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**From:** Reid, Candice D. - Clerk's Office  
**Sent:** Monday, July 26, 2021 11:55 AM  
**To:** Newbille, Cynthia I. - City Council; Robertson, Ellen F. - City Council; Addison, Andreas D. - City Council; Jordan, Katherine - City Council; Lambert, Ann-Frances - City Council; Larson, Kristen N. - City Council; Lynch, Stephanie A. - City Council Office; Trammell, Reva M. - City Council; Jones, Michael J. - City Council  
**Cc:** Council Liaisons; Brown, Haskell - City Attorney; Warren Jr., Richard A. - Clerk's Office  
**Subject:** July 26, 2021 Formal City Council Meeting Public Comment Emails  
**Attachments:** July 26, 2021 Formal City Council Meeting Public Comment Emails.pdf

Members,

Attached are public comment emails the Office of the City Clerk received regarding subject matter on this evening's Formal Council meeting agenda, and regarding subject matter not on this evening's agenda. Let me know if you have any questions.

**Candice Reid**  
**City Clerk**  
900 E. Broad St., Ste. 200  
Richmond, VA 23219  
O: (804)646-5621  
C: (804)774-0192  
F: (804)646-7736

**From:** Jessica Begans  
**To:** [City Clerk's Office](#)  
**Subject:** Public comment for July 26, 2021 city council meeting on Climate Emergency  
**Date:** Wednesday, July 21, 2021 11:38:58 AM

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Hello,

My name is Jess Begans, and I recently moved to the 7th district in Richmond to be closer to family. I'm also a clinical social worker, and most of my therapy clients are children and young adults. We are united in our concern and fear for the impact the climate crisis will have on the rest of our lives.

I am aware of and heartened by the City's Green plan, but I do not see these commitments being put into action with the speed and scale that is called for by the scientific community. I am also aware that the Office of Sustainability lacks the power and resources to implement this plan. Anyone who is aware of the magnitude of the climate crisis quickly loses trust in elected officials who do not seem to take it seriously. Last night, the air quality in Richmond was bad, due to the wildfires in the west. Streets across our city flood regularly. I am preparing for how to keep my family safe in case an extreme heat wave hits this city. We need the city council to clearly and loudly declare that we are living in a climate emergency, and then we need that resolve to guide our actions.

Also being introduced at tonight's meeting is an acknowledgment of Racism as a public health crisis. Research continues to confirm how climate change disproportionately impacts communities of color. The Climate Emergency Resolution being introduced tonight is explicit about the link between racism and climate impacts, and the necessity of anti-racist climate policy. It is clear as day that communities who have been exploited and harmed due to racism are also the most harmed by pollution, extreme heat and flooding. It is imperative to make actual moves to protect those at most risk.

When I was growing up, I heard that climate change was something that would affect my children. I don't have any kids, but the events of the past few years have shown us that this crisis is here now. People are dying of extreme heat, storms, floods, and pollution. Every health issue, from asthma to allergies, is exacerbated by our changing climate. I am not being alarmist -- the changing climate will wreak havoc on our economy, our ability to get food, water, heat and electricity, our ability to keep our families safe, to have secure housing and health care. The city would be wise to meet the threat with clarity and a firm grounding in reality. Climate concerns need to be a part of every single budget and every single policy.

Climate can be hard to organize around, because it seems so massive and many of us feel like the problem is too big to even approach. I hope that declaring a climate emergency will call attention to the issue and provide some motivation and focus for all of us in this city to mobilize, together and in our own ways, to protect one another in the coming years.

Respectfully,

*Jess Begans, LICSW*  
*she/her/hers*



**From:** Susan Miller  
**To:** [City Clerk's Office](#)  
**Subject:** Council Mtg July 26 Comments on climate emergency  
**Date:** Thursday, July 22, 2021 4:18:09 PM

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It is with relief that I see that 9 council members are supporting the declaration of climate emergency for Richmond. I am a retired Family Doctor and a member of the Virginia Clinicians for Climate Action represented by Katherine Jordan in the 2nd district. I have been aware of climate change since the 1980's when we built our first "solar house" in Richmond. Since then I have done what I can as an individual to decrease my carbon footprint, support environmental action and educate others. It is clearly not enough. We are experiencing the onset of climate disasters across the globe. Since the 90's I have noted subtle impacts on my own patients due to climate change here in Richmond. Just because we have not had a fire, a flood, or a superstorm does not mean climate change is not coming for us here. The time for talk is past. Richmond City Council needs to act and assist citizens to take action.

Susan A Miller MD





**From:** Sara Tarana Jobin  
**To:** [City Clerk's Office](#)  
**Subject:** Declaring a Climate Emergency  
**Date:** Thursday, July 22, 2021 6:03:38 PM

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Dear Richmond City Council members,

The air was smoky yesterday. Climate change is here; there is no going "back" to "normal." Covid is part of it too.

We need to call it an emergency so we can act like it's an emergency.

The time is now. Take the plunge! History is watching, and so are our grandchildren.

What did you do - when you knew?

Thank you!  
Sara Jobin  
Richmond Museum District condominium owner



**From:** Meg Lessard  
**To:** [City Clerk's Office](#)  
**Subject:** Comment for City Council Meeting: 7/26/2021 6PM (Support Richmond's Declaration of Climate Emergency)  
**Date:** Saturday, July 24, 2021 2:31:08 PM

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Hello,

My name is Meg Lessard, I live in District 6.

As a mom and health researcher, I am deeply concerned about the climate crisis.

I am heartened by the City's Green plan, and have participated in various events, but I do not see these commitments being put into action with the speed and scale that is called for by the scientific community. I am also aware that the Office of Sustainability lacks the power and resources to implement this plan. As the global response to the COVID-19 Pandemic has demonstrated, society can make seemingly impossible transformations very quickly when we publicly unite behind the science. It has also shown us the deadly toll of scientific illiteracy, incompetence, and inaction.

Also being introduced at tonight's meeting is an acknowledgment of Racism as a public health crisis. Research continues to confirm how climate change disproportionately impacts communities of color. The Climate Emergency Resolution being introduced tonight is explicit about the link between racism and climate impacts, and the necessity of anti-racist climate policy.

According to the IPCC we are on track to emit the global Carbon Budget of 420 Gigatons in 6 years and 8 months. Meanwhile, the words emissions and carbon did not appear in the most recent city budget. The word climate appeared once in this document, on page 97 as one goal, under one priority. If we are going to do massive work of decarbonizing, we need to these goals need to be reflected in every budget, and in all aspects of city decision making for the foreseeable future. We need to Declare a Climate Emergency, as Alexandria Virginia did 2 years ago, and as 133 cities nationally and 15 nations already have, and use this declaration to educate and mobilize our city to meet this challenge with the urgency and honesty with which we are meeting the challenge of the global pandemic.

Thank you for your attention.

Meg Lessard  
Richmond, VA (District 6)



**From:** Joe B  
**To:** [City Clerk's Office](#)  
**Subject:** Comment on Climate Emergency resolution.  
**Date:** Sunday, July 25, 2021 10:13:05 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear President Newbille and members of Council,


I write to express the gratitude of the 2,000 members of the Sierra Club Falls of the James Group to all of you for co-sponsoring the Climate Emergency resolution. Your support shows that Richmond is ready to take on the most urgent issues facing our local area, state and world. We especially thank Katherine Jordan and her staff for their work to bring the resolution to the point of introduction, and we look forward to working with you all to make the proposals therein realities.

Thank you,  
Joe Brancoli  
Chair, Falls of the James Group.

**From:** William R Muth  
**To:** [City Clerk's Office](#)  
**Subject:** Climate Emergency Declaration - Comment for Public Hearing, Monday July 26th  
**Date:** Sunday, July 25, 2021 2:50:07 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear City Clerk,  
Please distribute this note to all City Council members in advance of Monday's 6pm public hearing.  
Thank you!  
Bill Muth  
District 2  


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Bill Muth, District 2, Professor Emeritus, Virginia Commonwealth University

Declare A Climate Emergency for Richmond!

*Dear City Council, My name is Bill Muth and I have lived in District 2 since 2005. In addition to having strong commitments to Richmond schools as a professor of education at Virginia Commonwealth University, last week my daughter-in-law gave birth to baby Leona who, for a minute at least, was the youngest resident of our City.*

*As a teacher, parent, grandparent, neighbor, and community activist, I am deeply concerned about the climate crisis and its threat to all of our futures, but most urgently, to those communities least represented and highly susceptible to health, education, and economic deprivation.*

*To this end, working with diverse groups such as Richmond Mutual Aid, Friends of Rattlesnake Creek, Richmond Teachers for Climate Justice, Extinction Rebellion, and the VCU Sustainability Workgroup, I have tried to do my part to agitate for the urgent changes needed to avert the catastrophic ecological collapse that the world climate scientists have been predicting for 50 years. Having only recently begun doing climate justice work, I cannot imagine how exasperated those who have been at it for longer stretches must feel: to have their magnanimous, courageous and exhausting efforts thrown back in their faces, arrested, and caricatured as zealots.*

*Meanwhile, many of our youth are grieving—some publicly together, some isolated indoors (with or without air conditioning).*

*This fall, VCU's first year students will be reading and discussing *Rising: Dispatches from the New American Shore* by Elizabeth Rush. We are also introducing climate justice curricula into the K-12 curriculum. How can we educators do otherwise? What right do we have to disguise the truth or perpetuate the lie of business-as-usual?*

*I know that you, as City Council Members, sincerely care about justice, the future, and sane environmental justice policies for our City. The City's Green plan established genuinely good steps in the right direction. But, sadly, given the escalating predictions from the IPCC, these efforts are simply inadequate to the task, and the inertia is multi-layered, reinforced by political, technical, and dispositional resistance.*

*Of course, a "declaration of emergency" alone can solve the problem. Rather, this crucial shift in disposition is merely a necessary first step to mobilize the "official" leaders of our City—to find political will and, collectively, to*

*unite behind the unequivocal findings of environmental scientists from around the world to make the global crisis local. Hundreds of other cities, and millions of other people, from around the world have already done so. There is literally no time to lose, and no way around.*

*Thank you for doing the right thing, on behalf of the most vulnerable and the ones who have no voice but everything to lose, like my granddaughter Leona.*

*Bill Muth*



**From:** Brian Bills  
**To:** [City Clerk's Office](#)  
**Subject:** Request to speak at July 26 Council meeting  
**Date:** Thursday, July 15, 2021 8:00:40 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello Clerk's Office staff,

I would like to speak at the upcoming City Council meeting regarding the vote to rezone West Broad Street

Please let me know if it would be possible to speak, and roughly what point in the agenda this topic will come up. If there is no an opportunity to speak, I would like the following comments to be entered into the record:

Full name: Brian Bills

Organizations: N/A

Economic interests: None, other than being a renter in the City

Comments: I read the recent article in the RTD about the proposed West Broad St rezoning. I live in the neighborhood, and would like to voice my strong support for rezoning and for more density. I'm disappointed to hear that height limits have been lowered to 4-5 stories on the south side of Broad - that's lower than some of the existing buildings.

I moved to Richmond a year ago from San Francisco, where rent for my 380-square-foot apartment was \$2,700/month. And also, because I lived in a relatively dense neighborhood, there were incredible amenities around: A South Indian dosa shop, a small theater hosting improv nights, two different Burmese restaurants, four ice cream places... It was an amazing neighborhood because it was vibrant and full of people.

Broad Street itself is a sad, auto-oriented strip-mall-style street. The best thing we could do with it is build a whole lot more housing! The tall buildings will make the gigantic street feel less cavernous, the new apartments will keep down rents for middle-class people (though I know they won't do much to improve housing affordability for people living in poverty, which is why City Council should invest in affordable housing), and the new residents will attract more and new businesses, making all of our lives better. I'm not saying we need a 20-story building on Grove Street (though I wouldn't be against 5 or 7 stories...), but I think Broad Street is exactly where the city should be encouraging new apartment buildings at that scale.

I hope you will support more housing on Broad Street, even though I know the folks in the immediate area, and their personal desires to have plentiful free private vehicle storage on public streets and keeping out new "undesirable" people, will loom large in the discussion. I want Richmond to be a place for everyone, where folks like me moving into town don't displace the existing residents.

Sincerely,  
Brian Bills

**From:** Megan Kayser  
**To:** [PDR Land Use Admin](#); [Ebinger, Matthew J. - PDR](#)  
**Cc:** [City Clerk's Office](#); [Addison, Andreas D. - City Council](#); [Saunders, Richard L. - PDR](#)  
**Subject:** SUP 5605 Grove Avenue (ordinance No. 2021-196)  
**Date:** Monday, July 19, 2021 8:28:12 AM  
**Attachments:** [5605 Grove Ave.pdf](#)

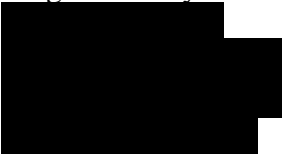
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Mr. Ebinger,

Please find attached my personal letter of concern regarding the SUP for 5605 Grove Avenue. I was notified via certified letter that a meeting today, July 19th at 1:30pm will discuss this property. I respectfully request that my letter be included in the record of the meeting.

Thank you,  
Megan M. Kayser





July 19, 2021

Dear Sir/Madam:

I am writing to express my grave concern on the proposed SUP at 5605 Grove Avenue. As an immediate neighbor, on Seneca Road, I will be directly affected by what will become of this property. Whereas the proposed building bears a nice facade, it will be a stark and unwelcome contrast to the current home of the former Faison Antiques. Though I have several concerns, among those most important to me are the height of the building, the potential loss of the present mature trees that provide a visual buffer, stormwater management, and personal property value.

As I understand the current building limitations regarding height, the proposed SUP at 5605 Grove Avenue is requesting beyond what is allowable. I highly encourage, if not beg you, to deny the excess height that is asked. In fact, I see no value in the third level of this building as it has other design elements that lend itself to conducting business outdoors. A building taller than my own house, despite any setbacks, is not desirable as a neighboring property.

To my knowledge the current fence will be removed and the parking area repaved. What will come of the mature trees that provide a buffer between my 206 Seneca Road property and 5605 Grove Avenue? I respectfully request that a certified arborist be contacted to assess the value of the trees and advise upon the best way to work around the trees so that they can be maintained. A new fence might create a physical boundary but any proposed new plantings will take years beyond my own to recreate a visual buffer like that which currently exists.

Another concern, which is already an incredible and constant issue in our yard, is that of stormwater management. How will the construction at 5605 Grove Avenue impact my property? What measures will be implemented to ensure that my yard doesn't become more like a swamp instead of a backyard to enjoy with my family and friends? Please seek advice from the appropriate experts regarding stormwater runoff and management.

Finally, how will my personal property value be affected by the proposed SUP at 5605 Grove Avenue. Seneca Road is a highly desired location in the beloved Tuckahoe Terrace neighborhood and such a coveted extension of the Libbie & Grove corridor. Will it remain so if 5605 Grove Avenue is approved with a SUP to become a modern office building that exceeds its neighbors in height?

I urge you to consider the livelihoods of neighbors and respectfully ask that you decline the SUP for 5605 Grove Avenue. A profitable business is not measured by the size of its building; please return to the drawing board while asking yourself if you would want to neighbor such development.

Respectfully,  
Megan Kayser

**From:** Brian Baird  
**To:** [City Clerk's Office](#)  
**Subject:** Opposition to permit at 5005 Riverside Drive, RVA  
**Date:** Wednesday, July 21, 2021 12:35:48 PM

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Good morning - I'm writing to oppose the permit which has been sought for a rental structure to be built at 5005 Riverside Drive, just on the south side of the Nickel Bridge.

As I understand it, this structure is intended for rental use only. It's in the neighborhood of Westover Hills, and that neighborhood has no desire to be a rental destination - rentals should be in commercially zoned areas of town. The owners of the property should apply for rezoning if they would like to proceed with the project.

While I admit I like the general premise of the project - having what is essentially a campsite next to the James River Trail System - the permitting is problematic. The James River Trail System is perhaps just as popular as my own neighborhood, the Fan. If there were to be a similar rental - only property desired in my own neighborhood, I would want it to be zoned as commercial. We have a couple B&Bs in the Fan, and that is a better model than the one proposed, with a more rigorous approval process.

I do realize this is not in my own district, but I oppose the project on behalf of neighbors of the proposed project.

Sincerely,

Brian Baird



**From:** Melanie Skinner  
**To:** [City Clerk's Office](#)  
**Subject:** Request for continuance of pending SUP ordinance  
**Date:** Wednesday, July 21, 2021 12:49:00 PM  
**Attachments:** [Scan0048.pdf](#)

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Please see the attached letter. Thank you, Melanie Skinner

**Melanie Skinner**

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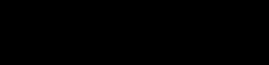
**From:** Melanie Skinner  
**Sent:** Tuesday, July 20, 2021 6:13 PM  
**To:** Andreas Addison; Katherine Jordan; Anne-Frances Lambert; Kristen Larson; Stephanie Lynch; Ellen Robertson; Cynthia Newbille; Reva Trammell; Michael Jones  
**Subject:** 5005 Riverside/SUP  
**Attachments:** Treehouse Final.docx

Dear Honorable Council members,

Yesterday's Planning Review for the applicant's SUP was in no way reflective of the current level of opposition in Westover Hills. Monday at noon is not the best time for working adults to be able to log in to a meeting. That coupled with the fact that many of those who oppose this permit do not have access to the Microsoft platform. I was planning to speak yesterday but had a family emergency which prohibited even logging in to the session. Consequently, my opposition was not heard. I am attaching my letter which was sent earlier in the month.

This matter should not be forced upon this neighborhood or for that matter, any City neighborhood. I am requesting a delay in ruling on this case so more tax paying residents can be made aware of the potential harm that could come to their neighborhoods. This is being fast tracked and will have too great an impact not to be carefully considered. Your time and attention went into the current Short Term Rental law and it should not be diluted by allowing accessory structures to be included.

I do not know the applicants and do not live on their block so I am not directly impacted as if it were next door to my home. I do feel that over all my community could adversely suffer if this is passed. Thank you for your time.

Melanie Skinner, 



**From:** The Woodward  
**To:** [Addison, Andreas D. - City Council](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Larson, Kristen N. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Trammell, Reva M. - City Council](#); [Jones, Michael J. - City Council](#); [City Clerk's Office](#)  
**Subject:** Proposed rezoning of W. Broad St  
**Date:** Wednesday, July 21, 2021 4:25:37 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear President and City Council members,

I am writing about the proposed rezoning of West Broad St, particularly the concentration of buildings on the north side of Broad Street from North Harrison Street to DMV Drive, where proposed zoning would allow 12-story buildings by right. I am expressing four concerns:

- 1) Like the Partnership for Smarter Growth, I see a pitfall in the lack of an incentive mechanism for affordable housing and other community amenities, such as public squares and parks. These incentives are very much needed in urban upzoning. By allowing development by right, the city abandons its ability, and the ability of the citizens, to negotiate on behalf of public good, negating the intent of the Pulse Corridor plan to create a transportation-development corridor that meets future public needs.
- 2) In past meetings with City Planning, illustrations of proposed development showed high-rise buildings abutting the sidewalk, creating canyon corridors along Broad. This kind of development lacks imagination and creative solutions for living and working in an inviting, eco-forward-thinking and friendly urban environment. As our environment heats up and we experience more weather challenges, an eco-friendly urban environment will become even more of a necessity. Urban canyons are not the answer.
- 3) Also not the answer are a series of blocks with 12-story buildings on the north side of the street and 4- or 5-story buildings on the south side. In the long run, it will become obvious this was a short-sighted attempt to increase density. We expect more from urban planning than to encourage such a mismatched streetscape. A much more reasonable approach to increased density would be to match heights of four and five stories on one side with up to 8 stories on the other--the height of the tallest trees in the area--would make more sense. The need for density can be answered in other ways,

and studies show that urban living is most prosperous and successful in cities that build to human scale (up to 8 stories).

4) I am also calling on the Planning Commission to honor the requirement for setbacks in the alleys between Broad and Grace Streets, as originally agreed upon in earlier meetings (before the pandemic) between neighborhood associations and the Planning Commission and written into the Pulse Corridor Plan.

Thank you for your consideration,  
Deborah Woodward  
West Grace Street Association

**From:** Melanie Skinner  
**To:** [Trammell, Reva M. - City Council](#); [Addison, Andreas D. - City Council](#); [Jordan, Katherine - City Council](#); [ann-frances.lambert@richmondgov.co](mailto:ann-frances.lambert@richmondgov.co); [Larson, Kristen N. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Jones, Michael J. - City Council](#); [City Clerk's Office](#)  
**Subject:** 5005 Riverside Drive SUP Opposition  
**Date:** Friday, July 23, 2021 11:06:43 AM  
**Attachments:** [Robin"s council letter final.pdf](#)

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I am forwarding this because Robin's e-mail is glitching out today.

Dear Council Members,

The planning review meeting on Monday showcased the marketing presentation prepared by the consulting firm the applicants have hired in an attempt to force their agenda on Westover Hills. The consulting firm did not present an objective analysis of the situation, merely a synopsis of the applicant's desires of how to push this through in their favor with flowery language. The homeowner read a well-rehearsed speech to completely divert from the serious code violations the Treehouse presents. Zoning turned down the request for a Special Use Permit last fall.

Ecotourism is a wonderful thing for the City to promote, not individual residents who are bringing strangers into our neighborhood to the detriment and general welfare of the community as a whole. I know because I live right next door. The overall safety of our neighborhood is of paramount importance; there are many children, single women and elderly residing here. The only real beneficiaries of revenue are the applicants, there are not huge amounts of money pouring into local businesses. These guests are here to camp, not shop and experience fine dining.

These strangers have undergone absolutely no vetting process; the only requirement to rent is possession of a driver's license proving you are at least 18 years of age!

I am emailing separately illustrations with comments regarding the safety of the structure, exit strategies to be employed in case of an emergency (jumping out of a Treehouse if the exit hatch won't open!), alcohol being provided and excessive vehicles and garbage on the street on trash pickup day. The photos were taken off of the various platforms where this accessory structure is aggressively advertised or mentioned. In addition there are multiple vehicles parked on the street due to number of guests allowed to rent this structure. This Treehouse is booked almost every single night. This is a complete nuisance to our beautiful neighborhood.

Accessory structures should not receive ANY special clearance on the Short Term Rental law that has been in place for a very short time. I urge you to keep the law as tight as it is currently written. If this is approved it will set a dangerous precedent and create a Citywide problem. Who knows, who could be coming soon to a neighbor's yard near the home where you and your families reside.

Thank you,  
Robin Smith/ [REDACTED]



**From:** Robin Smith  
**To:** [City Clerk's Office](#)  
**Subject:** Fwd: Serious violations liability FIRE & SAFETY VIOLATIONS. Climbing up a 7-8 foot ladder to hoist oneself up through a 24" hatch with a trap door to second level. The only means to enter & exit. Sleeping 4 people on an air mattress & cots extremely cl...  
**Date:** Sunday, July 25, 2021 10:25:08 AM  
**Attachments:** [IMG\\_1922.PNG](#)  
[IMG\\_1924.PNG](#)  
[IMG\\_1884.PNG](#)  
[IMG\\_1889.PNG](#)  
[IMG\\_1887.PNG](#)  
[IMG\\_1873.PNG](#)

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Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith [REDACTED]  
**Date:** July 24, 2021 at 1:16:27 PM EDT  
**To:** Melanie Skinner [REDACTED]  
**Subject:** Fwd: Serious violations liability FIRE & SAFETY VIOLATIONS. Climbing up a 7-8 foot ladder to hoist oneself up through a 24" hatch with a trap door to second level. The only means to enter & exit. Sleeping 4 people on an air mattress & cots extremely close in the very small space to an open hatch. Recommended fire or medical emergency escape by JUMPING or climbing through HATCH & going down 8' LADDER!!

Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith [REDACTED]  
**Date:** July 24, 2021 at 1:15:55 PM EDT  
**To:** Melanie Skinner [REDACTED]  
**Subject:** Fwd: Serious violations liability FIRE & SAFETY VIOLATIONS. Climbing up a 7-8 foot ladder to hoist oneself up through a 24" hatch with a trap door to second level. The only means to enter & exit. Sleeping 4 people on an air mattress & cots extremely close in the very small space to an open hatch. Recommended fire or medical emergency escape by JUMPING or climbing through HATCH & going down 8' LADDER!!

Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith [REDACTED]  
**Date:** July 24, 2021 at 12:30:12 PM EDT  
**To:** Robin Smith [REDACTED]  
**Subject:** Serious violations liability FIRE & SAFETY VIOLATIONS. Climbing up a 7-8 foot ladder to hoist oneself up through a 24" hatch with a trap door to second level. The only means to enter & exit. Sleeping 4 people on an air mattress & cots extremely close in the very small space to an open hatch. Recommended fire or medical emergency escape by JUMPING or climbing through HATCH & going down 8' LADDER!!



Our standard sleeping setup is for four guests on the top floor of the treehouse. This photo shows the queen bed and bunkbed cot. We also have a futon on the first floor, two single cots, and a sleeper sofa in the basement lounge. Glamp in comfort.



Here's another view of the standard 4-person sleeping setup with a view of the ladder hatch.

11:47



airbnb.com



36 / 63





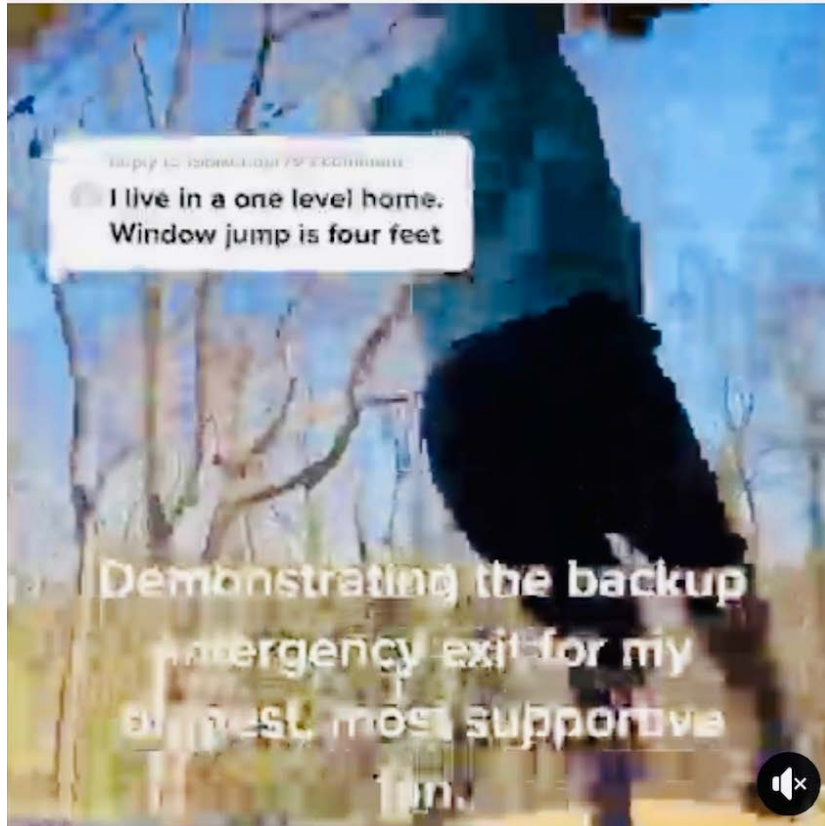






In the event of a fire emergency in your home or in the treehouse, you may need to exit via an unconventional method. Door first. Balcony second.

**#exit #firesafety #emergency  
#preparedness #staysafe #de... See More**





# < Watch



- For You
- Live
- Music
- Fo

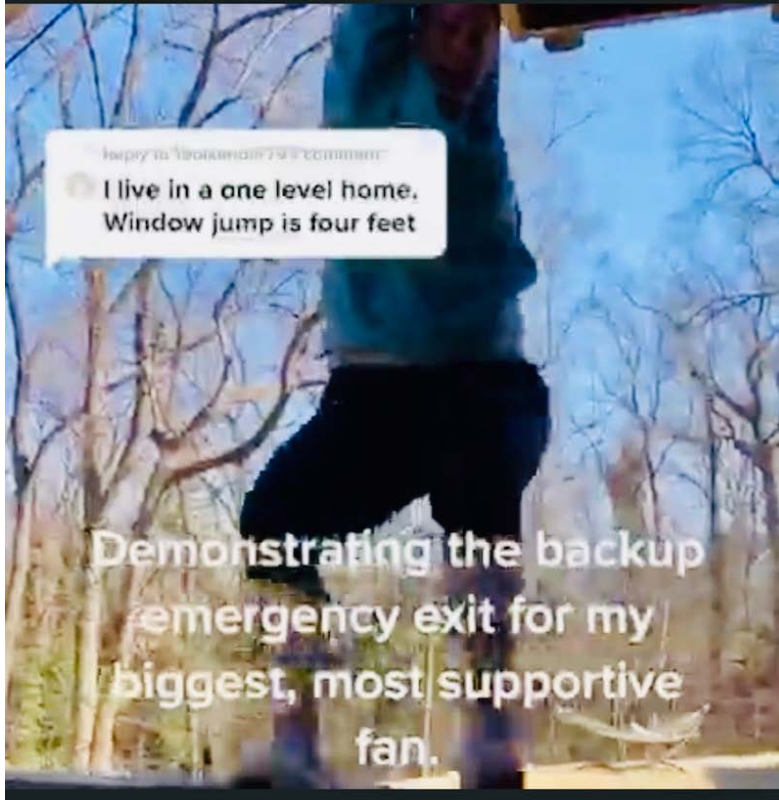


**Trailside Treeh...** · [Follow](#)

Mar 10 · 🌐



In the event of a fire emergency in your home or in the treehouse, you... See More



Sent from my iPhone

**From:** Carleen Griffin  
**To:** [City Clerk's Office](#)  
**Cc:** [Addison, Andreas D. - City Council](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Larson, Kristen N. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Robertson, Ellen F. - City Council](#); [Trammell, Reva M. - City Council](#); [Jones, Michael J. - City Council](#)  
**Subject:** Special Permit for 3800 Grove Avenue-Council Meeting 7-26-2021  
**Date:** Sunday, July 25, 2021 9:25:23 PM  
**Attachments:** [Councilmembers Letter 7-25-2021.pdf](#)

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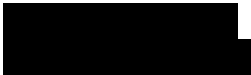
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To Whom It May Concern,

Please see the attached letter regarding Special Permit 2021-194-3800 Grove Ave.

Thank you,

Carleen Griffin

Carleen Griffin  


July 25, 2021

Councilmembers, Richmond City Council

To Whom It May Concern,

I am writing to you in reference to Special Permit 2021-194 for the property located at 3800 Grove Avenue. The developer, Mr. Nolde, is requesting to build six townhouses on 0.255 acres (11,124 sq ft). According to the Richmond 300 Plan (page 54), *"Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre."* It is my understanding that this development is part of the Richmond 300 Plan. It does not, however, follow the guidelines set forth. According to the Richmond 300 Plan, a lot of 11,124 square feet should have no more than 2.55 housing units to meet the residential density requirements. Clearly, six units exceeds the stated requirements for residential density. This violation, alone, should be enough to stop this proposal from moving forward.

According to the Richmond 300 Plan (page 105-please see attached) *"PDR values the input of residents, business and property owners to help guide the development plans that will affect the future of neighborhoods and the city-at-large."* I have lived at 3906 Grove Avenue for many years and I was never notified by the developer or the City of Richmond of the plans of Special Permit 2021-194. When my neighbors and I attended the City Planning Commission meeting virtually on Monday, July 19, 2021, our input was not heeded. Despite obvious and outspoken opposition, the proposal was passed with a vote of 8 to 1.

Why? There was only one letter of support of the project. That letter was from real estate agent, Phillip Innes, who owns several rental properties on Grove Avenue and does not reside in any of them. He is not a resident of this neighborhood. The commission received 13 letters in opposition, and six neighbors also spoke in opposition during the meeting. This is where we live; our voices should be heard and taken into consideration. That, quite simply, did NOT happen.

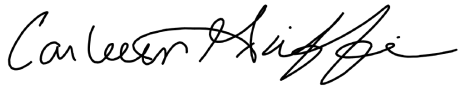
With regards to architectural style and open spaces, the proposal does not meet the requirements of the Richmond 300 Plan. On pages 185 & 195, *"Beauty: A new Zoning Ordinance should include measures to preserve the authentic character of Richmond's older neighborhoods and create new neighborhoods with design elements that create a distinctive city. These measures could include form-based elements such as massing and fenestration requirements, as well as open space and yard requirements to create a walkable, engaging environment."* (page 185). The style of the proposed units does not preserve the "authentic character" of our neighborhood, and the plans submitted do not allow for any "open spaces or yards." These are two more very clear examples of how this proposal violates the guidelines of the Richmond 300 Plan.

Finally, there is also no park within a 10-minute walk of our neighborhood. The Richmond 300 Plan proposes to *"Develop parks and greenways so that by 2037, 100% of Richmonders live with a 10-minute walk of a park"* (page 183). In addition to not meeting any of the prior goals as outlined above (density,

architectural style, open spaces), this proposal also works against the goal of developing a park anywhere near this neighborhood. For your reference, I have included a map of our area and circled the property located at 3800 Grove Avenue.

Until modifications are made to Special Permit 2021-194, it should not move forward as it does not meet the requirements of the Richmond 300 Plan.

Sincerely

A handwritten signature in black ink that reads "Carleen Griffin". The signature is written in a cursive style with a large, stylized initial "C".

Carleen Griffin

# Residential

Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

**Development Style:** Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

**Ground Floor:** Not applicable.

**Mobility:** Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas;

however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

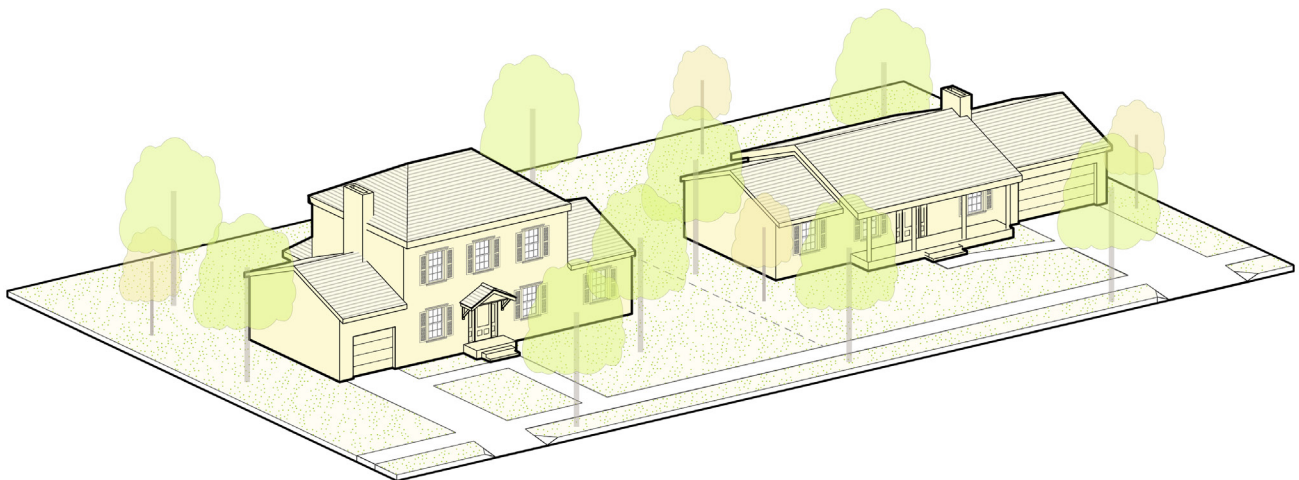
**Intensity:** Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

**Primary Uses:** Single-family houses, accessory dwelling units, and open space.

**Secondary Uses:** Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).



Duplexes, also known as two-family homes [top], and small multi-family buildings [bottom] are secondary uses.



Residential Diagram 1



## Goal 5: Planning Engagement



Foster a planning engagement culture that effectively and equitably builds people's capacity to organize to improve the city and their neighborhoods.

### Existing Context

**Engagement between the City and the community is essential to ensure that the public's needs are being met and that their vision for the city is being fulfilled.**

PDR values the input of residents, businesses, and property owners to help guide the development of plans that will affect the future of neighborhoods and the city-at-large. The department notifies property owners directly when there are projects being considered by public bodies that are within proximity to their property. The boards and commissions that are managed by PDR staff, which notify property owners and/or civic associations, include City Planning Commission, Board of Zoning Appeals, Commission of Architectural Review, and Urban Design Committee.

**Currently, 130 civic associations are listed on the City's official Civic Association website.**

PDR reaches out to local civic groups as part of the overall planning process, and in regard to specific projects. These groups have defined boundaries, which range from a single neighborhood to a collection of neighborhoods covering large areas of the city. The City does not directly manage these groups or their boundaries, which has resulted in many overlapping boundaries by multiple groups, and also areas of the city, particularly South Richmond, that have no formally established civic associations. During the implementation of *Richmond 300*, great potential exists to strengthen the bond between City and resident through the continuing public engagement process. This can be done by educating community members on the importance of their involvement in the planning process and including those that have been traditionally under-represented in the process.



Public engagement takes many forms, which may include office hours in community businesses [left] or large public meetings [right], two types of meetings held during the *Richmond 300* planning process.

**Sustainability:** Land use patterns are major determinants in reducing greenhouse gas emissions related to transportation. A new Zoning Ordinance has the potential to support multi-modal land use, creating neighborhoods and destinations that are easily accessible by foot, bike, and transit. A new Zoning Ordinance can also include language to make on-site renewable energy production by-right, increase open space and/or permeability requirements, and require other measures to protect and enhance the natural environment.

**Beauty:** A new Zoning Ordinance should include measures to preserve the authentic character of Richmond's older neighborhoods and to create new neighborhoods with design elements that create a distinctive city. These measure could include form-based elements such as massing and fenestration requirements, as well as open space and yard requirements to create a walkable, engaging built environment.

## Goal Alignment

Each of the five topic areas contain many recommendations that refer to specific elements to consider when rewriting the Zoning Ordinance, just some of the objectives are highlighted below.

**High-Quality Places:** Objective 1.1 calls for rezoning the city in accordance with the Future Land Use Plan in order to establish a city of complete neighborhoods that have access to Nodes connected by major corridors in a gridded street network. Objective 4.1 calls for various recommendations to create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city. Objective 4.3 calls for reviewing the Zoning Ordinance to change open space requirements and definitions.

**Equitable Transportation:** Objective 6.1 calls for increasing the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that supports multi-modal transportation options.

**Diverse Economy:** Objective 11.1 calls for increasing the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.

**Inclusive Housing:** Objective 14.5 calls for encouraging more housing types throughout the city and greater density along enhanced transit corridors and at Nodes by amending the Zoning Ordinance.

**Thriving Environment:** Objective 15.1 calls for reducing air pollution related to transport by developing in patterns that reduce dependency on single-occupancy vehicles. Objective 15.3 calls for revising the Zoning Ordinance to reduce any impediments to installing renewable energy on buildings. Objective 16.4 calls for exploring incentives or requirements in the Zoning Ordinance that encourage the creation of green infrastructure on private property.

## Big Move | Expand Housing Opportunities

Encourage the development of housing options throughout the city to expand the geography of opportunity by de-concentrating poverty.

### Description

Richmond offers many housing options; however, the city is intensely segregated by socio-economic status and race. This Big Move seeks to elevate the importance of creating more housing opportunities in more parts of the city for all income earners.

### Key Benefits

- **Expand the Geography of Opportunity.** In 2017, the Reinvestment Fund found that very large portions of the city were entirely unavailable to people earning up to 120% of the AMI because the housing costs were too high in those areas. Expanding housing opportunities for all income earners by encouraging the development of housing options throughout the city will expand the areas where people of various income levels can live and give them more opportunities to live near work and other amenities.
- **Improve Health Outcomes.** Having a solid roof over your head and a safe place to sleep is a basic need. Quality housing is essential in improving health outcomes for all ages. Too many low-income Richmonders, who are disproportionately Black or Latino, live in poor quality housing that is expensive for their limited budgets and may be hazardous to their health. Expanding the number of quality housing units that are affordable to lower-income households is essential in narrowing the health disparities in Richmond.
- **Provide Housing for a Growing City Population.** Creating more housing opportunities throughout the city helps provide homes for a growing population. An increase in residents in Richmond helps create demand for services,

such as grocery stores and pharmacies. As of 2019, Richmond has still not reached 249,621 population it had in 1970, after the Chesterfield annexation; nor is the city as dense as it was in 1950, when the density was 5,800 people/square mile compared to 4,032 people/square mile in 2018 in the same 1950-city footprint.

### Vision Alignment

**Equity:** Equal access to quality housing, regardless of race, income, and sexual orientation, is essential to creating a Richmond where all people thrive in high-quality neighborhoods.

**Sustainability:** A significant amount of greenhouse gas emissions come from energy use from buildings. Improving existing housing stock to improve energy efficiency and ensuring new homes are built using efficient and energy-saving methods will help reduce energy consumption and greenhouse gas emissions related to buildings.

**Beauty:** The design, form, and architecture of houses and multi-family housing can shape beautiful places within Richmond to create distinctive neighborhoods and communities that make Richmonders proud. Beyond the form of the actual structures, the yards, plazas, and open spaces created within and near housing create environments that not only beautify our city but also create opportunities for recreation and healthy living.

### Goal Alignment

**High-Quality Places:** The High-Quality Places section of the plan includes recommendations related to creating mixed-income communities and urban design strategies to shape how open space is designed. All Richmonders deserves to live in great neighborhoods.

**Equitable Transportation:** The Equitable Transportation section has strategies related to expanding transit options and improving bike and pedestrian infrastructure in lower-income areas in order to increase access for non-car households.



# Big Moves

The six Big Moves intentionally seek to expand equity, increase the sustainability of our city, and beautify our city.

## The Big Moves

### Re-Write the Zoning Ordinance:

Direct growth to appropriate areas while maintaining existing neighborhoods as well as creating new authentic neighborhoods adjacent to enhanced transit.

### Re-Imagine Priority Growth

**Nodes:** Target growth in jobs and population to Downtown, Greater Scott's Addition, Route 1 Corridor, Southside Plaza, and Stony Point Fashion Park.

### Expand Housing Opportunities:

Encourage the development of housing options throughout the city to expand the geography of opportunity by de-concentrating poverty.

### Provide Greenways & Parks

**for All:** Develop parks and greenways so that by 2037 100% of Richmonders live within a 10-minute walk of a park.

**Reconnect the City:** Cap highways to reknit neighborhoods destroyed by interstates, build/improve bridges, introduce street grids, and make the city easier to access by foot, bike, and transit.

**Realign City Facilities:** Improve City buildings (schools, libraries, fire stations, police stations, etc.) to provide better services in efficient, shared-use, accessible facilities to better match and serve the growing city.

Because these moves are wide-reaching, there are several strategies throughout *Richmond 300* that relate to each Big Move. If the City can advance each of the Big Moves over the next 5 years, Richmond will be well on its way to realize its 20-year vision.

Each Big Move description in this Chapter includes:

- **Big Move name**
- **Description**
- **Key benefits**
- **Description** of how the Big Move advances equity, sustainability, and beauty
- **Alignment with *Richmond 300*** goals and objectives
- **Actions** that may be implemented to further the Big Move
- **Type of actions:**

**Legislative:** actions that result in a new ordinance for City Council to adopt

**Planning:** actions that result in plans to guide future work

**Advocacy:** actions that require the City and other organizations to advocate the state or federal government for funding or legislative changes

**Administrative:** actions that City staff can undertake as part of their regular duties

### Capital Improvement Project

**(CIP):** actions that require City funding to create a new park, infrastructure, building, or any other physical asset the City will own

- **Time Frame** for implementation is shown using the City's Fiscal Year (FY) which runs July to June:

FY22 = July 2021–June 2022  
FY23 = July 2022–June 2023  
FY24 = July 2023–June 2024  
FY25 = July 2024–June 2025  
FY26 = July 2025–June 2026

**Diverse Economy:** Parks, greenways, and recreation spaces are key drivers in Richmond’s tourism economy (see Goal 12). A robust parks system can also help retain, grow, and attract businesses within Richmond as parks help attract employees to live and work in the city (see Goal 11).

**Inclusive Housing:** Oftentimes, after parks are developed in areas that have lacked green space, property values increase and there is the potential for existing residents to be displaced. At the same time, access to a park is essential for low-income

communities to help improve their health outcomes. Therefore, the Inclusive Housing section of the plan has several strategies to preserve and expand housing for lower-income households and there is also a Big Move related to housing.

**Thriving Environment:** A system of parks and greenways is essential in reaching the clean air (Goal 15), clean water (Goal 16), and resilient and healthy community (Goal 17) goals listed in the Thriving Environment section.

## Action Steps

Actions May Include	Type	R300 Reference	Lead*	Time Frame
<b>Zoning Ordinance:</b> Revise the Zoning Ordinance to include a green space/green amenity minimum; see the Zoning Ordinance Big Move.	Legislative	Goal 4 Goal 17	PDR	FY 22-27
<b>Land Acquisition and Planning:</b> Develop a strategy for acquiring land for new parks and open spaces, and a Parks Master Plan that includes 1) engaging residents (particularly traditionally under-represented communities), developers, government, technical experts, and other stakeholders in defining and encouraging excellence in design of public open and green space; 2) considering and mitigating potential negative effects of new park space, such as increased adjacent property values, cultural displacement, and increased regulation of public space; and 3) creating public-private partnerships to help the City maintain and manage high-quality parks, green infrastructure, and public open space.	Administrative Planning	Goal 2 Goal 17	PRCF [w/ PDR]	FY22-25
<b>Land Trust:</b> Utilize the Maggie Walker Community Land Trust to create public open space.	Administrative	Goal 17	PRCF	FY22-26+
<b>Connections:</b> Implement strategies in Goal 8 to connect parks and increase access to parks.	CIP	Goal 8 Goal 17	DPW	FY22-26+
<b>Parklets:</b> Promote the Parklet Program and encourage the development of parklets throughout the City.	Administrative	Goal 17	PDR	FY22-26+
<b>School Yards:</b> Amend City ordinances to allow public access to school yards and playgrounds during non-school hours.	Legislative	Goal 17	PRCF (RPS)	FY23-24
<b>Maintenance:</b> Create dedicated funding for the creation and maintenance of new and existing parks, public open space, plazas, and greenways, such as 1) a bond referendum and/ or 2) a neighborhood-based program where landowners and developers pay parkland dedication fees that will be used to create a park in their neighborhood.	Legislative	Goal 17	PRCF	FY23-26

\* see Acronym list for definition of acronyms

**From:** Robin Smith  
**To:** [Addison, Andreas D. - City Council](#); [Larson, Kristen N. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Jones, Michael J. - City Council](#); [Trammell, Reva M. - City Council](#); [Brown, Haskell - City Attorney](#); [City Clerk's Office](#)  
**Subject:** Fwd: 2021-195. Serious violations liability FIRE & SAFETY VIOLATIONS. Climbing up a 7-8 foot ladder to hoist oneself up through a 24" hatch with a trap door to second level. The only means to enter & exit. Sleeping 4 people on an air mattress & cots ex...  
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**To:** Melanie Skinner [REDACTED]  
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**To:** Melanie Skinner [REDACTED]  
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Our standard sleeping setup is for four guests on the top floor of the treehouse. This photo shows the queen bed and bunkbed cot. We also have a futon on the first floor, two single cots, and a sleeper sofa in the basement lounge. Glamp in comfort.



Here's another view of the standard 4-person sleeping setup with a view of the ladder hatch.







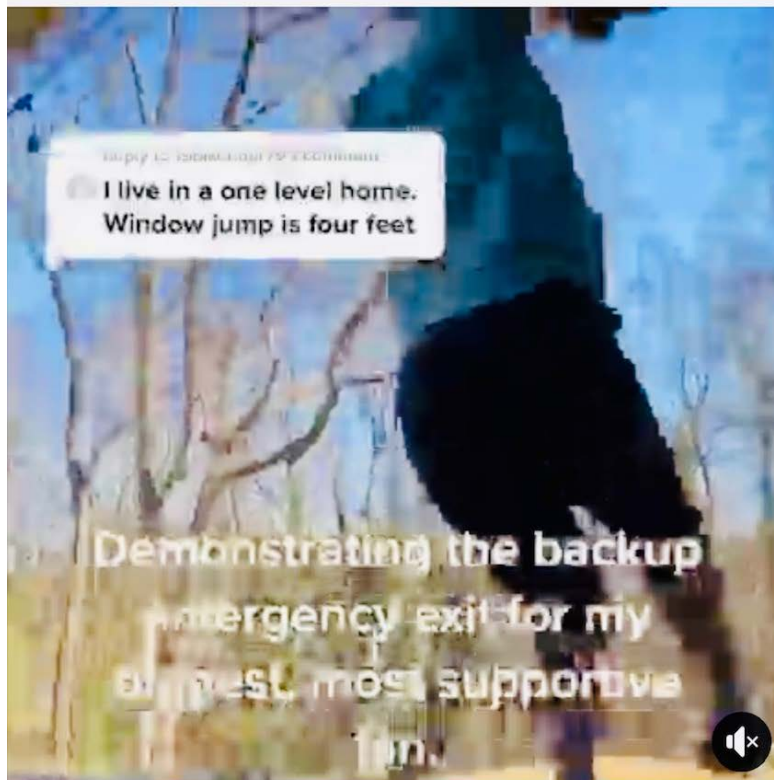






In the event of a fire emergency in your home or in the treehouse, you may need to exit via an unconventional method. Door first. Balcony second.

[#exit](#) [#firesafety](#) [#emergency](#)  
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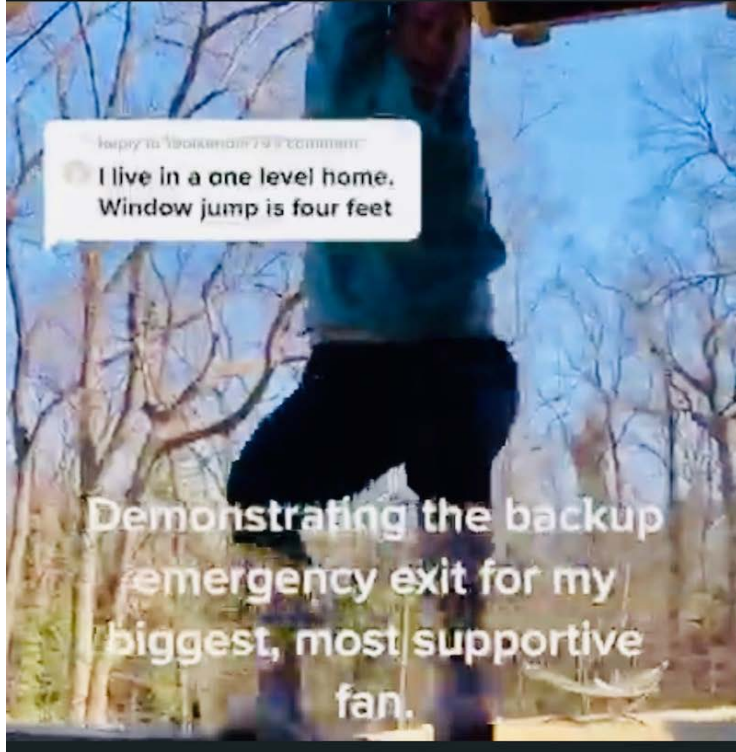


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**Cc:** [Brown, Haskell - City Attorney](#); [City Clerk's Office](#)  
**Subject:** Fwd: 2021-195. Misc photos illustrating liability regarding children on wooden bridge with no rails, child very close to fire, steep terrain surrounding the treehouse, posting up all kinds of campground / playground signs such as Bigfoot etcetc  
**Date:** Sunday, July 25, 2021 9:51:34 PM  
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**Date:** July 25, 2021 at 7:45:19 PM EDT  
**To:** Melanie Skinner [REDACTED]  
**Subject:** Fwd: Misc photos illustrating liability regarding children on wooden bridge with no rails, child very close to fire, steep terrain surrounding the treehouse, posting up all kinds of campground / playground signs such as Bigfoot etcetc

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**To:** Robin Smith [REDACTED]  
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**Subject:** Fwd: 2021-195. Excessive trash & litter on street as well as excessive cars parked on street due to Treehouse accommodating up to 8 people & pets per night and rented most every night. Host providing Alcohol to Treehouse guests on the bed of the tree...  
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**To:** Robin Smith [REDACTED]  
**Subject:** Fwd: 2021-195. Excessive trash & litter on street as well as excessive cars parked on street due to Treehouse accommodating up to 8 people & pets per night and rented most every night. Host providing Alcohol to Treehouse guests on the bed of the treehouse without an ABC license?

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**To:** Robin Smith [REDACTED]  
**Subject:** Fwd: 2012-195. Excessive trash & litter on street as well as excessive cars parked on street due to Treehouse accommodating up to 8 people & pets per night and rented most every night. Host providing Alcohol to Treehouse guests on the bed of the treehouse without an ABC license?

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**Date:** July 25, 2021 at 7:44:56 PM EDT

**To:** Melanie Skinner  
[REDACTED]

**Subject:** Fwd: Excessive trash & litter on street as well as excessive cars parked on street due to Treehouse accommodating up to 8 people & pets per night and rented most every night. Host providing Alcohol to Treehouse guests on the bed of the treehouse without an ABC license?

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**From:** Robin Smith  
[REDACTED]

**Date:** July 25, 2021 at 7:37:20 PM EDT

**To:** Robin Smith  
[REDACTED]

**Subject:** Excessive trash & litter on street as well as excessive cars parked on street due to Treehouse accommodating up to 8 people & pets per night and rented most every night. Host providing Alcohol to Treehouse guests on the bed of the treehouse without an ABC license?

Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith  
[REDACTED]

**Date:** July 25, 2021 at 7:07:22 PM EDT

**To:** rsmithselect@comcast.net

**Subject:** Fwd: pics combined

1

Sent from my iPhone

Begin forwarded message:

[REDACTED]

**Date:** July 25, 2021  
at 5:01:21 PM EDT

**To:**  
[REDACTED]

**Subject: pics  
combined 1**

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Copy & Print Center

[REDACTED]

Our store will be closing permanently on August 21st, 2021. Starting July 25th, our Copy & Print Department will begin transitioning orders to other stores in the area, and to our Regional Print Centers. This may lead to a delay in completing your orders, so please plan ahead if your order is needed quickly. Our Copy & Print Department will close completely on July 31st, at which point

we will no longer be taking print orders via email, in-person, or online. Any orders that remain at our store must be picked up **no later than August 7th, 2021**, after which they will be discarded. We thank you for your business, and apologize for any inconvenience. If you have any questions, please feel free to give us a call [REDACTED]

**CONFIDENTIALITY NOTICE:** The information contained in this email and attached document(s) may contain confidential information that is intended only for the addressee(s). If you are not the intended recipient, you are hereby advised that any disclosure, copying, distribution or the taking of any action in reliance upon the information is prohibited. If you have received this email in error, please immediately notify the sender and delete it from your system.

**From:** Robin Smith  
**To:** [Addison, Andreas D. - City Council](#); [Larson, Kristen N. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Jones, Michael J. - City Council](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Trammell, Reva M. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Brown, Haskell - City Attorney](#); [City Clerk's Office](#)  
**Subject:** Fwd: # 2021-195 The editorial illustrates How Our city council representative, Kristen Larson showed favoritism toward toward the treehouse and never held any meetings or addressed our concerns via emails & phone calls..  
**Date:** Sunday, July 25, 2021 10:04:51 PM  
**Attachments:** [20190916 Editorial The Law Is The Law + screenshots.pdf](#)

---

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith [REDACTED]  
**Date:** July 25, 2021 at 10:02:32 PM EDT  
**To:** Robin Smith [REDACTED]  
**Subject:** Fwd: # 2021-195 The editorial illustrates How Our city council representative, Kristen Larson showed favoritism toward toward the treehouse and never held any meetings or addressed our concerns via emails & phone calls..

Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith [REDACTED]  
**Date:** July 25, 2021 at 9:08:48 PM EDT  
**To:** Robin Smith [REDACTED]  
**Subject:** Fwd: # 2021-195 The editorial illustrates How Our city council representative, Kristen Larson showed favoritism toward toward the treehouse and never held any meetings or addressed our concerns via emails & phone calls..

Sent from my iPhone

Begin forwarded message:



**From:** Robin Smith [REDACTED]  
**Date:** July 25, 2021 at 9:07:44 PM EDT  
**To:** Robin Smith [REDACTED]  
**Subject:** Fwd: # 2012-195 The editorial illustrates  
How Our city council representative, Kristen Larson  
showed favoritism toward toward the treehouse and  
never held any meetings or addressed our concerns  
via emails & phone calls..

Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith  
[REDACTED]  
**Date:** July 25, 2021 at 7:43:29 PM EDT  
**To:** Robin Smith  
[REDACTED]  
**Subject:** Fwd: The editorial illustrates  
How Our city council representative,  
Kristen Larson showed favoritism toward  
toward the treehouse and never held any  
meetings or addressed our concerns via  
emails & phone calls..

Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith  
[REDACTED]  
**Date:** July 25, 2021 at 7:05:09  
PM EDT  
**To:** [REDACTED]  
**Subject:** The editorial  
illustrates How Our city  
council representative,  
Kristen Larson showed  
favoritism toward toward the  
treehouse and never held any  
meetings or addressed our

**concerns via emails & phone calls..**

Sent from my iPhone

Begin forwarded message:

**From:**

[REDACTED]

**Date:** July 25, 2021  
at 5:02:50 PM EDT

**To:**

[REDACTED]

**Subject: editorial  
+ screenshots**

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[REDACTED]

Our store will be closing permanently on August 21st, 2021. Starting July 25th, our Copy & Print Department will begin transitioning orders to other stores in the area, and to our Regional Print Centers. This may lead to a delay in completing your orders, so please plan ahead if your order is needed quickly. Our Copy &

Print Department will close completely on July 31st, at which point we will no longer be taking print orders via email, in-person, or online. Any orders that remain at our store must be picked up **no later than August 7th, 2021**, after which they will be discarded. We thank you for your business, and apologize for any inconvenience. If you have any questions, please feel free to give us a [REDACTED].

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**From:** Robin Smith  
**To:** [Addison, Andreas D. - City Council](#); [Larson, Kristen N. - City Council](#); [Robertson, Ellen F. - City Council](#); [Trammell, Reva M. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Jones, Michael J. - City Council](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Newbille, Cynthia I. - City Council](#); [Brown, Haskell - City Attorney](#); [City Clerk's Office](#)  
**Subject:** Fwd: 2021-195 Showing the very close proximity of my driveway and the Treehouse driveway.. illustrating why the treehouse guests constantly mistake my drive for the treehouse walking & driving up & down mine, urinating in my yard, delivery trucks going...  
**Date:** Sunday, July 25, 2021 10:08:38 PM  
**Attachments:** [IMG\\_1849.PNG](#)

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Sent from my iPhone

Begin forwarded message:

**From:** Robin Smith [REDACTED]  
**Date:** July 25, 2021 at 8:18:36 PM EDT  
**To:** Robin Smith [REDACTED]  
**Subject:** Showing the very close proximity of my driveway and the Treehouse driveway.. illustrating why the treehouse guests constantly mistake my drive for the treehouse walking & driving up & down mine, urinating in my yard, delivery trucks going up & down leaving supplies at my home etc etc.. The trail photos show how someone carefully cut a path connecting to the treehouse on my property without my permission until the James river trail manager alerted me to this suggesting I put up no trespassing signs for liability concerns

Sent from my iPhone

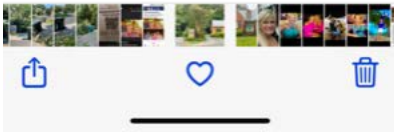
Begin forwarded message:

**From:** Robin Smith [REDACTED]  
**Date:** July 25, 2021 at 4:53:06 PM EDT  
**To:** [REDACTED]

12:47 📶 🔋

[←](#) Home [Edit](#)  
Thursday 12:48 PM

📹 LIVE





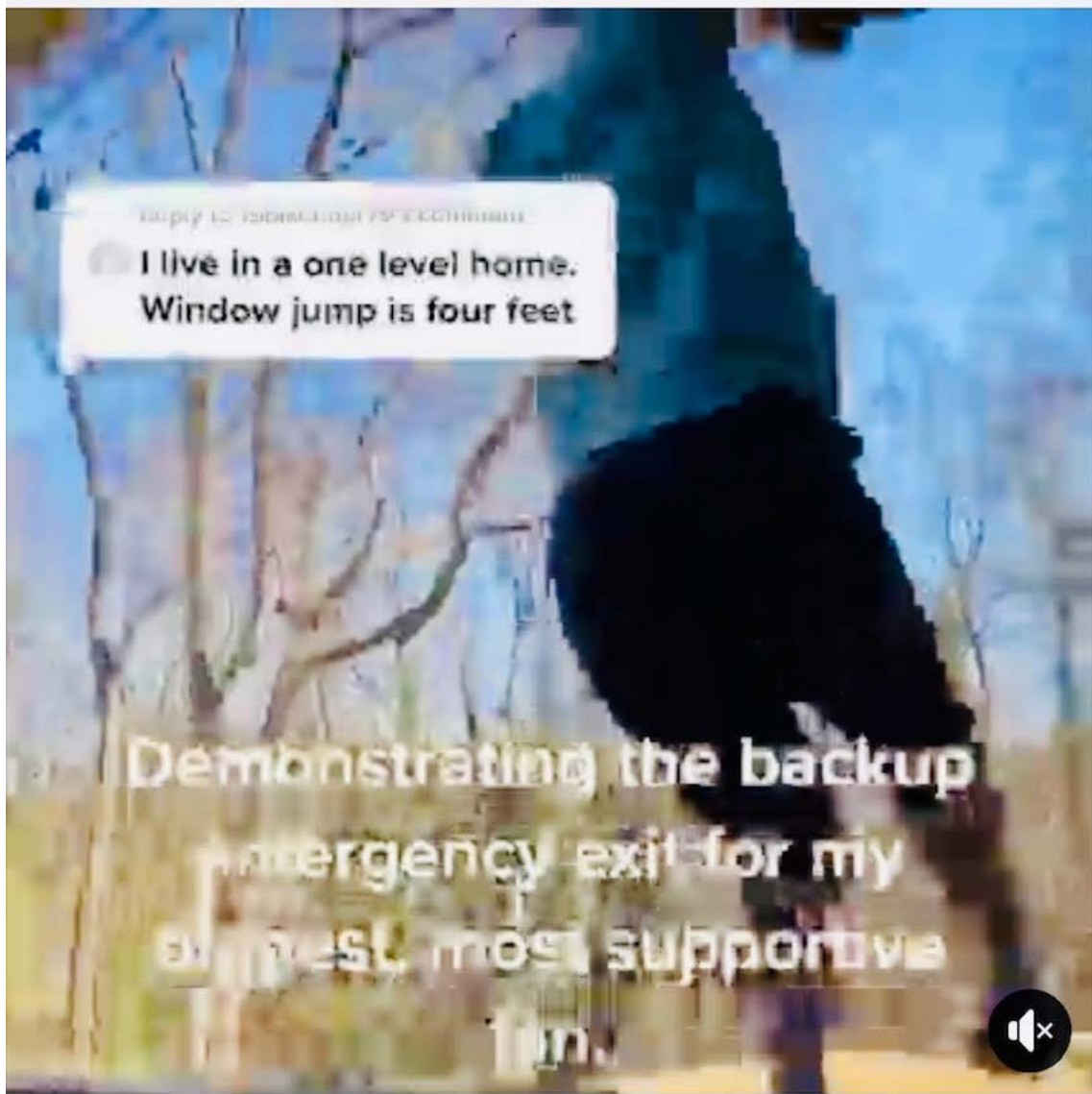






In the event of a fire emergency in your home or in the treehouse, you may need to exit via an unconventional method. Door first. Balcony second.

[#exit](#) [#firesafety](#) [#emergency](#)  
[#preparedness](#) [#staysafe](#) [#de...](#) See More





Sent from my iPhone

**From:** Helen Ilnicky  
**To:** [City Clerk's Office](#)  
**Cc:** [REDACTED]  
**Subject:** Opposition to 3800 Grove Avenue project  
**Date:** Monday, July 26, 2021 2:25:29 AM

---

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Ms. Reid,

I am writing to vehemently oppose the proposal and application for a SUP by John Nolde for the property at 3800 Grove Avenue. I have lived at [REDACTED] for 29 years, and all of my nearby neighbors are equally opposed to this project. The change from commercial to residential is not the problem, but the increase in density, cramming six townhome units onto a ¼ acre lot on a busy corner, is truly absurd. And is not in keeping with the Richmond 300 plan, as some have suggested – see page 72, showing a density of 2-10 housing units per acre. This proposal would be **2.5X** the (highest suggested) recommended density. Also, this is NOT a neighborhood of 3-story homes either and I strongly object to the proposed 3-story design.

What is the rush to push through this proposal, when all nearby neighbors have expressed objections to it? Why not take a step back and ask the developer for a **three-unit** proposal or even a completely different proposal that you can compare and make sure we're making the best use of the space with consideration for the rest of the neighbors? The ridiculously high density he is proposing clearly illustrates no regard for the current make up of the neighborhood.

And the precedent being set by allowing this dramatic leap in density, is extremely concerning, as it opens the door to other developers coming into this area wishing only to make big money without regard for the 100 year history of single family detached homes in this well established neighborhood.

Please vote to table this request until a more suitable proposal can be established.

Thank you,

Helen M. Ilnicky  
Owner and Chief Financial Officer  
Haberdasher Corporate Apparel

[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** Elizabeth Ann Barry  
**To:** [City Clerk's Office](#)  
**Subject:** 7/26/2021 City Council Meeting - Ordinance 2021-195  
**Date:** Monday, July 26, 2021 7:27:27 AM

---

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please include the following written comment regarding proposed legislation on the agenda for city council this evening. Thank you.

Thank you for this opportunity to address the Richmond City Council.

I urge you to vote **NO** on Ordinance 2021-195 (to authorize the special use of the property known as 5005 Riverside Drive for the purpose of a short-term rental within an accessory structure to an existing single-family dwelling, upon certain terms and conditions (4th District)) for the following reasons:

- The current short-term rental regulations have been in effect for one year only (since July 1, 2020).
- City of Richmond Planning Commission / City Council is supposed to review the implementation of the ordinance after one year to determine if amendments to the ordinance are needed. However, this has not yet been done.
- The Special Use Permit (SUP) applicants created their own problem when they decided to illegally operate a short-term rental within an unauthorized accessory structure for the past five years.
- **It is not incumbent upon City Council to remedy the "treehouse branding" issue of the SUP applicants.** The applicants can simply resolve their problem by moving the short-term rental completely into their basement, which is already being used as overflow guest accommodation and meets the short-term rental regulation requirements.
- There is a good reason that the current short-term regulation does not allow rental of accessory structures. Sleeping in an accessory structure is not compatible with urban zoning.
- City Council should not grant an unfair competitive advantage to the applicants that cannot be enjoyed by any other short-term rental operators in the city.
- When drafting the short-term regulations, City Council took great care to balance the rights of the short-term rental operators with the rights of the adjacent neighbors. Granting this SUP to the applicants would be at the expense of the adjacent property owners and would violate their right to privacy and the protection of their home values.
- Rather than granting this SUP and gutting the current law, City Council needs to review the short-term rental regulation as promised, solicit input from all city residents, and if deemed proper, make the necessary amendments required to permit lawful use of accessory structures as short-term rentals. Until then, the applicants may continue to operate their business by complying with a well-written and well-crafted regulation.

With all due respect to the Planning Commission, they got this one wrong! Vote **NO** on ordinance 2021-195. It's time to stop short-term rental "mission creep" by granting SUPs that validate years of illegal operation and step on the rights of adjacent property owners. Either all citizens of the city should be given the right to rent out accessory structures or none at all. The applicants do not warrant special treatment regardless of how successful and glamorous their business has become. Please don't be swayed by the red herring of popularity!

Thank you in advance for considering the views of a concerned city resident and adjacent property owner.

Elizabeth A. Barry



**From:** Kelly Turk  
**To:** [Addison, Andreas D. - City Council](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [kristin.larson@richmondgov.com](mailto:kristin.larson@richmondgov.com); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Trammell, Reva M. - City Council](#); [Jones, Michael J. - City Council](#); [City Clerk's Office](#)  
**Subject:** Fwd: 3800 Grove Ave special permit  
**Date:** Monday, July 26, 2021 8:43:32 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

I ask that you vote against moving forward with the special use permit as presented for the 3800 Grove rezoning.

CoStar reports (as recently as this morning) that home builders are moving into the build for rent business. It is my concern that this is the purpose of this set of units being considered. There are currently 5,900 units underway in Richmond (a record) and about 3,200 units slated to open this year. Vacancies are anticipated to increase in the coming years.

This is a small .255 acre site. The Richmond 300 highlights multiple vacant homes and buildings that are already available for the same purpose of this special permit.

It is not in line with Richmond 300 as follows:

Objective 4.1a: Page 100: Develop zoning districts that protect and enhance neighborhood character, especially in areas that are not protected by City Old Historic Districts. This design is not in keeping with the neighborhood character which is detached single family homes that were built in a large part in the 1920's.

Page 125: Large trees reduce noise from traffic. 195 and the trains nearby need all of the noise buffers possible and this plan will damage or remove existing large trees that take years to grow.

Objective 8.1: Maintain a sidewalk inventory. Sidewalks are missing with the proposed setbacks in this project.

Page 185: A new Zoning Ordinance should include measures to preserve the authentic character of Richmond's older neighborhoods. The character of the neighborhood will change as the precedent is set to allow homes to be built facing sideways to the surrounding homes and will introduce attached single family homes which is not in line with the immediate homes even on the same block.

Page 195: The design, form and architecture of houses...can shape beautiful places within Richmond to create distinctive neighborhoods and communities that make Richmond



proud. There is no homeowner's association for managing maintenance of these units. The proposed design includes elevating the front step by 3 1/2 feet - higher than any in the area and removing the need for a crawl space allowing for cheaper construction. Also the plans include contemporary styling and the right of the builder to change materials if desired which is not in line with the quality of construction and charm of the existing area.

Reimagine Priority growth ...to Downtown, Scott's Addition, Route 1 Corridor, Southside Plaza and Stony Point FASHion Park. Not in this area which is low density single family homes. The density of this proposal is beyond the residential density of 2-10 housing units per acre.

Page 177 : Incorporating green space. We have no green space in this part of Richmond and density has recently been increased along Libbie Ave. Perhaps a better use of this unique space is to provide green space for the existing homeowners and renters.

Page 182 for heat management: Increase the % of tree canopy. This plan reduces trees near 195.

Please consider an alternative scenario for this property zoned for small business. As stated earlier in the planning process, small businesses need space close to their employment base and this building offers that at a time when businesses are moving out of high density structures. How lucky for the owner of the property to have a highly desirable property that is in demand for investors and/or renters as zoned for its existing purpose.

Sincerely,

Kelly

Kelly S. Turk

**From:** Philip Hart  
**To:** [City Clerk's Office](#)  
**Cc:** [Joe Andrews](#); [Addison, Andreas D. - City Council](#); [Wagner, Daniel M. - City Council Office](#); [Patricia Merrill](#)  
**Subject:** 4605 Grove Avenue Special Use Permit - Ord. 2021-196  
**Date:** Monday, July 26, 2021 9:37:35 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Ms. Reid

I am the President of the Westhampton Citizens Association, and I am writing to register with City Council the WCA's opposition to Ordinance 2021-196, which would grant a special use permit allowing the construction and operation of an office building to be located at 5605 Grove Avenue.

The WCA has had conversations with the owner over months now about his plans. We've also met with the city planning staff and with our City Council member. From early on, we've expressed our concerns about the design, scale and positioning of the proposed building, its possible impact on parking in the area, and what we see as its inconsistency with the 5600 block of Grove Avenue. While there have been some changes to the owner's plans, we don't feel these changes address our primary concerns.

We have seen the planning department's staff report on the proposed project. The report concludes that this project is consistent with the Richmond 300 master plan. We respectfully disagree with that conclusion. The Richmond 300 master plan designation for this block is "Community Mixed Use." The master plan states that future development should complement *the existing context* and features of development should fit with *the historic context*.

The block is located to the east of the commercially developed blocks around Libbie and Grove and to the west of residential neighborhoods. While all the buildings on the block have commercial uses allowed by special use permits, all are zoned residential (R-4) and all (save perhaps one) are former residences and retain a residential appearance.

The residential feel and role of the 5600 block as a buffer block between the commercial-looking areas to the west and the residential neighborhoods to the east is the context of this block. For that reason, we feel this commercial-looking office building – with its design, scale and positioning – would be inconsistent with the existing and historical context of the 5600 block of Grove Avenue.

Thank you.

Philip Hart  
President  
Westhampton Citizens Association

**From:** Julie Anderson  
**To:** [City Clerk's Office](#)  
**Subject:** City Council July 26th  
**Date:** Monday, July 26, 2021 8:45:10 AM

---

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Hello,

I am writing in support of ORD. 2021-184. **The reallocation of \$600,000 CDBG-CV funds will support the development of apartments at Cool Lane, permanent supportive housing for homeless and low-income individuals from Richmond and Henrico. Permanent supportive housing works, over 95% of our residents do not return to homelessness.**

Julie Anderson  
Director of Real Estate Development  
Virginia Supportive Housing  
P.O. Box 8585  
Richmond, Virginia 23226

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** sharonuz (null)  
**To:** [City Clerk's Office](#)  
**Cc:** [Julie Anderson](#); [Elizabeth Nice](#)  
**Subject:** ORD. 2021-184 amending ORD. 2020-164. Virginia Supportive Housing CDBG-CV award request.  
**Date:** Monday, July 26, 2021 10:46:29 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

TO: Members of the Richmond City Council:

My name is Sharon Nusbaum. I am a resident of Norfolk, Virginia and serve as President of Virginia Supportive Housing, headquartered in Richmond. The VSH Board is comprised of members who reside in Richmond, Charlottesville and South Hampton Roads where VSH has developed and owns properties providing permanent, supportive housing for homeless adults.

First of all, I thank the City of Richmond for its long-standing support for Virginia Supportive Housing and for providing the opportunity for VSH to redevelop a former nursing home facility located on 1900 Cool Lane, on the Richmond-Henrico County line. Development of the project is underway.

VSH was approved by the City Council for \$600,000.00, as an appropriation of the AHTF-CV funds. 1900 Cool Lane, formerly a City of Richmond property, but located in Henrico County, has been found to be ineligible for the AHTF-CV funds because it is now not within the Richmond jurisdiction.

I ask, on behalf of VSH and the VSH Board, that the Richmond City Council restore the \$600,000.00 by appropriating CDBG-CV funds for VSH. The VSH Cool Lane project very much needs the \$600,000.00 to help them meet the budget required for construction.

Cordially,

Sharon Nusbaum  
President, Virginia Supportive Housing

Sent from my iPhone

**From:** Inga Schunn  
**To:** [City Clerk's Office](#)  
**Subject:** Resolution 2021-R040  
**Date:** Friday, July 23, 2021 4:00:39 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

This email is to notify you that I support resolution 2021-R040. It is important that the money sent by the Biden administration is used to support the neighborhoods that need it the most, mainly the disenfranchised south side of Richmond. We have the opportunity to correct the damage done in the past, right the wrongs of history and create a new trajectory for the city. The quality of Black life matters.

Many thanks,  
Inga

(Carver resident)