

From: [Jamie K Sims](#)
To: [PDR Land Use Admin](#)
Subject: Asking to not approve the SUP for the 3600 Grove Ave. Development
Date: Friday, March 24, 2023 4:47:38 PM

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Dear Madams/Sirs,

I am writing as a neighbor who lives almost directly across the street from this proposed project. During their presentation - which I attended - they indicated that there were no residences across from the proposed new building.

They were wrong. I have lived on the N. Thompson St. block between Grove and Floyd Aves for 30 years. Our entire block (on the east side) is residential, and though not exactly across the street, we are in the middle of the block and see the Windsor property and building quite clearly (my father was there for 6 years). We live in a historic townhome with a plaque, that was built in 1915. There is another townhome of the same attached to ours.

There is also a duplex at the corner of Grove and N. Thompson St. that is residential. And there is residential property at the corner of N. Thompson and Hanover Ave. Also the east side of N. Thompson between Grove and Floyd has residential duplexes.

This project, as presented is much too tall for our area. The style is also not appropriate for our neighborhood. This style belongs in Scotts Addition.

They also divulged that there would be only one parking space per bedroom in the complex. That means if two people live in a 1-bedroom apartment, there would likely be 2 cars needing spaces. There could also be 2 people in a studio, and more than 2 people in a 2-bedroom.

We already have many wrecks at the Grove and N. Thompson intersection. Adding 250+ cars to that intersection will be a nightmare at rush hour. Already we can't get out of our driveway at 5 p.m.

There are so many downsides to this project as it is now. I am hoping that the Council will find this SUP as something to not support.

Of course we know there will be new construction there, most likely, but it needs to fit within our neighborhood's character, needs, and limitations. We want to retain the inviting quaint character that is what draws people to live in this area.

Thank you so much for your time and consideration.

Respectfully yours,

Jamie K. Sims
105 N. Thompson St.
Richmond, VA 23221
jamiexsims@gmail.com

From: [Jamie K. Sims](#)
To: [PDR Land Use Admin](#)
Cc: [CityWebManager](#)
Subject: Against SUP for 3600 Grove Ave. Development Phone:804-355-0414
Date: Friday, March 24, 2023 4:53:57 PM

From: Jamie K. Sims

Email Address: jamieksims@gmail.com

Mail Address: 105 N. Thompson St.
Richmond, VA 23221

Message:

Dear Mr. Ebinger, I am writing as a neighbor who lives almost directly across the street from this proposed project. During their presentation - which I attended - they indicated that there were no residences across from the proposed new building. They were using that as a way to indicate that the extreme height of the building would not affect the local residents. They were wrong. I have lived on the N. Thompson St. block between Grove and Floyd Aves for 30 years. Our entire block (on the east side) is residential, and though not exactly across the street, we are in the middle of the block and see the Windsor property and building quite clearly (my father was there for 6 years). We live in a historic townhome with a plaque, that was built in 1915. There is another townhome of the same attached to ours. There is also a duplex at the corner of Grove and N. Thompson St. that is residential. And there is residential property at the corner of N. Thompson and Hanover Ave. Also the east side of N. Thompson between Grove and Floyd has residential duplexes. This project, as presented is much too tall for our area. The style is also not appropriate for our neighborhood. This style belongs in Scotts Addition. They also divulged that there would be only one parking space per bedroom in the complex. That means if two people live in a 1-bedroom apartment, there would likely be 2 cars needing spaces. There could also be 2 people in a studio, and more than 2 people in a 2-bedroom. We already have many wrecks at the Grove and N. Thompson intersection. Adding 250+ cars to that intersection will be a nightmare at rush hour. Already we can't get out of our driveway at 5 p.m. There are so many downsides to this project as it is now. I am hoping that the Council will find this SUP as something to not support. Of course we know there will be new construction there, most likely, but it needs to fit within our neighborhood's character, needs, and limitations. We want to retain the inviting quaint character that is what draws people to live in this area. Thank you so much for your time and consideration. Respectfully yours, Jamie K. Sims 105 N. Thompson St. Richmond, VA 23221 jamieksims@gmail.com

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