



October 13, 2021

Rodney Poole
Chair, City of Richmond Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Re: Special Use Permit for 3101 East Marshall Street – Ordinance 2021-208

Dear Chair Poole and Members of the Planning Commission:

If you recall, the Church Hill Association submitted a letter on September 3, 2021 withdrawing support for this project due to the significant staff-approved change that **removed** off-street parking requirements for this mixed-use project after our membership initially approved and submitted a letter of support that had **included** the off-street parking provision.

This letter is to inform you that the Church Hill Association's (CHA's) Historic Preservation and Land Use Committee (HPLUC) met on October 5, 2021 followed by the CHA Board of Directors meeting on October 7, 2021; both meetings held to review and discuss the revisions proposed by the developer to the subject property that:

- Re-establishes four off-street parking spaces at the rear of the building beneath dwelling units on the second floor.
- Reconfigures the rear elevation of the building to accommodate the four parking spaces.
- Annexes five feet of the project parcel to meet requirements for turning into the spaces.
- Properly screens trash and recycling receptacles in an enclosed space behind a garage door.
- Introduces linear planters to act as bollards to protect the adjacent house to the rear of the property.

Because the revisions presented by the developer and contractor meet the original intent of what the CHA membership initially supported, the CHA Board of Directors, guided by the recommendation of our HPLUC reinstates CHA's support for the Special Use Permit for 3101 East Marshall Street.

We appreciate your deferral of this project at your September meeting to allow for the additional time necessary to negotiate a successful outcome that brings this project back into agreement with what the CHA membership originally supported.

Sincerely,

Alli Alligood
President