

Date: September 24, 2021

Subject: Ordinance No. 2021-265 – Partial Subdivision Vacation Pertaining to 3021 Falcon Road,
Richmond, Virginia

Dear Madam or Sir:

My wife and I oppose the proposed ordinance action of partial subdivision that would change the recreational designation of 3021 Falcon Rd. to residential. We have lived at 3110 Falcon Rd, the second house down from 3021 Falcon Rd. for just over 20 years. Our neighbor at 3100 Falcon Rd., immediately next to the parcel in question, has lived at her house for over 30 years. We are 2 of the 4 homes that are on Falcon Rd.

Like many streets in the neighborhood, Falcon Rd. is a cul-de-sac. The street is a quiet reserve in the heart of the city but is conveniently located on a GRTC bus line. The parcel in question is located at the end of the cul-de-sac. You should note there is a continuously running stream that runs through the property on its eastern side of the parcel. There is a sewer easement that runs on the western side of the property. Because of the stream the City of Richmond Water Resources Division has flagged the entire property as an X-wide Resource Management Area (RMA). Without additional wetland analysis, it is unknown if the lot qualifies as a Resource Protection Area (RPA). It WOULD qualify as an RPA if the stream were noted as perennial. Both are important designations that may require expanded easements and specialized soil treatments for an Owner to construct within those designations. An RPA would require an expanded easement in the front of the parcel that would take up most of the available entry area for any driveway improvement. Regardless, due to the designations, construction must comply with the Chesapeake Bay Preservation Act requirements. Please note this stream is a source of drinking water for a large deer population, as well as other wildlife.

Be aware that this property has narrow frontage onto the cul-de-sac. It is covered by large trees and has a steep slope. Building sites are not natural to the property. It requires extensive excavation and land disturbance to clear a pad for a structure plus driveway. Certainly, just to prepare the land for a building pad would likely cause considerable erosion and most likely harm the streamway and the wildlife depending on it.

We have watched over the past few years as several Owners have come and gone after inspecting the site, only to realize the cost of the slope improvements to contain erosion, plus waterway and soil conditions that require geotechnical improvements to develop and meet compliance, is too demanding and costly for their involvement. In our opinion unless a wetlands/erosion analysis along with a stream-flow study is performed with careful attention to the requirements of the Chesapeake Bay Preservation Act, this parcel should remain as designated for Recreational use.

Thank you for this opportunity to express our concerns.

Stephen and Cherie McNally
3110 Falcon Rd
Richmond, Virginia

