

Saunders, Richard L. - PDR

From: Diane Molstad <thebreeze47@hotmail.com>
Sent: Saturday, September 25, 2021 6:12 PM
To: PDR Land Use Admin
Subject: 3101 e. Marshall st..

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.

Please do NOT build this here. There is no room for it or parking. People over profit.
My name is Diane Olearnick. I live at 3120 e. Marshall and have to park blocks away already. Enough of these builds!!!! Sick of it.

Get [Outlook for Android](#)

Saunders, Richard L. - PDR

From: Patrick alverson <idleness@mac.com>
Sent: Sunday, September 26, 2021 5:47 PM
To: PDR Land Use Admin
Subject: Opposition to Zoning change 3101 E. Marshall St

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.

We oppose zoning change for the current planned development at 3101 E. Marshall St. In Church Hill, because of both the high occupancy and planned destruction of the existing historic structure.

I have been a resident in the area for 20 years.

Rick Alverson & Emilie Rex
513 N 31st St
Richmond VA

Saunders, Richard L. - PDR

From: Elizabeth H. Davis <ehdavis@vims.edu>
Sent: Monday, September 27, 2021 9:05 AM
To: PDR Land Use Admin
Cc: Will Clogan; Newbille, Cynthia I. - City Council; president@churchhill.org
Subject: Objection to Special Use Permit & Proposed Development at 3101 E Marshall St -- Davis & Clogan

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.

To Whom it May Concern:

We are writing to express my objection to the proposed mixed use building development at 3101-3105 E Marshall St, Richmond VA. **I urge you to uphold the City of Richmond Planning Commission's Aug. 2021 decision and deny the special use permit application for this development.** We currently reside directly across the street from this property, at 3104 E Marshall St. We do not object to *any* development of this property; however, the proposed development will require special use permits that will have serious ramifications that are not in the interest of the neighborhood and larger Richmond community. We have outlined our concerns below:

- **Reduced green space means higher temperatures and increased stormwater runoff**
 - The proposed development intends to expand the building's footprint essentially to the property line (Developer's Lot Area Request for SUP Waiver). To achieve this, the developer will eliminate the vegetated, grassy area adjacent to the current structure and will need to remove trees/shrubbery at the property line. ***These actions are in direct opposition to the City of [Richmond's Sustainability Initiatives](#) and [RVAgreen 2050 plan](#).*** Tree & vegetation removal will **increase the urban heat island effect** of our neighborhood. As noted on the RVA government website, urban heat island effect will negatively affect our health and comfort, elevate the level of air pollutants and greenhouse gas emissions, result in higher energy bills, increase energy consumption in buildings, and impair water quality. The consequences of removing green space will be exacerbated with climate change.
 - Removing green space will **decrease permeable surface area**. This will increase stormwater runoff. The developer has not adequately addressed stormwater management plans. Again, *these actions are in direct opposition to the City of Richmond's Sustainability Initiatives and the RVAgreen 2050 plan.*
 - To rectify these issues, the developer could install a green roof or wall on the building.
- **Proposed development lacks affordable housing options**
 - The proposed development will have nine (9) residential apartment units, all of which will be leased at market rate. The City acknowledges it's need for additional affordable housing, noting there is an "increasing demand for housing in a growing city as well as a dearth of housing suitable for vulnerable groups, namely low-income families, veterans, people living with disabilities, the elderly and teens and children living in foster care".

This development is not in accordance with Richmond's [Communities and Neighborhoods, Affordable and Stable Housing Initiative](#).

- The Church Hill district has historically been "redlined". Since this proposed development lacks any affordable units, this development *will not advance equity in our neighborhood*.
- **Lack of space for recycling**
 - The proposed development does not allocate any space for a recycling dumpster or bins. The development will potentially house more than 16 individuals. According to the US Environmental Protection Agency, the average American produces 1.51 lbs of recycling daily. Thus, approximately 8,818 pounds of recyclable material may be disposed of in the trash, annually. This does not account for waste generated by the commercial units, which is expected to far exceed that of individual residents.
- **Waiving parking requirements fails to address legitimate parking concerns**
 - Parking in the vicinity of the proposed development is limited 9 months out of the year when the Chimborazo School is in session. An additional 16 vehicles on the adjacent streets will severely reduce parking availability to current neighborhood residents. This will be exacerbated with patrons and employees of the two commercial units.
 - The request of 3 additional parking spaces for Commercial Unit #2 is not shown on proposed development plans.. where will these additional parking spaces be located? Will parking be further restricted on the street?
- **Story height will not match neighborhood aesthetics or meet the Richmond 300 plan's Goal 3 of Historic Preservation**
 - The proposed development is in an area of two-story residential structures and commercial spaces. While the existing roofline at 3103/3105 appears to indicate a three-story building, the roofline is a false front that "steps down". The proposed development is a three-story structure, that exceeds the height of the current false front, and extends the length the entire structure. *This height does not reflect the historic nature of adjacent and/or nearby structures in the neighborhood.*

The Church Hill Association and its Historic Preservation & Land Use Committee opposed the development as planned. The City of Richmond Planning Commission has previously denied the special use permit for this development in Aug. 2021. **We ask that you also deny the special use permit for this development.** It is our hope that a future project—one in accordance with Richmond's environmental, historical preservation, and social justice initiatives—will be adopted and serve the neighborhood and larger Church Hill community.

Best Regards,

Elizabeth Davis & William Clogan
3104 E Marshall St, Richmond VA 23223

cc: William Clogan
Cynthia Newbille, City Councilwoman
Church Hill Association, President

--

Elizabeth H. Davis, Ph.D. Student
Department of Physical Sciences
Virginia Institute of Marine Science, William & Mary

pronouns: she/her/hers
office phone: (804) 684-7184

email: ehdavis@vims.edu
website: liz-davis.net
twitter: [@LittoralLiz](https://twitter.com/LittoralLiz)

Saunders, Richard L. - PDR

From: Diane Molstad <thebreeze47@hotmail.com>
Sent: Saturday, September 25, 2021 6:12 PM
To: PDR Land Use Admin
Subject: 3101 e. Marshall st..

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.

Please do NOT build this here. There is no room for it or parking. People over profit.
My name is Diane Olearnick. I live at 3120 e. Marshall and have to park blocks away already. Enough of these builds!!!! Sick of it.

Get [Outlook for Android](#)