

From: PDR Zoning Administration
Sent: Thursday, March 9, 2023 3:14 PM
To: Brown, Jonathan W. - PDR
Cc: Ebinger, Matthew J. - PDR; Mantey, Leonard A. - PDR
Subject: FW: 3600 Grove Avenue development

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

From: Brooke Taylor [<mailto:sbrooket@comcast.net>]
Sent: Thursday, March 9, 2023 9:05 AM
To: PDR Zoning Administration <PDRZoningAdministration@rva.gov>
Cc: andreas@addisonforcouncil.com
Subject: 3600 Grove Avenue development

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I am a nine-year resident of the Museum District, an area that attracted me because of its neighborhood size, scale and walkability.

I oppose the 3600 Grove Avenue project in its current form because it is out of step with the neighborhood in size, scale and density and because of it my concern that the increased traffic will negatively affect both walkability and driveability in the area.

I would welcome an apartment complex on that site of no more than 3-4 stories and no more than 250-300 apartments.

I share the concerns of the Museum District Association in its letter to the developer.

I urge you to oppose this project in its current form.

Thank you,

Brooke Taylor

3205 Kensington Avenue

Sent from my iPhone

From: Brooke Taylor [<mailto:sbrooket@comcast.net>]
Sent: Sunday, March 19, 2023 8:41 PM
To: PDR Zoning Administration <PDRZoningAdministration@rva.gov>
Subject: SUP for 3600 Grove 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 Members of the City of Richmond Planning Commission,

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

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

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

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

Thank you.

Brooke and Bob Taylor
3205 Kensington Avenue

Sent from my iPhone