



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

Development Proposal / Address:

Conditional Rezoning - St. Catherine's School - File No. CREZ-9603B

6001 Grove Avenue. 5903 Grove Avenue. 5902 Three Chopt Road. 10 Maple Avenue. 6 Maple Avenue. 5606 Cary Street Road. and 5604 Cary Street Road

Association Name: Westview Civic Association

Please Check Appropriate Boxes:

The Association's (check one) Membership Board met on 10/31/2016 by email
and voted to Oppose Support Take no position on this proposal.

SEE OTHER COMMENTS

This Association does not intend to consider this issue because: _____

Was a representative for the proposal present? YES NO

Other comments: _

The Westview Civic Association Board of Directors has reviewed the St. Catherine's Special Use Permit proposal, traffic study and Proffered Conditions documents. The Westview Board has serious and substantial reservations regarding the placement of a traffic light at the intersection of Grove and Maple Avenues and a HAWK at the intersection of Grove and Somerset Avenues. It is expected that the traffic light and the HAWK would result in an increased number of vehicles and increased vehicle speeds on Maple Avenue and its feeder streets, especially York Road.

The St. Catherine's traffic study comes to a similar conclusion with its assumption that 80% of the current southbound Somerset Ave. traffic (turning east on to Grove) would divert to Maple Avenue to use the light there in order to make a protected left turn. Additionally, Westview believes that the estimated number of vehicles that would be induced to change their current route is understated by the study. The traffic study only included vehicles that are currently counted at the Somerset/Grove intersection and does not attempt to capture other vehicles that will similarly now be induced ("diverted") to the protected left turn provided by the light at Maple and Grove. With a traffic light, this intersection would become a major gateway between Cary Street Road and Patterson and Monument Avenues in both the north and south directions. This light would induce drivers to Maple Avenue from their other current routes (for example, Libbie Avenue, Three Chopt Road), including drivers whose destinations include St. Mary's Medical Office Buildings, St. Mary's Hospital, St. Christopher's School, St. Bridget's School and soon, Bon Secours Nursing School, in addition to St. Catherine's School. Vehicular traffic, including large and small delivery trucks, construction vehicles and passenger cars can be expected to choose Maple Avenue as a thoroughfare between Cary Street/Grove Avenue all the way to Monument Avenue.

Westview Civic Association requests that the city conduct a comprehensive traffic study for the area bounded by Patterson Avenue, Three Chopt Road, Cary Street Road and Granite Avenue. Only with an accurate and holistic picture of the traffic in the area and including the implications of each of the SUP projects sought and approved for the area (for example, St. Catherine's, Westhampton LLC, St. Bridget's, Bon Secours School of Nursing and soon, St. Christopher's

School) can City officials realistically assess the impact of the Proffered Conditions associated with the St. Catherine's Special Use Permit.

Stuart Stringfellow Carter

Print Name

President, Westview Civic Association

Title

Signature

10/31/2016

Date

Please send to:

Matthew Ebinger, AICP - Senior Planner

Mail: Matthew Ebinger, AICP - Senior Planner

City of Richmond

Land Use Administration Division

900 East Broad Street, Room 511

Richmond, VA 23219

Email: Matthew.Ebinger@richmondgov.com

Fax: (804) 646-5789

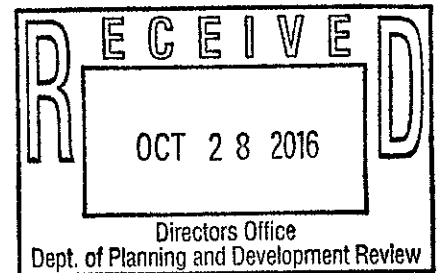
October 27, 2016

John & Michelle Nestler
5800 Three Chopt Road
Richmond, VA 23226

Director of Planning and Development Review
900 E. Broad Street, Room #511
Richmond, Virginia 23219

RE: Ordinance No. 2016-268; Re-zoning of St. Catherine's School

Dear Planning and Development Review Committee,



We object to the re-zoning of St. Catherine's School as presently proposed. Specifically, we object to the creation of an unscreened 12-space parking lot on St. Catherine's Lane, which is a public street.

We are neighbors of St. Catherine's, and live immediately across from the proposed parking lot. Our objection is two-fold. Establishment of the unscreened parking lot would:

- Harm the existing residential atmosphere of the neighborhood
- Create a safety hazard on an already congested public road

Harm to the Existing Residential Atmosphere

Ours is a residential area with a distinct rural atmosphere. St. Catherine's School has always committed to maintaining that residential feel by installing aesthetically pleasing plantings as a barrier between the homes on St. Catherine's Lane and lower field constructions. That commitment was reaffirmed as recently as September 14, 2016 in an email to us (see Attachment 1; email from Mr. Jeffrey Geiger). When asked to define what is meant by the "screened parking spaces" to be created, Mr. Geiger replied:

"City zoning ordinance has specific landscape screening requirements for parking areas along public streets. Evergreen landscaping is planted to provide a continuous visual screen of the parking area."

The proposed **unscreened** 12-car parking lot immediately across the street from our home violates that commitment and imposes hardship upon those residing along St. Catherine's Lane. As there is no proposed barrier, the unscreened parking lot would be unsightly, would significantly harm the residential character of the area, and would adversely affect property values along the lane.

Importantly, we would highlight that the proposed parking lot opposite our home would be the ***only parking lot at St. Catherine's School completely unscreened and devoid of any barrier.***

Safety Hazard

St. Catherine's Lane, a public street, is a narrow (almost single lane) road that is highly congested several times a day during school drop off and multiple pick up times. This is illustrated by the attached photographs taken during a dismissal (see Attachment 2), and has been confirmed by the Department of Public Works' Traffic Engineering Division (see Attachment 3; email from DPW). The DPW will be installing "no parking signs" along the East side of St. Catherine's Lane (such signs already exist on the West side of the lane).

It is somewhat ironic to now propose a parking lot in that same area, especially one with no separation whatsoever from the lane that requires backing up into a diagonal designated space. The parking lot will simply contribute to the mayhem during peak congestion times, and will increase the likelihood of a pedestrian or vehicular accident.

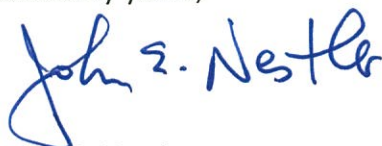
Summary

When we purchased our home, we were informed that St. Catherine's School was zoned residential, would remain so designated, and that the residential atmosphere of the area could not be altered. In the past, perhaps because it is zoned as residential, St. Catherine's School committed to maintaining the present character of St. Catherine's Lane.

The present re-zoning proposal includes the creation of an unscreened 12-space parking lot that would harm the area's character and create a safety hazard. Given that the re-zoning proposal already includes a large parking lot on the existing field with over 140 additional parking spaces, the need for this additional 12-space parking lot is in question.

We ask that the Planning and Development Review Committee either decline this specific component of the re-zoning request or deny the re-zoning request altogether.

Sincerely yours,



John E. Nestler



Michelle R. Nestler

ATTACHMENT 1

John Nestler

From: Jeffrey Geiger <jgeiger@hf-law.com>
Sent: Wednesday, September 14, 2016 12:47 PM
To: John Nestler
Cc: Terrie Scheckelhoff; jonathan.baliles@richmondgov.com; Eli.wong@richmondgov.com; Michelle Nestler (nestler.michelle@gmail.com)
Subject: [EXTERNAL] RE: St. Catherine's Rezoning Request

John,

Thank you for reaching out to me. I hope you have a wonderful trip. I will be glad to discuss the parking update with you in person or on the telephone when your return. I will be glad to find a time for that discussion when you return. In the meantime, please find below answers to your questions.

I look forward to speaking with you when you return.
Jeff

Jeffrey P. Geiger
Hirschler Fleischer
2100 East Cary Street | Richmond, VA 23223-7078
P.O. Box 500 | Richmond, VA 23218-0500
p: 804.771.9557 | f: 804.644.0957
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From: John Nestler [mailto:john.nestler@vcuhealth.org]
Sent: Monday, September 12, 2016 9:44 AM
To: Jeffrey Geiger
Cc: Terrie Scheckelhoff; jonathan.baliles@richmondgov.com; Eli.wong@richmondgov.com; Michelle Nestler (nestler.michelle@gmail.com)
Subject: St. Catherine's Rezoning Request

Dear Mr. Geiger,

We received your letter of September 7th, informing us of the proposed revised parking lot construction plan and inviting us to the September 21st informational session.

Unfortunately, we will be abroad and unable to attend. We have a few requests and would like clarification on some issues:

- 1) Would you be able to send us minutes of the September 21st meeting and a blueprint or illustration of the proposed revised surface parking lot and field? **Yes.**
- 2) You note that there would be a minimum of 190 parking spaces – is there a maximum number of spaces? **A maximum is not known at this time. The final number will be determined when the construction drawings are prepared.**

- 3) Could you please define more specifically and in detail what is meant by “screened parking spaces”? **[/]The City’s zoning ordinance has specific landscape screening requirements for parking areas along public streets. Evergreen landscaping is planted to provide a continuous visual screen of the parking area.**
- 4) Is there a proposed barrier/screen along St. Catherine’s Lane, so that the neighbors will not be looking out onto the parking area? If so, what would be the nature of the barrier/screen?**[/] See prior answer.**
- 5) Is there still proposed new lighting for the field, and are there plans for any other structures (bleachers, concession stand, etc.)?**[/] No lighting for the field. A bleacher area is provided on the north side of the field in the same general location as previously shown. I am not aware of any decisions made by St. Catherine’s as to whether concessions will be provided at the field.**

We leave tomorrow for abroad, but I will have access to email. I appreciate in advance your attention to these queries.

I am copying this email to Mr. Baliles, so that as Councilman he is aware of these issues.

Regards,

John Nestler

John E. Nestler
5800 Three Chopt Road
Richmond, VA 23226
Tel: 804-285-3085
Email: john.nestler@vcuhealth.org





Attachment 3

John Nestler

From: Hairston, E. Paige - DPW <Paige.Hairston@richmondgov.com>
Sent: Tuesday, September 13, 2016 12:57 PM
To: John Nestler
Subject: [EXTERNAL] Website Email Response - Installation Plans for No Parking Signs along St Catherine Lane

Hello Dr. Nestler,

Thank you for bringing the safety issue along St. Catherine's Lane to the attention of the Department of Public Works. The Traffic Engineering Division evaluated the location and observed the on-site congestion and safety concerns. The department created a plan of action that includes the installation of no parking signs along St. Catherine's Lane on Monday, September 19.

Additionally, there are plans to increase St. Catherine's on-site parking and that should also help address the traffic issue.

Let me know if you need anything else.

Paige Hairston
Department of Public Works
Marketing and Public Relations Specialist
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Make it a GREAT day in the City of Richmond!