

Ebinger, Matthew J. - PDR

From: jeanne boisineau <jmboisineau@mac.com>
Sent: Monday, March 1, 2021 1:04 PM
To: Ebinger, Matthew J. - PDR
Subject: 1101-1131 Fourquarean Lane SUP

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Good Afternoon,

Below is our civic association's response to the SUP request notification for the property at 1101-1131 Fourquarean Lane.

**Regards,
Jeanne Boisineau
Green Park CA**

To the City of Richmond Planning Commission:

The Green Park Civic Association and residents of the Green Park neighborhood in Highland Park are aware of the proposed development and SUP request by Commonwealth Catholic Charities of and for the property in the 1100 block of Fourquarean Lane.

We agree that affordable housing should be a priority for the City of Richmond.

While we are not opposed to housing on the 3.5 acre parcel, we do have some concerns. First, that the density for the neighborhood may indeed be too high. The streets bounding the property, specifically Groveland St., Woodcliff Ave. and Fourquarean Ln., are extremely narrow and currently experience high, and high speed traffic issues (regardless of what "official" traffic studies show). The community is concerned that an increase in traffic will be further detrimental to the safety of the neighborhood.

The community also has a concern that Highland Park Southern tip has once again become the spot where below market and publicly-assisted housing is shoehorned. There are currently hundreds of below market apartments, houses and rental units within the Southern Tip boundaries, including the current and soon-to-be-

expanded Highland View development at Dove and First Streets. We as a community feel strongly that locating the bulk of affordable housing in historically segregated and underserved neighborhoods only perpetuates the warehousing of the city's economically-challenged residents. We therefore believe other districts with far less affordable housing, which also hold more economic opportunity and necessary amenities, should first be considered for affordable housing development.

Third, while affordable rental opportunities are necessary, generational wealth building in our historically economically-challenged families can only be accomplished with home ownership. We ask that, if the SUP is granted to CCC, a stipulation that ownership units such as condos be included in the development along with rental units.

We are concerned about preserving the green space, wetlands, wooded areas, wildlife and grass space in the neighborhood. In the past, developments such as Highland View complex, the apartment developments which preceded it, and RRHA housing projects have promised parks, green communal space and tree preservation, only to completely fail in those promises. Residents of the developments and surrounding area are then left with a diminution of tree canopy, meaningful yard space and outdoor communal green areas, with no legal recourse. Any SUP for the Fourquarean property should therefore stipulate that these spaces be preserved, unharmed and protected, and that any amenities and additional landscaping be built and installed before any building commence.

While we have serious and well-founded concerns concerning granting an SUP for land the Master Plan designates as that for single family homes, churches and learning institutions, we understand the land will, eventually be developed. We ask the Planning Commission to take into account all the economic, environmental and social impacts a multi-family, high density development would have on an historically underserved, marginalized and segregated community when making its decision about what is developed on it.

Thank you,
The Green Park Civic Association

Sent from my iPhone.
Expect Typos.