

Church Hill Central Civic Association
Project Response Letter

Project No.: SUP-119941-2022

Address: 1402 N. 32nd St.

Sent via Electronic Transmission

April 30, 2023

Mr. Mark Baker
Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219

Dear Mr. Baker:

Thank you appearing before us recently to discuss the project at 1402 N. 32nd St. We thought the discussion was open, direct, and honest. And we appreciated the general nature of the discussion regarding the future of infill housing and development in our neighborhood.

To that end, and based on the revised drawings subject to the meeting, listed below are the comments of the Civic Association as it relates to this project:

Context: Removal of 1 single-family house and constructing 1 single-family detached, and 2 units of attached single-family housing. 3 new units, total. Continuation of change in this entire area.

Items Reviewed:

Architecture: More “Faux Italianate.”

- a. Foundation should be a minimum of 2’ high and noted on plans.
- b. Parged CMU and brick along foundation is, in places shown, as the same. It says “brick” for left elevation but shows as Parged CMU. Please change the drawings to show what’s what.

Windows:

- a. Consistent color of window cladding throughout. Please note on plans.
- b. Confirming window wrap on all windows. We believe they are included, but want to confirm; and
- c. Window in kitchen area of 1400 N. 32nd is acceptable. Thank you.

Other specific building details:

Landscape:

- a. Please identify limit of parking area and balance as turf, all buildings.
- b. Identify what is going to be installed in 3' side yards between buildings.
- c. The tree lawn along N. 32nd is wide enough for a more substantial tree. Please work with list from Urban Forestry to get a tree that provides a canopy planted there. Additionally, just noticed that the big tree is scheduled to be removed...Another opportunity for a tree.
- d. We note and thank you all for installing the curb and sidewalk along T Street.

Parking:

- a. Parking layout much improved. Please identify material.

Setbacks:

- a. We appreciate the adjustment to the front setback. However, does the new 15' setback match the properties in the 1300 block, even side? Is there really about 3' of excess R/W between property line and sidewalk? Kind of weird and I guess that's why all of the fences are set back from the sidewalk.

As we discussed, as this block continues to transition, and it will, there needs to be a consistent front yard setback depth. This problem is somewhat complicated by the new house, last one on the 1400 block even side, however, the remaining infill that will ultimately occur should follow a new standard. We do not want this street to look like sections of N. 31st.

- b. Please show how the new houses relate to the ones built along the 1300 block, even side.

If you have any questions of the Association, please contact me at cincygrad@yahoo.com or 608-692-4646.

Sincerely,



Mark A. Olinger
1013 Oakwood Ave.
Richmond, VA 23223

c: Jonathan Brown, Senior Planner, Department of Planning & Development Review