

August 23, 2020

Mr. Matthew J. Ebinger, AICP
Principal Planner- Land Use Administration
Secretary to the Planning Commission
Department of Planning & Development Review
City of Richmond, VA
Email: Matthew.Ebinger@richmondgov.com

**RE: Crenshaw Mews
Special Use Permit: 3415A Floyd Avenue (W0001596050)**

Dear Mr. Ebinger,

We are homeowners on the 3400 block of Ellwood Avenue and contiguous neighbors with the proposed infill project (Crenshaw Mews) on a parcel known as '3415A Floyd'. We are writing to express our concern and opposition to the approval of the SUP which has been filed for development on this parcel.

We are citing the following reasons in opposition to this project:

- **RESIDENTS SAFETY:** This parcel is located on the interior alley between Floyd and Ellwood Avenue. The only outlets to this property are via the side streets of Crenshaw Avenue and Nansemond Street. Three of the four outlets to these side streets are quite narrow and not sufficient for access to a large residential project. Additionally, the outlet streets are typically crowded by parked cars, making access even more challenging. With only one reasonable entrance/exit to this parcel, I cannot imagine the difficulty a Richmond Fire truck would have (particularly when accompanied by other police or rescue vehicles) in gaining access to the property quickly and safely in the event of an emergency. And, with only one viable outlet, these vehicles would need adequate space to turn around to exit the property quickly in order to transport any injured residents.
- **UNIT DENSITY:** The density of units per acre in this area is already higher than the average of other neighborhoods in the Museum District. Specific to this parcel, we believe the square footage of the four units proposed would violate the City Master Plan and Zoning Ordinance which restricts dwelling density to a maximum of 20 units per acre.
- **PARKING & TRAFFIC:** It is clear from the project proposal that these units are intended as apartments or condos, not single-family homes. In the cover letter attached to the application for the SUP, attorney Mark Kronenthal stated the project would result in an

overall reduction in parking spaces, and thus a reduction in traffic and congestion. It is true the overall parking spaces would be reduced given that the parcel is presently a parking lot. However, our home overlooks this lot and we can attest that the lot is currently empty most of the time except for a few construction vehicles owned by Mr. DeCapri. Thus, traffic would significantly increase when these buildings are occupied with the proposed parking spaces in use. And given the challenges with accessing this parcel via the narrow alley passages as described previously, congestion and safety remain a concern.

With regards to parking spaces, we do not believe the drawings submitted are appropriately scaled to the parcel. The number and size of parking spaces proposed cannot be accommodated as shown, which will lead to additional overflow on adjacent streets where adequate parking is already problematic.

- **CONGESTION & LIVABILITY:** Both the height of the proposed buildings and the zero setbacks on two sides of the property will turn what is now a wide-open space into a confining, congested neighborhood area. Living in the city, we value open space and having a back yard that is livable adds to the value of our home. Squeezing additional housing into a small parcel of land that was never intended for such use is detrimental to our property value as well as our daily living.

Thank you for your consideration of our opposition to the approval of the SUP for 3415A Floyd Avenue. We very much enjoy the charm and quality of living in the Museum District and feel strongly about preserving the integrity of the neighborhood not only for ourselves but for all future residents.

Sincerely,

Handwritten signatures of Mary and Steve Kyryk. The signature on the left is 'Mary Kyryk' and the signature on the right is 'Steve Kyryk'. There is a horizontal line between the two signatures.

Mary & Steve Kyryk

3404 Ellwood Avenue