

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: 3600 GROVE AVE - OPPOSE  
**Date:** Monday, April 3, 2023 9:18:17 AM

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**From:** Kathleen Myers [mailto:kathleenmyers7@gmail.com]  
**Sent:** Monday, April 3, 2023 7:53 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; karen.headley@museumdistrict.org; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; tom.burr@flournoydev.com; jmullen@rothjackson.com; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>  
**Subject:** 3600 GROVE AVE - OPPOSE

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I am writing today regarding the Special Use Permit application for a 260 unit multifamily project at 3600 Grove Avenue in Ordinance 2023-068. **I reside at 3535 Hanover Avenue in a two story building, the closest residence to the subject property, only 70 feet from the proposed 65 foot tall building.**

The City Charter at § 17.11 specifically authorizes the council to issue special use permits only when it is found that the project meets certain criteria, including not interfering with "adequate light and air." I contend that a structure of this height will not meet that standard, as it would tower above and undoubtedly cast a shadow upon my property to the east for a significant portion of the day. In addition, I have concerns about the density and how it will impact traffic and parking in the area.

I echo the issues raised by the Museum District Association (MDA) in their letter dated March 17, 2023; however as my building is only 70 feet away from the proposed 65 foot tall building, I underscore their concerns related to the proposed height of the proposed structure, which will tower above my building. As the MDA points out, the proposed building does not follow the guidance provided in the *Richmond 300* plan with respect to land designated for Community Mixed-Use, which states that height may range "from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary"

At the March 17 Planning Commission meeting, the developer indicated a willingness to step back some of the structure at the Grove/Thompson intersection, and have seen the revised plans dated March 28, 2023. These revisions do not address the MDA's nor my primary concern - the height of the structure along Thompson Street to provide an adequate transition to the neighborhood to the east.

Given that there are two story residential buildings across Thompson Street, the building should be limited to no more than three to four stories along Thompson Street, and potentially step back on upper floors such that greater heights could be

reached on the I-195 side of the building. This not only would provide the adequate transition as suggested by *Richmond 300*.

I understand that this may require significant redesign, however I note that the only notification I have received regarding this proposal was the City's notice of the Planning Commission meeting on March 20th, and the developer has not attempted to contact me to provide an opportunity to share plans or discuss concerns. Had I been notified earlier, I would have provided timely feedback.

Also, regarding traffic concerns along Thompson Street, I ask the developer to consider traffic calming measures along this street, including (1) restricting access to the parking garage along this street to right-in/right-out only access, as left turns into the garage will create conflicts for those exiting the alley between Grove and Hanover; and (2) additional curb bump-outs along Thompson near the garage entrance.

I applaud the developer for proposing at least one parking space per bedroom in the proposal, and request that this standard be maintained if any additional revisions are made.

I thank you for taking these concerns under consideration, and reminding the Planning Commission and Council that the developer is requesting an exception to existing zoning regulations, which should only be approved if the issues outlined in the Charter and *Richmond 300* plan have been met. I can be reached by phone at 804-564-5865.

Kathleen Myers