

December 6, 2021

***Via Email***

Richard Saunders  
Secretary to the Planning Commission  
Richmond, VA

Re: SUP Ordinance 2021-325 for 3415A Floyd Avenue

Dear Mr. Saunders,

Thank you for the work you do to ensure our city continues to thrive. And thank you for taking a moment to read my letter of opposition for SUP Ordinance 2021-325.

I oppose this project for many reasons, but the greatest are as it relates to the Richmond 300 Master Plan. A great deal of time, thought, expert and public input has gone into this new plan for our great city and this project does NOT adhere to the recommendations included.

- 1) **This is not a Priority Growth Node** - While increased density is needed and welcome in Richmond, the Richmond 300 plan speaks specifically to those developments in the Priority Growth Nodes.... The Museum District nor the block in question are priority growth nodes.
- 2) **This plan does not adhere to the *Neighborhood Mixed-Use* designation of this block** - The Richmond 300 plan zones this block for *neighborhood mixed-use*. The criteria for neighborhood mixed-use includes expectations of "appropriate setbacks," engaging street-facing developments, front yards and front porches to promote privacy amongst neighbors and more greenways in alleys. The proposed project includes NONE of these aspects with little plan for privacy and very limited- even inappropriate - set backs
- 3) **The project proposed will have too great of lot coverage** (of the space legally allowable for development) with brick and mortar (not green space or open air). Based on the specifications in the plans and considering the parking easement that is not permissible to build upon, it appears that this project will cover more than 65-70% of the allotted space which is well beyond the recommendations for lot coverage in the Richmond 300 plan and well out of character for this neighborhood. If the applicant were proposing a smaller scale carriage house or accessory dwelling unit that is 45-50% of lot coverage (for what is legally eligible for development) with 10+ foot setbacks, a true front yard and engaging greenspace, my opinion would be greatly different.
- 4) **There is already a density issue on this block.** The Museum District on average has 10 dwellings per acre. The proposed project will most adversely impact the residents on the 3400 block of Ellwood Ave which is already TWICE as dense as the rest of the neighborhood at 20 dwellings per acre. The addition of these 4 dwellings butted right up against the narrow alley on the southside of the property will increase that density to 24 dwellings per acre which is far too crowded as it is... An alley infill project like this might make sense but in other less dense areas with larger building lot potential.

I have been intimately aware of this project since it was first proposed in 2015. I am a longtime volunteer for the Museum District Association and the property I have owned for more than 14 years backs up to this property. I have sat in on 6 presentations by the applicant and have also talked with 60+ neighbors. I am very aware of the specifications for this project. For the reasons stated above, I encourage you **to vote against** this SUP application and ordinance. There is no evidence that this project will bring any value to this location and

will instead adversely affect the 40+ property owners already in residence on this block while setting a dangerous precedent that the great care and thought put into the Richmond 300 doesn't matter in the end and won't always be upheld.

I appreciate your time and consideration.

Best,

A handwritten signature in black ink, appearing to read 'KHA', with a long horizontal flourish extending to the right.

Karen Headley  
14-year Museum District homeowner and resident  
3426 ½ Ellwood Avenue  
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