

Saunders, Richard L. - PDR

From: Teri Dunnivant <tldunnivant@gmail.com>
Sent: Sunday, December 5, 2021 9:01 PM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council
Subject: ORD.2021-325

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Hello,

I am writing regarding the proposal before your committee requesting a special use permit for the alley infill project between Floyd and Ellwood Avenues: ORD.2021-325. I have been opposed to this project since it was first proposed several years ago and have written to the Museum District Association and City Council members on several occasions.

I was happy to learn that the MDA has voted to oppose the plan and hope that the Planning Commission will oppose it as well. I really feel that the character of the neighborhood would be negatively impacted by this development, which is essentially an apartment complex jammed into a parking lot.

As a longtime resident of the 3400 block of Ellwood (1985-2021) I saw many changes thrust upon the neighborhood, but they were mostly commercial in nature, outside the immediate block, and not so invasive of what used to be a shared space.

If you have seen the actual alley where this apartment complex is proposed to be built, you will note how “tight” it already is, due to Mr. DeCapri’s private-property accouterments — gates, fences, and so many no-trespassing signs. It’s a very narrow space that requires the trash and recycling trucks to pull in for pick-ups and the back all the way out, rather than turning across as they used to do.

Living on the block, you expect to be close to your side neighbors, but this development will encroach on the back yards, where the only space — and views — exist. This is where we get our light and any semblance of space. Mr. DeCapri’s buildings will pretty much strip that away from most of the residents on the north side of Ellwood and the south side of Floyd. And we all know this would set a precedent for every other alley in the Museum District.

Some residents won’t be willing to live that much closer to their neighbors and will leave the area. And there is really no guarantee that anyone wants to live in that alley at this point except Mr. DeCapri. It just seems like the immediate neighbors should have the largest voice in this vote. And if they and the MDA are opposed that you would be as well.

I no longer live at 3426 Ellwood Ave., but I will always consider it “home.” Please listen to my friends and former neighbors and do not approve this project in their back yard.

Thank you,

Teri Dunnivant

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Richmond, Virginia