

# Church Hill Central Civic Association

October 25, 2019

VIA EMAIL TO [Matthew.Ebinger@richmondgov.com](mailto:Matthew.Ebinger@richmondgov.com)

Mr. Matthew Ebinger  
Secretary to the Planning Commission  
Department of Planning and Development Review  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

RE: Special Use Permit Request for 821 N. 25<sup>th</sup> St. (the "Request")

Dear Mr. Ebinger:

As a spokesperson for Church Hill Central Civic Association ("CHC"), I am writing to inform you of the position taken by members of CHC on the above-referenced Request.

The applicant's representatives, Mr. Forrest Frazier and Ms. Sarah Milberger, presented this Request to the CHC during their quarterly meeting on Monday October 7, 2019. Overall, it is our understanding that the applicant is seeking a special use permit to construct a live-work building consisting of three units, of which some features do not conform to the R-63 zoning requirements applicable to the property, which is the reason for the special use permit request.

The premise of CHC's voting is that we report all comments received based on proximity to the issue. Moreover, out of fairness for all opinions expressed, our voting is not a strict up-or-down voting process. **Therefore, this letter is neither a letter of support nor is it a letter of opposition.** Instead, what you will find is a summary of comments sorted by those in greatest proximity to the matter.

We surveyed our membership and received 18 comments of support from CHC members who live or own property in the following blocks: 2500 block O St. (7 comments), 2300 block Carrington St. (1 comment), 3000 block P St. (1 comment), 500 block N. 25<sup>th</sup> St. (1 comment), 300 block N. 26<sup>th</sup> St. (1 comment), 1300 block N. 27<sup>th</sup> St. (1 comment), 500 block N. 29<sup>th</sup> St. (1 comment), 500 block N. 31<sup>st</sup> St. (2 comments), 2600 block E. Broad St. (1 comment), , 800 block Chimborazo Blvd (1 comment), 1900 block E. Marshall St. (1 comment).

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All 18 comments were supportive of the project, overall, but there were some substantive comments related to the design and other matters. For context, I've included the entirety of each of those substantive comments below:

- "Happy to see new mixed use development happening in the area. Apprehensive about parking, but only slightly."
- "I am curious if these are going to be for rent or for sale. I am assuming for rent. What type of commercial uses is the owner seeking for these units. And will people really live in them and use the bottom space as commercial? They might. I am not concerned about the parking or the setbacks in which they are asking for relief. I have plenty of other questions but the requests they are making seem reasonable. They won't need tons of parking for these little spaces."
- "Generally supportive, but would like to see design modified to have end unit front 25th street to help activate the commercial corridor."
- "The Special Use Permit should be provided for this project. The buildings size is comparable to structures close by. The only downside that I see with this building is the 25th Street facade. I believe the unit at the corner of O & 25th Street needs to have its primary commercial entrance and general orientation facing 25th street not O street for this work. The staircase location for that unit could easily be moved to accommodate that change. Otherwise this is a would be a nice addition to the neighborhood."
- "I generally support granting the special use permit. My only complaint would be that the exterior leaves something to be desired. I'm not advocating faux historicism, but the O street facade is incredibly utilitarian and the 25th street side doesn't engage the public in the way that the demolished building would have if restored."
- "We need more housing and less parking in Church Hill. I support this request. The only thing I would prefer is that there are no off-street parking places. We should stop devoting space to cars and start devoting space to people and to trees."

If I can be of any other assistance, please let me know. I can be reached via mobile phone at (434) 825-0353.

Take care,

J. David Conmy  
Church Hill Central

cc: Mr. Forrest Frazier (via email)  
Ms. Sarah Milberger (via email)  
Mr. John Whitworth (via email)