in law" suites about the garages are ADU's and should require separate permitting. With a kitchenette in the space, these are set up perfectly for long term rentals as a one bedroom studio, or as a short term Air bnb type rental. If the argument is that a "nanny" or family member could use the space, where is the individual using this space supposed to park? In the evenings, our blocks are full of cars on all four streets.
4. It is difficult to believe that this space is accessible for all of the waste management trucks to access, and turn and certainly not for multiple fire units. If this is difficult to access for the fire trucks at the minimum these units should all have sprinkler systems, which I did not see on the plans. If one catches fire, and trucks can't get to them- then they all catch fire quickly possibly spreading to our homes.
5. I understand that an objective of the city might be to offer more affordable housing, or at least market rate at a lower price point. With three stories, garages and elevators, these are not inexpensive units- probably in the range of 800K plus. If the city likes these kinds of projects because of the tax revenue that they may bring in- **WHAT ABOUT THE TAX REVENUE LOST** because of the value of the surrounding homes? There are several 1 million plus homes on the Monument block, and who wants to pay that for a home that has another house in it's back yard? If someone did the math, the increased revenue is likely canceled out by the lost income on others. And as you know, when our 4 blocks start to decrease in value and are used as comps for the area, then the entire Museum District becomes less valuable as a domino effect. I have no doubt we could get realtors to share what they see happening.

6. At three stories high, these units (and garage unit) will look down into each other's back yards, as well as yards of the surrounding homes. The loss of privacy is invasive. In addition,externally lighting a unit that is 3 stories high certainly casts more light in the entire area, and on our homes at night.

7. An objective in the Richmond 300 master plan is to increase the use of public transportation, thereby using infill space like this location. BUT how is using this space and building garages in any way supportive of using public transportation? This development is not being build with a buyer in mind that plans to cannot afford a car, or plans to bike or use public transportation. Each home has a 2 car garage- in direct contrast to what the master plan supports. ***"One of the major objectives stated in the City of Richmond's Master Plan is to increase street-level pedestrian activity, while safely and efficiently moving people and goods into and out of the City; and encourage the use of public transit and alternative means of transportation through a multimodal transportation system."***

7. The City of Richmond has urban design guidelines that I understand are recommendations only, but this project meets virtually none of them. ***"Each proposed project should be reviewed for consistency with the City's Master Plan in "location, character, and extent."*** Specifically, the height of these 3 level buildings are out of proportion with every street except perhaps Monument.

"The relationship of building width to height should be compatible with neighboring buildings along the same street. Building height, width, and relationship to adjacent structures should appear balanced."

The pure mass of these buildings also do not conform to design guidelines:" ***A building's mass should relate in shape and size to neighboring buildings."***

Without a doubt, there are a number of issues that relate to the character of this development including lighting concerns, material concerns (brick veneer), windows etc. that are simply too numerous to list here.

8. Perhaps I have missed it but I do not see where trash and recycling receptacles go that keep them from becoming eyesores.

I could go on with additional concerns, and would like to be on a list of concerned citizens that are contacted about EVERY meeting and communication. Although we may not be within the technical qualifications for an abutter, this will be steps away from our home on the corner of Monument and Tilden.

Could you please let me know what the next steps are for this proposal? Do we know who the developer is yet, or is he continuing to hide behind the consultant?

Thank you,

Sabet Stroman

3301 Monument Avenue

804 310 7421

On Tue, Apr 18, 2023 at 2:33 PM Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Hi Anne, great question.

Can I do some research and get back to you?

Thanks,

Ray Roakes
Planner | Urban Design Committee Secretary
804-646-5467 | raymond.roakes@rva.gov

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

From: Anne Grier [mailto:grier3317@gmail.com]

Sent: Tuesday, April 18, 2023 12:09 PM

To: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>

Cc: Sabet Stroman <sabet.stroman@gmail.com>; Holland Williams <hollandcwilliams@gmail.com>; Zoe Ann Green <zagreen@gmail.com>; Larry McCarty <larrymccarty2@aol.com>

Subject: Question

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Ray: Section 30-1150 “Effect of Protest by Property Owners”

1. Can you tell me who is “a person authorized to administer oaths” reference in this section?
A notary? An attorney? Someone else?
2. Does each signature need to be on a separate form?
3. Would this form of protest have an impact on the Planning Commission vote?
4. Also, where are the projects similar to this one referenced in the application?

I’ll give you a call tomorrow so I can get an idea of how this is interpreted by the City. Many thanks —
Cheers! Anne Grier

Angela M Woolard
814 Tilden Street
Richmond, VA 23221

April 20, 2023

Mr. Raymond Roakes
Project Manager, Urban Design Committee
900 E. Broad St., Room 510
Richmond, VA 23219
via e-mail at raymond.roakes@rva.gov

Re: Proposed Development at 3317 Rear Monument Avenue

Dear Mr. Roakes:

I am writing to you with great concern about a proposal for six 2,500 square foot properties with detached garages proposed to be built at 3317 Rear Monument Avenue in the Museum District. All of my neighbors with whom I have spoken are very concerned as well.

An infill like this, in the middle of an alley with no real road frontage, is completely inappropriate for this type of build. When the neighborhood was designed it was not designed with housing in this space, and if houses were constructed they would have no access to a named street. Their Amazon deliveries and Uber Eats drivers would have a terrible time finding them, and probably knock on all of our doors asking where to go.

More importantly, this alley currently has inadequate stormwater drainage, and more impervious surface would greatly exacerbate the issue. I understand that at one point, the city decided to repave the alley roads but did not level it before repaving like the city would for an actual neighborhood road. Instead, the city added more pavement on top of the alley pavement. There are no stormwater drains in this alley, and the result of adding pavement on top of pavement is that stormwater rushes off the alley roads, across my rear parcel, and into my garage during heavy rainstorms, causing damage to the historic masonry (which I have already had repaired by brick masons who specialize in historic properties) and rot to the wooden doors and framing around them. Given the already existing stormwater problem, it does not make sense to allow this build which would cause even more stormwater to run off into existing historic homes and structures. The proposed development plans depict just about all of the land on the parcel being covered with impervious surface. In the absence of stormwater drains, all of this new impervious surface would cause the stormwater problem to become truly disastrous. The city would charge the new homeowners a stormwater fee per square foot for the extra impervious surface, but this would just serve to add to the city's finances and would do nothing for the damages actually occurring to the surrounding historic homes and structures from the adverse effects of the proposed build.

The proposed development also poses real traffic and overcrowding issues in the alley. The alley roads are very narrow - not up to actual street specifications. Currently two drivers

Angela M Woolard
814 Tilden Street
Richmond, VA 23221

will sometimes meet each other going opposite directions, and one has to back up to let the other out. Sometimes this happens while there are also pedestrians trying to navigate the alley roads at the same time. The frequency of this occurrence would greatly increase and would become a serious safety issue with the new proposed housing units.

Furthermore, instead of proposing a more compact row house design with garages on the bottom floor of the housing units, the developer is proposing detached garages that come all the way out to the narrow alley cross road behind Tilden Street. The alley cross roads are extremely narrow - narrower than the main alley roads. With garages built all the way out to this cross road, it does not appear that there would be enough turning radius for most vehicles to enter and exit the garages without encroaching onto the Tilden properties and likely hitting the structures and vehicles on our properties. This is not a good development plan for the existing homeowners who would be encroached upon, or for the new homeowners who would discover they cannot get most vehicles into their newly built garages.

In conclusion, this proposed development is completely inappropriate for the space, and it is even more inappropriate and surprising that the developer appears to be proposing this without any sort of consideration for spatial buffers, traffic, safety, or stormwater drainage. It would be one thing if the proposal were to infill an existing lot along a neighborhood road where there had always been an intended space for a house, or where a house or other sort of building had been taken down. In contrast, adding the proposed development in the middle of this alley would result in negative impacts to all surrounding homeowners, and would not result in good quality space for new homes for the potential new homeowners.

I implore you to consider these issues and do what is right for this historic neighborhood and the tax-paying citizens who live here. Please think not just about how new development would add some tax revenue for the city, but also about the environmental and practical issues that would be created with this type of build. The "Richmond 300" Master Plan calls for growth, but it also says that Richmond should grow with high-quality places and that growth should be sustainable, our historic buildings and neighborhoods should be preserved, and Richmond should have a thriving environment including green infrastructure that reduces the amount of stormwater runoff. The proposed development at 3317 Rear Monument Avenue is contrary to all of these goals.

Thank you,

Angela M Woolard
814 Tilden Street

Roakes, Raymond A. - PDR

From: Angela Woolard <angelawoolard@gmail.com>
Sent: Tuesday, August 29, 2023 10:02 PM
To: Roakes, Raymond A. - PDR
Subject: Re: SUP-127719-2023 - 3317 Rear Monument - v2 Resubmittal

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Good evening Ray:

I have had an opportunity to review the revised plans and want to express my great disappointment and alarm that neither the revised plans nor the comments/responses address the stormwater impacts of this proposed development. As I noted in my original letter, this alley already has relatively inadequate stormwater drainage. However, all of the structures in and surrounding this alley have been here for years and the stormwater situation remains at a stable inadequate status. This development does not appear to be proposing any type of stormwater basins or other structures to catch the stormwater runoff that would run off its impervious surfaces. The square footage of the impervious surfaces and amount of stormwater runoff that would be produced needs to be calculated and mitigated with appropriate permanent stormwater controls. If this is not done, the stormwater runoff from this private development will run off onto my private property, resulting in direct damages to the structures on my parcel.

Respectfully,
Angela

On Sun, Aug 27, 2023 at 9:25 PM Angela Woolard <angelawoolard@gmail.com> wrote:
Thank you for keeping me updated - it means a lot! Much appreciated.

On Thu, Aug 24, 2023 at 11:07 AM Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Good Morning,

You had previously communicated regarding the proposed residential construction located at 3317 Rear Monument Avenue.

We wanted to inform you that the City has received the resubmit and revised plans for this project.

(Apologies for any repeat emails)

We will start the plan review process again with an internal review goal of 9/14/23.

After that date we should be able to provide an official City response to the revisions both to the Public and the Applicant.

Thank you,



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ray Roakes

Planner | Urban Design Secretary

804-646-5467

raymond.roakes@rva.gov

rva.gov/planning-development-review

900 E. Broad St., Room 511, Richmond, Va. 23219

How am I doing? Please contact my supervisor matthew.ebinger@rva.gov

Roakes, Raymond A. - PDR

From: A Woolard <treehugger409@gmail.com>
Sent: Sunday, September 8, 2024 4:19 PM
To: Barbara Williams
Cc: Katherine Hartwell; Roakes, Raymond A. - PDR; Sabet Stroman; Kay Alferio; baker@bluedogrva.com; boz.boschen@gmail.com; Anne Grier; Holland Williams; Doug Pulley; Alex Harper; Josh Grove; Kim Chou; Melinda Clapp; Larry Clapp; Merideth Bogard; Rosita Torres-Ambrogi; Gerry Alferio; Alex Griffith; Kathleen Griffith; Larry McCarty; Sharon Fuller; Janet Peyton; christopher.francoise@gmail.com; Lisa Kozsdiy; Jennifer Fleming; Imani And Gerald; Imani And Gerald; Dave & Diane Berg; Carlos Ferran; Amanda; Janet Quick; whitney.kee@gmail.com; E Sears; ron berlinguet; Lois Wallenhorst; Andrew Livick; Betsy Rhodes; Zoe Anne Green
Subject: Re: Special Use Permit Application #3

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Hello Ray,

I find it astonishing that the Baker Development Resources letter I received in the mail this week still does not address stormwater. There is no stormwater drainage in these alleys, and the city must require the applicant to address its stormwater in a meaningful way (including stormwater calculations and how it will be accounted for) before even contemplating whether or not this can be approved. If not addressed, the stormwater WILL cause damages to our properties, and a headache for all of us residents, the city, and the developer, as we residents work to recuperate our damages and stormwater mitigation after the fact.

I also echo the emergency services concerns. And, as far as the visual the developer has sent in the mailing, it is not appropriate for an NRHP-listed historic district. It is possible to design new-builds in a way that fits with an historic district. This plan is not that; I feel confident I could find a 7-year-old who could design more attractive homes on Minecraft. It is clear that the developer went with as boxy as possible to maximize the cheapness to build it and the square footage... and therefore their profit. All of us many existing residents, who love the historic district and maintain our own homes (at no small cost to us) to retain historic features and in ways such as those advised in the City's own Old & Historic Districts guidebook, deserve much better. We are doing our part; the city needs to do its part in evaluating these new builds.

Thank you,
Angela Woolard
814 Tilden Street

On Sat, Sep 7, 2024 at 12:41 PM Barbara Williams <babawilliams@gmail.com> wrote:

Ray,

I share in my neighbor's concerns regarding this infill project and the current administration's constant promotion of developers over the resident's wishes and rights.. I can say that there is absolutely no way that a fire engine could enter or exit from the alley onto or from Roseneath. This project is invasive and an added burden to these small alleys, not to mention invasive on the current neighbor's properties and homes.

Thank you for any support you can offer in defense of the neighbors on either side of W. Franklin, Roseneath, Monument, and Tilden, in addition to the Museum District as a whole.

Barbara Atkinson
3328 W Franklin St

On Sep 7, 2024, at 10:14 AM, kh3312@gmail.com wrote:

Ray,

As you know I am very concerned about drainage from this lot if the development is allowed to continue as well as the location of the utilities in the alley behind the 3300 block of Monument. Has there been any progress on these issues? As you know, the letter that residents of this block recently received from Baker Development did not mention these major issues.

Thank you for your support.

Katherine H. Hartwell

On Fri, Sep 6, 2024 at 1:51 PM Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Thanks Sabet, I am pretty sure everyone is. But I have reconciled my list just in case!

I am also attaching the current set of plans that we have been provided from the Applicant and reviewing.

Thanks,

Ray Roakes

Urban Design Planner | authenticCITY Studio

Secretary Urban Design Committee

804-646-5467 | raymond.roakes@rva.gov

From: Sabet Stroman <sabet.stroman@gmail.com>

Sent: Friday, September 6, 2024 1:38 PM

To: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>

Cc: K Alferio <kalferio@verizon.net>; baker@bluedogrva.com; boz.boschen@gmail.com; Anne Grier

<grier3317@gmail.com>; Holland Williams <hollandcwilliams@gmail.com>; Doug Pulley <doug.pulley@verizon.net>; Katherine Hartwell <kh3312@gmail.com>; Alex Harper <alex.harper2017@gmail.com>; Josh Grove <therealjoshgrove@gmail.com>; Kim Chou <cands2005@gmail.com>; Melinda Clapp <glorygirl15@gmail.com>; Larry Clapp <lclapp22@gmail.com>; Merideth Bogard <merideth.bogard@gmail.com>; Rosita Torres-Ambrogi <rosita6@me.com>; Gerry Alferio <galferio@gmail.com>; Alex Griffith <alexgriffith@gmail.com>; Kathleen Griffith <kathleen.b.griffith@gmail.com>; Larry McCarty <larrymccarty2@aol.com>; Sharon Fuller <sharon3fuller@gmail.com>; Janet Peyton <janetp Peyton@gmail.com>; christopher.francoise@gmail.com; Barbara Atkinson Williams <babawilliams@gmail.com>; Lisa Kozsdiy <lisa_kozsdiy@yahoo.com>; Angela Woolard <treehugger409@gmail.com>; Jennifer Fleming <jenniferfleming@ymail.com>; Imani And Gerald <imani84@gmail.com>; Imani And Gerald <imaniandgerald@gmail.com>; David Berg <dwdhberg@gmail.com>; Carlos Ferran <cj ferran@gmail.com>; Amanda <egbert.amanda@gmail.com>; Janet Quick <jgg1708@gmail.com>; whitney.kee@gmail.com; E Sears <1ejsears@gmail.com>; ron berlinguet <rjberling@gmail.com>; Lois Wallenhorst <loiswallenhorst@gmail.com>; Andrew Livick <balkcivil@gmail.com>; Elizabeth (Betsy) Rhodes <earhodes514@gmail.com>; Zoe Anne Green <zagreen@gmail.com>
Subject: Re: Special Use Permit Application #3

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Ray I believe everyone on this list would like to be receiving updates! Please put me on the list for all updates that come from your office thanks

Sabet Stroman

3301 Monument Ave

Sent from my iPhone

On Sep 6, 2024, at 1:35 PM, Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov> wrote:

Confirmed receipt on your input letter.

I have placed your letter in the official record for consideration by the Planning Commission and City Council.

We are not at the point where it is scheduled for public hearings yet, but you are welcome to come the meetings to voice your concerns.

Staff will be providing a comment letter in a couple of days of the most recent plans, you are on the list to be kept up to date of the project.

Please let me know if I can be of any further assistance.

Thanks,

Ray Roakes

Urban Design Planner | authentiCITY Studio

Secretary Urban Design Committee

804-646-5467 | raymond.roakes@rva.gov

From: K Alferio <kalferio@verizon.net>
Sent: Friday, September 6, 2024 1:04 PM
To: baker@bluedogrva.com; boz.boschen@gmail.com; Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>
Cc: Anne Grier <grier3317@gmail.com>; Sabet Stroman <sabet.stroman@gmail.com>; Holland Williams <hollandcwilliams@gmail.com>; Doug Pulley <doug.pulley@verizon.net>; Katherine Hartwell <kh3312@gmail.com>; Alex Harper <alex.harper2017@gmail.com>; Josh Grove <therealjoshgrove@gmail.com>; Kim Chou <cands2005@gmail.com>; Melinda Clapp <glorygirl15@gmail.com>; Larry Clapp <lclapp22@gmail.com>; Merideth Bogard <merideth.bogard@gmail.com>; Rosita Torres-Ambrogi <rosita6@me.com>; Gerry Alferio <galferio@gmail.com>; Alex Griffith <alexgriffith@gmail.com>; Kathleen Griffith <kathleen.b.griffith@gmail.com>; Larry McCarty <larrymccarty2@aol.com>; Sharon Fuller <sharon3fuller@gmail.com>; Janet Peyton <janetppeyton@gmail.com>; christopher.francoise@gmail.com; Barbara Atkinson Williams <babawilliams@gmail.com>; Lisa Kozsdiy <lisa_kozsdiy@yahoo.com>; Angela Woolard <treehugger409@gmail.com>; Jennifer Fleming <jenniferfleming@ymail.com>; Imani And Gerald <imani84@gmail.com>; Imani And Gerald <imaniandgerald@gmail.com>; David Berg <dwdhberg@gmail.com>; Carlos Ferran <cjferan@gmail.com>; Amanda <egbert.amanda@gmail.com>; Janet Quick <jgq1708@gmail.com>; whitney.kee@gmail.com; E Sears <1ejsears@gmail.com>; ron berlinguet <rjberling@gmail.com>; Lois Wallenhorst <loiswallenhorst@gmail.com>; Andrew Livick <balkcivil@gmail.com>; Elizabeth (Betsy) Rhodes <earhodes514@gmail.com>; Zoe Anne Green <zagreen@gmail.com>
Subject: Re: Special Use Permit Application #3

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I have more concerns than I can adequately put into words. I DO NOT in any way trust the city to do the right thing re an SUP when they can't even find a way to shut down an illegal AirBnB. Like most Richmond city decisions, I have very low expectations of anything good coming from this. I sure would like to see them actually get a hook and ladder firetruck in the alley...which is what they will need if a 3 story monstrosity goes up in flames. The city has not addressed fundamental and basic safety and environmental brought up repeatedly by residents. This is just another example of poor and secretive "leadership" with elected officials and staff pushing their density goals over the good of the community and the people they are supposed to be serving. I hope everyone remembers this at the polls in November...I certainly will!

Can't say i am looking forward to looking up at a 3 story building from my upstairs...at the loss of green space...or the congestion and noise from 5 houses in my backyard. This is only a bit of what I am feeling...suffice to say...utter disgust and disappointment is just the beginning. So sad.

K Alferio

[Sent from AOL on Android](#)

On Fri, Sep 6, 2024 at 12:27 PM, baker@bluedogrva.com

[<baker@bluedogrva.com>](mailto:baker@bluedogrva.com) wrote:

<image001.jpg>

G. Baker Ellett

Owner, Principal Broker

BLUE DOG PROPERTIES

www.bluedogRVA.com

On Apr 10, 2024, at 9:56 PM, Boz Boschen <boz.boschen@gmail.com> wrote:

Anne et al,

Did the MDA address its zoning and permit review process in the annual town hall last week? We were out of town for RPS spring break and missed it, and I don't see any communication to members on what was covered.

I'm concerned that the developer's updated plans shared here in February still have not been communicated to members or the neighborhood. The MDA website "current projects" reflects the first version of the plan for this property, nothing since, and it still shows 3145 Floyd Ave. Rear incomplete/incorrect details as it went to final reviews (and has since been approved by Council). The board again took a "not opposed" position for that project despite 100% opposition from neighbors, including a petition signed by 41 impacted residents.

<https://www.museumdistrict.org/zoning-currentprojects>

Without being too longwinded, I have serious concerns with the MDA holding meetings between developers and its zoning committee when they do not communicate effectively with neighbors or residents on updated plans they are discussing and allowing us to provide feedback. At the same time, the city perceives them as speaking for us when most commonly neighbors learn of plans only at the final review. The Floyd Ave. project was another type of alley in-fill so while not residential this is a trend that will continue. The Planning Commission also clearly told the MDA that "not opposed" is not viewed as a neutral position, but I have not seen this corrected. Last year's annual town hall promised "updates soon" on the revisions of our design overlay district guidelines and our zoning review process. But I haven't seen any meaningful changes.

Thanks for any insights so we can find productive paths forward with city planning and our civic association.

On Wed, Feb 28, 2024 at 7:48 PM Anne Grier <grier3317@gmail.com> wrote:

Attached are the revised plans for the infill development submitted to the City this week. The main change in the proposal is that the number of homes have been reduced from six to five. Please feel free to continue to email/write Ray Roakes at the city with your concerns about this proposed development. We will continue to keep you updated on the progress of this process.

--

Boz Boschen

Founder | Opsis Marketing & Advertising Advisory

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