



June 8, 2016

Daniel Thompson
City of Richmond - Division of Land Use Administration
900 E Broad Street Room 511
Richmond, VA 23219

Re. 1400 Roseneath Property

Mr. Thompson and Members of the Planning Commission:

The Scott's Addition neighborhood is thriving with new development including 1,500+ apartments, restaurants, breweries, and an eclectic mix of local retail and service entities. The area's industrial past is the foundation for this vibrant "mixed-use" district. Although the infrastructure (street orientation, signage, lighting, landscaping, green space, parking etc.) is unable to support this new direction, we continue to attract a diverse portfolio of organizations.

The Scott's Addition Boulevard Association's (SABA) Board supports the development of the 1400 Roseneath property based on the revised elevations provided on June 6, 2016. Mr. Louis Salomonsky and his team have been responsive to the concerns expressed by the community and have reengineered their plans to incorporate this feedback.

The revised plan:

- (a) Decreases the building height from 10 stories to 6,
- (b) Improves circulation to / from the property with access points from Roseneath, Belleville and W. Leigh,
- (c) Eliminates parking along W. Clay St.
- (d) Provides greenspace for public use,
- (e) Introduces commercial space along W. Clay St. and
- (f) Aligns the building's aesthetics with the character of the neighborhood.

Although the access point from W. Leigh St. has not been finalized, both parties involved have expressed their desire to finalize this agreement in the near future.

I encourage your support of this project.

Sincerely,



Roger L. Bouchard
SABA, President
804-363-1310

cc: Charles R. Samuels
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Louis Salomonsky
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