From:	William Gillette
To:	Oliver, Alyson E. - PDR; Ebinger, Matthew J. - PDR
Cc:	Mark Baker; Alessandro Ragazzi
Subject:	Uptown Assoc. - No opposition letter - 1700 W Cary
Date:	Monday, May 15, 2023 10:59:00 AM
Attachments:	image001.png image001.png

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.

I realize it's late but could the letter of no opposition in the forwarded email from the Uptown Assoc be included in the legistar file for the 1700 W Cary SUP - Ord. 2023-137?

We have not heard any opposition either from our letters or presenting at the Uptown meeting, but if possible id like the Uptown letter included just in case.

Thanks!
Will

Will Gillette, AICP
Baker Development Resources
(e)will@bakerdevelopmentresources.com
(c)864.377.9140
530 East Main Street, Suite 730
Richmond, VA 23219

Begin forwarded message:

From: David Johannas <dave@johannasdesign.com>
Subject: Re: New SUP at 1700 W Cary Street within the Your Neighbors Uptown Association
Date: April 26, 2023 at 2:18:52 PM EDT
To: William Gillette <will@bakerdevelopmentresources.com>
Cc: Uptown Association <presidentuptownrva@gmail.com>, Mark Baker <markbaker@bakerdevelopmentresources.com>, Alessandro Ragazzi <alessandro@bakerdevelopmentresources.com>

My apologies for not getting back to you and the city.

The Uptown Association group discussed both projects that evening. There were no concerns from the group.

The Uptown Association is not opposed to either the **9 S Harvie Street or the**

1700 W Cary Street special use applications.

Please feel free to forward this note to the city.

Thanks,

Dave Johannas for the Uptown Association

J O H A N N A S D E S I G N G R 0 U P
1901 W. Cary Street ▪ Richmond, VA 23220
804.358.4993

On Wed, Apr 26, 2023 at 1:06 PM William Gillette <will@bakerdevelopmentresources.com> wrote:

> Good afternoon, I spoke with Dave Johannas at yesterdays CAR meeting and with the SUP at 1700 W Cary Street coming before Planning Commission on Monday and the SUP at 9 S Harvie St expected to be introduced soon, we were reaching out to see if the Uptown Association would write a letter of support or no opposition for these two SUPs.
>
> We presented both of these items to the neighborhood at the the April 4th meeting and neither item received any major concerns. Below is a brief summary of each SUP.
>
> Thank you again for your time in considering this request and writing a letter and should you have any additional questions, please don't hesitate to reach out to myself or Mark Baker.
>
> Will
>
> **9 S Harvie Street**
> This property is currently occupied as a mixed-use building with both commercial uses and apartments. The owner is now proposing to renovate the commercial space in the building and create two additional apartment units. No changes are proposed to the exterior of the existing dwelling and the existing off-street parking, which has been utilized for the commercial use, will be sufficient to satisfy the parking requirements for the new units.
>
> When complete, the two new proposed units would be appropriately scaled for their context and would provide additional housing opportunities in the neighborhood. The proposed floor plans would be spacious and modern with open kitchen and living areas. The conversion would be respectful to both the neighborhood and the existing building's historical design as it would not require modification of the exterior of the structure.
>
> **1700 W Cary Street**
> The parcel at 1700 West Cary Street is located at the corner of S Vine and W Cary Streets and is extremely large for the vicinity containing approximately 6,432 square feet of lot area (making the lot roughly four times larger than the

adjacent lot along Vine Street which is also occupied with a two-family dwelling). The applicant is proposing to construct three attached two-family homes fronting on W Cary Street and one detached two-family home fronting on S Vine Street. While the two proposed two-family homes are permitted by the underlying zoning and commonly found in the area, like many homes in the block and nearby in the Fan, they do not meet some of the existing R-7 feature requirements including lot width and area requirements.

When complete, the new units would be three stories in height and have been designed to reflect the historic character of the existing buildings in the neighborhood. They will be constructed in an urban rowhouse design with quality building materials including a brick exterior and metal roofing above the front porches. While a multifamily design was suggested during initial discussions with City Planning Staff, the townhouse design was specifically chosen for this site over a multifamily building as it is more in keeping with existing homes in the area. Each unit would contain approximately 1,450 square feet of floor area with 3 bedrooms and 2 ½ bathrooms. The units have been thoughtfully designed with desirable features including open living/dining areas, washer and dryer in each unit, and primary bedrooms with en suite bathrooms. The buildings would also utilize a unique split layout with on unit containing two bedrooms and the kitchen/living area on the first floor with the third bedroom on the second floor while the other unit would use a second floor kitchen/living area whit bedrooms on the third floor. Full-width front porches are provided for each unit to provide additional living area and enhance the streetscape along W Cary Street.

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> On Apr 4, 2023, at 11:26 AM, William Gillette <will@bakerdevelopmentresources.com> wrote:
>
> Apologies for the late reply here but I will be on the call today and can present the two SUPs we are assisting with in the neighborhood.
>
> Thank yall for inviting us and I look forward to speaking with you this evening,
> Will

Will Gillette, AICP
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530 East Main Street, Suite 730
Richmond, VA 23219

On Mar 31, 2023, at 4:23 PM, Uptown Association <presidentuptownrva@gmail.com> wrote:

Will,

We will be having our next Uptown meeting on the 4th at 6pm via google meet, We would welcome you all to present the project to the association. Please let us know if you would be able to present the project, the meeting information is below.

Google Meet joining info
Video call link: https://meet.google.com/ugz-bcys-cbe
Or dial: (US) +1 225-414-2858 PIN: 489 084 360#
More phone numbers: https://tel.meet/ugz-bcys-cbe?pin=9252212741641

The Uptown Association
www.uptownrva.org

On Tue, Feb 14, 2023 at 2:35 PM William Gillette <will@bakerdevelopmentresources.com> wrote:

> Dear neighbor,
>
> I'm working with the owner of 1700 West Cary Street, on an application for a special use permit to authorize the construction of three, two-family attached dwellings and one two-family detached dwelling on the currently vacant property. While the proposed two-family use is permitted by the underlying R-7 zoning district, the lot width and area requirements cannot be met. Also, as no alley access

is available for the Property, onsite parking cannot be provided and therefore, a SUP is required.

The parcel at 1700 West Cary Street is located at the corner of S Vine and W Cary Streets and is extremely large for the vicinity containing approximately 6,432 square feet of lot area (making the lot roughly four times larger than the adjacent lot along Vine Street which is also occupied with a two-family dwelling). The applicant is proposing to construct three attached two-family homes fronting on W Cary Street and one detached two-family home fronting on S Vine Street. While the two proposed two-family homes are permitted by the underlying zoning and commonly found in the area, like many homes in the block and the Fan, they do not meet some of the existing R-7 feature requirements including lot width and area requirements.

When complete, the new units would be three stories in height and have been designed to reflect the historic character of the existing buildings in the neighborhood. They will be constructed in an urban rowhouse design with quality building materials including a brick exterior and metal roofing above the front porches. While a multifamily design was suggested during initial discussions with City Planning Staff, the townhouse design was specifically chosen for this site over a multifamily building as it is more in keeping with existing homes in the area. Each unit would contain approximately 1,450 square feet of floor area with 3 bedrooms and 2 ½ bathrooms. The units have been thoughtfully designed with desirable features including open living/dining areas, washer and dryer in each unit, and primary bedrooms with en suite bathrooms. The buildings would also utilize a unique split layout with on unit containing two bedrooms and the kitchen/living area on the first floor with the third bedroom on the second floor while the other unit would use a second floor kitchen/living area whit bedrooms on the third floor. Full-width front porches are provided for each unit to provide additional living area and enhance the streetscape along W Cary Street.

We have made application for this SUP with the City of Richmond and would be happy to discuss the proposed design with you at an upcoming meeting. I have attached the most recent plans below and should you

have any questions, please do not hesitate to reach out.

Thank you for taking the time to review this request and we look forward to speaking soon,
Will

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