

**From:** RVA26 Email  
**Subject:** Concerned Neighbors about the Eviction Crisis  
**Date:** Thursday, October 28, 2021 12:38:37 PM  
**Attachments:** [Eviction Letter 10.28.21.pdf](#)

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Good afternoon,

On behalf of the Richmond Mutual Coalition, we have written this attached letter demanding urgent, systemic responses to the eviction crisis in our region. We are asking officials to prioritize protecting tenants amid rising housing costs. Rent relief alone is not enough - we need historic investment that addresses the systemic causes of the housing instability crisis.

Your neighbors,

Neighborhood Resource Center of Greater Fulton | Nolef Turns | RVA26 | Richmond Tenants Union | Richmond Southerners on New Ground

October 28, 2021  
Richmond, Virginia

Dear elected official,

We are writing to you because of the pending eviction crisis in our region. This is an urgent matter requiring historic investment in guaranteed housing and eviction prevention. According to a November 2020 report published by the University of Arizona Law School and National Low Income Housing Coalition titled "[Costs of Covid-19: Evictions](#)," 1 in 4 renters lacked confidence in making rent. Coupled with previous studies showing Virginia as a hub of pre-pandemic evictions, we know that the pandemic has created greater precarity for low-income and rent-burdened tenants who were already struggling to make ends meet. It is apparent that our current system is simply not designed to help.

We are demanding not just rent relief, but systemic change for the benefit of working people. We are at this place due to the shortage of guaranteed housing, stagnated wages, a hollowed safety net, as well as protections that favor landlords and property managers, all for the sake of profit for a handful of individuals. We need actions that don't just offer a bandaid to the wound, but true healing and protection. That is why we are demanding systemic efforts to address the root causes of the eviction crisis.

The Richmond Mutual Aid Coalition is demanding:

- Stronger tenants' rights and increased public education of tenants' rights
- Tenant protections on all causes of eviction - not just nonpayment of rent
- Real consequences for illegal landlord actions, such as property loss or meaningful fines
- Regional urgent response so that there is a collaborative effort among localized, not only state based, renters assistance to make sure every person at risk of an eviction - no matter where they live - can get help
- Localities and public housing authorities issue bonds or donate land for the preservation and development of guaranteed housing regardless of class
- More inclusive zoning that allows for different housing types (accessory dwelling units, duplexes, multi-family homes or buildings, etc.)
- Every locality should have a community land trust dedicated to preserving and building guaranteed housing
- Any public funds that go towards preservation or development of guaranteed housing should have a covenant that preserves it for generations
- Housing repair assistance that addresses physical accessibility barriers for the elderly and people with disabilities
- Rent freeze program in all areas to combat increasing housing costs
- The minimum wage should be tied to the living wage
- Public transit should be available, functional, and accessible for all, especially low income and rural residents.
- Guaranteed childcare and eldercare for every household
- Emergency rent relief that is expanded to cover other emergency uses such as medical bills, childcare/eldercare, relocation, death, loss of employment or wages

Rent relief alone is not enough to stop the eviction problem. We must be intentional about all the ways that people become susceptible to losing their housing. Systemic problems must be solved by changing the system in a radical way. We must rise to the occasion of this widespread problem and ensure that thousands of our neighbors are not at risk of losing their homes during a pandemic or afterwards. Anything less is gross negligence at best and, at worst, willful violence against our friends, families, and those most vulnerable.

Your neighbors,

Neighborhood Resource Center of Greater Fulton | Nolef Turns | RVA26 | Richmond Tenants Union | Richmond  
Southerners on New Ground

**From:** Claire Crimando  
**To:** [City Clerk's Office](#)  
**Subject:** Resolution Attached - Resolution to Increase Women Serving on Local Boards & Commissions  
**Date:** Wednesday, November 3, 2021 7:00:18 PM  
**Attachments:** [RICHMOND CITY RESOLUTION TO INCREASE WOMEN IN POLITICAL LEADERSHIP \(1\).docx](#)  
[ReflectUS Recommendations for Increasing Women's Representation on Local Boards and Commissions \(2\).pdf](#)

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Good Evening Ms. Reid!

I am reaching out to the county on behalf of Reflect US. We are a national, non-partisan coalition working to increase the number of women elected and serving at all levels of political office, including local boards and commissions.

We are working across Virginia at the moment advocating that each county and municipality in the state consider adopting our drafted 'Resolution to Increase Women Serving on Local Boards & Commissions.' We have created a drafted resolution for the City of Richmond, and I have attached it to this email along with our guide, 'Recommendations for Increasing Women's Representation on Local Boards and Commissions.'

I would truly appreciate it if the City could consider placing this resolution on the next City Council meeting agenda for consideration, or discuss with council members further. Kindly confirm if the City is able to place this resolution on the next council meeting agenda for consideration.

If anyone, including council members have any questions or concerns, please do not hesitate to contact me or schedule a meeting with our Programs Director (and VA resident), Amanda Pohl: <https://calendly.com/amanda-reflectus>

Thank you in advance!

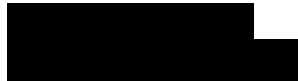
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**Claire Crimando**

*(she/her/hers)*

**Reflect US**

*MSW Intern*





**RECCOMENDATIONS  
FOR INCREASING  
WOMEN'S  
REPRESENTATION ON  
LOCAL BOARDS AND  
COMMISSIONS**

*ReflectUS accelerates and maximizes the collective impact of the people and organizations working for political leadership of, by, and for all women. We do this by nurturing and sustaining a results-focused community of changemakers who share this goal.*

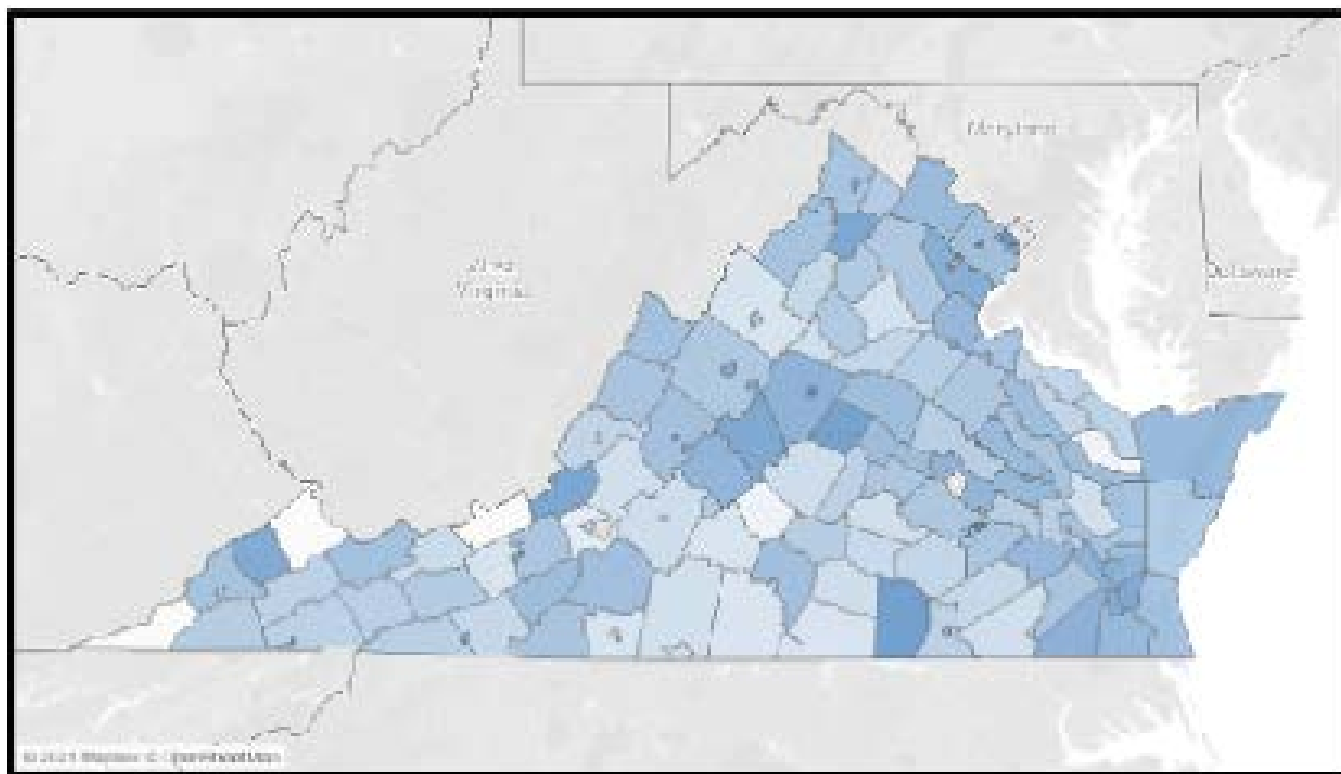
## THE IMPORTANCE OF REPRESENTATIVE DEMOCRACY

Representative government is foundational to the United States system of government. When the government reflects the people, the policies developed incorporate a wider expanse of ideas, leading to more inclusive democracy. The process of increasing women in political leadership **maximizes the effectiveness of the governing body and ensures meaningful change is enacted through policies that reflect the experiences of those governed.** In most levels of government women are heavily underrepresented, especially when considering that women comprise about 51 percent of the U.S. population.

### Virginia Women's Representation

#### **Total Women's Governance in Virginia by Locality**

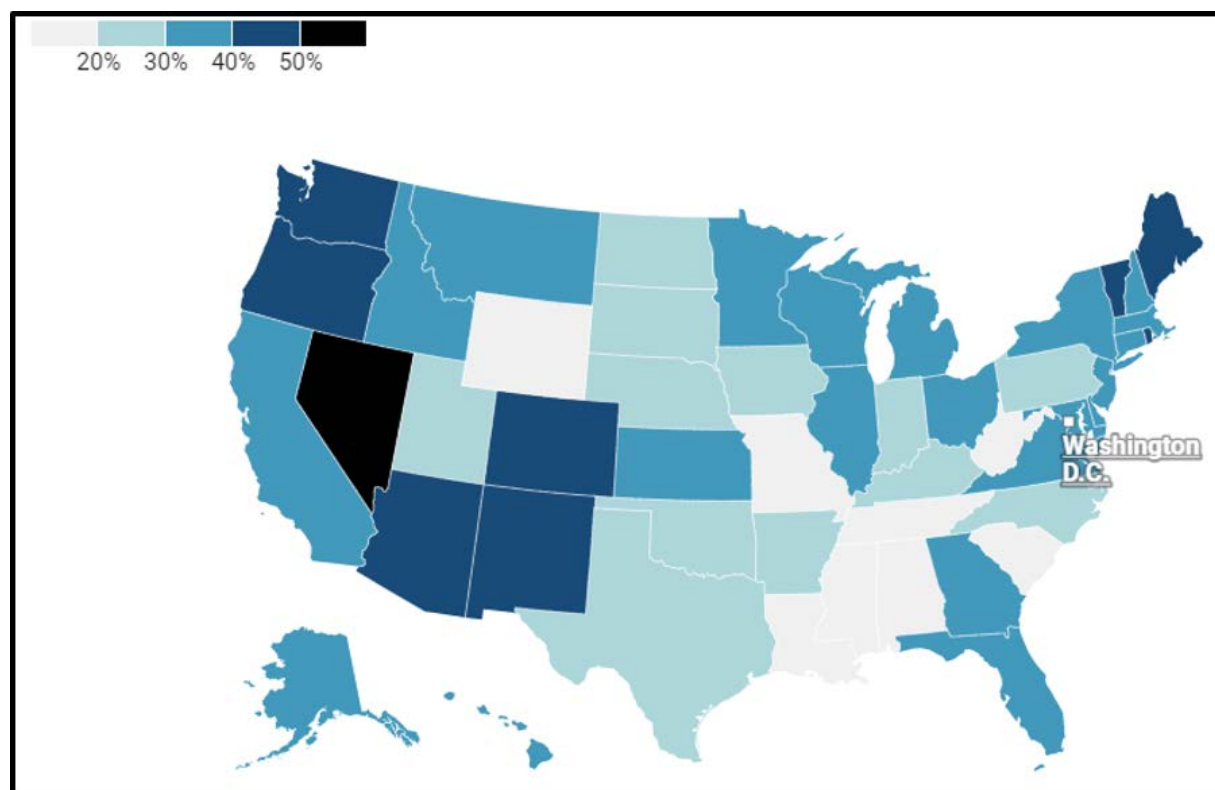
Lighter shaded areas mean less women's representation in governance, see [reflect.us/virginia](https://reflect.us/virginia) for details



Government was formed to serve the needs of the people. The American population consists of 330 million people, all with varying backgrounds and life experiences. The United States and all state and local governments are responsible for protecting the rights and well-being of individuals from many different cultural backgrounds, individuals with differing ideologies, religions, socioeconomic backgrounds, educational levels, geographies, and more. Therefore, representing these different viewpoints within our democracy by increasing the number of women in political leadership will greatly enhance the perspective of the overall governing body.

### Representation of Women in State Legislature

*Percent of Women in Legislature Per State*



## OPPORTUNITIES TO INCREASE REPRESENTATIVE DEMOCRACY

### Party Support

- › Political parties are the gatekeepers of the election process; to increase visibility of women candidates parties can:
  - Seek out and nominate women candidates with unique qualifications
  - Provide political sponsorship and training to women who are subject matter experts in their field
  - Fund campaigns equally to encourage comparable investment into campaigns led by both women and men

### Targeted Advertising

- › Post open posts and appointments on official locality social media
- › Ask local media to run on social media and in news outlets as a public service announcement
  - TIP: most radio stations devote a certain amount of time to public service announcements. Record a 30-second ad in a quiet place and send the digital file to every radio station that covers your locality.
- › Send information to:
  - Local community groups (Virginia Organizing, League of Women Voters of Virginia, other nonprofit organizations in your area)
  - Local political committees
  - NAACP local chapter
  - National Active and Retired Federal Employee Association local chapter
  - Faith groups in your community
  - Sorority chapters of Delta Sigma Theta, Alpha Kappa Alpha, Sigma Gamma Rho, Zeta Phi Beta, and any Latina or multicultural sororities
  - Homeowners Associations in your locality
  - Clubs with diverse memberships
  - Libraries
  - Community centers
  - AARP
  - High schools
  - Colleges, universities, and trade schools

- Non-profit organizations (for example, domestic violence shelters, Goodwill, non-profit thrift stores, Habitat for Humanity, Salvation Army, food banks, education services, environmental groups, community organizations, etc.)
- Chamber of Commerce
- Hispanic and Asian Chamber of Commerce or other business group
- Tutoring facilities
- Small businesses and small business associations, including chapters of women business owners associations

### **Encourage a Friend Recruitment**

- › Ask a current Board or Commission member to write a letter to the editor of the local paper discussing their experience.
- › Ask for recommendations from current members of Boards and Commissions. If those recommended are not interested, ask them for their recommendations. Ask current members and those they recommend to encourage people in the community to apply, especially people who might be missing from the decision-making tables.

### **Partner with ReflectUS**

- › ReflectUS can help you find women in your area that meet qualifications.
- › ReflectUS and our partners provide leadership development opportunities for women who want to serve on Boards and Commissions. If you know of women who are interested in serving but want to learn more, they can sign up to get more information [here](https://reflect.us).



Nexus Community Partners created a guide for best practices for Board and Commission appointments (slight edits for readability in our format, original can be accessed [here](#)):

## Applying

### The Application Itself

- What does your application process look like?
- How many pages is your application?
- Is there a “common application?”
- Can you apply online? Is the application available in other languages or formats (i.e. Braille)?
- Is there a centralized location where applications go?
- Who does someone contact if they have questions about the process or application itself?
- Who really reviews the applications – staff of that particular board/commission? The chair of the board/commission?

### Outreach

- Who are you currently reaching out to?
- What networks or constituencies are missing from your lists?
- What are other pathways for engagement at your government level?
  - City academies
  - Neighborhood Groups (official and unofficial)

### Timing

- How often do you announce open seats or when you are accepting applications?
- Do you have official/unofficial periods of mass appointments like twice a year (June and December?)
- Or do you have strict open/close deadlines or rolling deadlines? Do you keep rejected (overflow) applicant files on hand for future consideration of other boards?

## Application is In

### Receipt of Application

- Is the applicant notified that their application was received?
- Do they know how many other people are applying?
- How often will you be in communication with applicants?
- What is the timeline from application to notification and appointment?
- Will applicant be notified of rejection?

### Communication with Applicant

- Is this done by email or phone?
- If applicant is rejected, do you say why?
- Is this centralized to lead staff to contact or delegated to each board/commission liaison?

### Interview

- Is an interview required? If it is with whom? (An elected? Key staff? Several people?)
- How many people will be in the interview and types of questions they may ask?
- Also, how long is the interview?

Nexus Community Partners created a guide for best practices for Board and Commission appointments (slight edits for readability in our format, original can be accessed [here](#)):

Placement
<b>Orientation</b> <ul style="list-style-type: none"><li>• Do you have one? If you don't here are suggestions on what to cover:<ul style="list-style-type: none"><li>◦ Review mission or charter of this board/commission</li><li>◦ Cover history of the work of the board/commission. What were significant projects or policies passed?</li><li>◦ Hand out department chart, explain roles and responsibilities of board/commission member versus staff</li><li>◦ If possible, have other board/commission members share their experiences at the orientation</li></ul></li><li>• Ideally, hold the orientation before the new board/commission member starts, but no later than 1-2 months after</li></ul>
<b>Board/Commission Culture</b> <ul style="list-style-type: none"><li>• What is the decision making process?<ul style="list-style-type: none"><li>◦ Parliamentary procedure/Robert's Rules or a consensus process?</li></ul></li><li>• What criteria are used to make decisions? How explicit are those criteria explained?<ul style="list-style-type: none"><li>◦ Are there opportunities to ask about how race, class, gender, sexual orientation or ability impact these policies?</li></ul></li><li>• What is the board/commission culture?<ul style="list-style-type: none"><li>◦ How are decisions made? How is the agenda set?</li><li>◦ Is it mostly the executive or a steering committee or staff?</li><li>◦ What happens when people disagree?</li><li>◦ How are new ideas embraced?</li><li>◦ Do you explain acronyms or commonly used language? Can you create a legend or cheat sheet of acronyms to hand out at meetings?</li></ul></li><li>• Connecting Board/Commission Members. Do you enlist other seasoned board/commission members to be a point of contact, or "board buddy" to new members?<ul style="list-style-type: none"><li>◦ Leadership. What is the process to become chair or vice chair? Are there annual elections for this? How do you encourage this opportunity to new members?</li></ul></li></ul>
<b>Evaluation</b> <ul style="list-style-type: none"><li>• Do you gather data about who currently serves on your boards or commissions (i.e. by age, race, educational attainment, renter/owner, income level, geography, profession, industry, etc.)? Do you use this data to determine future membership?</li><li>• Do you have an annual board/commission satisfaction survey or create opportunities to check in?</li><li>• Is there an annual review of board/commission work accomplishments (written or verbal)?</li><li>• Does the board/commission set aside time to do retreats or a deeper dive on current issues impacting your board/commission?</li></ul>

## **CITY OF RICHMOND RESOLUTION TO INCREASE WOMEN SERVING ON LOCAL BOARDS AND COMMISSIONS**

**By:**

WHEREAS, Women represent 51% of the U.S. and Virginia population, yet hold less than one-third of the elected positions in the United States; and

WHEREAS, in Virginia, women represent about 27% of local governing elected positions and key appointed board and commission seats and only 33% of the same positions in Richmond City;

WHEREAS, Training programs to increase women's political participation have helped women run for office, but have not created the transformational change to reach gender parity; and

WHEREAS, Increasing women in political leadership positions will take a concerted effort from all levels of government; and

WHEREAS, Women's equal representation is a sign of a healthy democracy at the local, state, and federal government levels; and

WHEREAS, There are specific, research-backed strategies and systemic changes that can be implemented to increase the number of women in political leadership; and

WHEREAS, The importance of a gender balanced local governing body has been well-documented; and

WHEREAS, The local governing body can be a leader in increasing the number of women in political leadership through appointments to local Boards and Commissions; now, therefore, be it

RESOLVED, That this body will make intentional effort to recruit more women to serve on local boards and commissions; and

RESOLVED, That this body will support virtual local board and commission meetings to increase participation among those who have barriers to in-person participation; and

RESOLVED, That this body will actively advertise the board and commission appointment process through traditional and social media, making the application process transparent and accessible; and

BE IT FURTHER RESOLVED, That this local body will annually report aggregate information regarding the number of women serving on each local board and commission to the public.

**From:** Scott Kizner  
**To:** [City Clerk's Office](#)  
**Subject:** Cutting Tree Downs. Public Comment for Council Meeting.  
**Date:** Saturday, November 6, 2021 11:35:42 AM

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Dear Council Members,

I live at [REDACTED]. I was greatly disappointed that the city cut down a huge tree a few months ago in front of our building. The building tenants were not provided any explanation why this tree was cut to its stump. This tree provided necessary shade and also aesthetically enhanced the neighborhood. Initially I thought it might be due to wire interference but that could have been resolved by trimming back branches. I'm concerned that we have other trees in front of the building and what would prevent them from being removed without any input from the neighborhood and/or explanation.

I'm sure this issue is true throughout the city. I hope you will create safeguards so the residents can provide input and be given an explanation. I also believe there should be an appeal process if those impacted disagree with the city's decision. This has environmental and economic consequences. Thank you.

Sincerely

Scott Kizner

Sent from my iPhone

**From:** Melissa Mannon  
**To:** [City Clerk's Office](#); [Jordan, Katherine - City Council](#); [Addison, Andreas D. - City Council](#); [Newbille, Cynthia I. - City Council](#)  
**Cc:** [Megan Hopkins](#)  
**Subject:** Fwd: Support for Celladora (Ord 2021-299)  
**Date:** Saturday, November 6, 2021 2:38:02 PM

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Dear members of the City Council,

I am forwarding my original email to the Planning Commission detailing my support for Celladora, for your reference.

I also urge you to pass Ordinance 2021-299 as originally written, with the B1 use included. During the planning commission meeting discussion of the removing the B1 amendment staff did not indicate that removing B1 would add additional onus or delays for the business owner.

Leaving the Ordinance intact with the B1 use is friendlier to small businesses, it puts less of a restriction on the space to strictly be only used as retail or restaurant space in the future, and it will help Celladora attempt to open for the holiday season, which would be a huge help after being delayed for **6 months** already.

Thank you for your consideration in this matter,

Melissa Mannon

----- Forwarded message -----

**From:** **Melissa Mannon** [REDACTED]  
**Date:** Wed, Oct 27, 2021, 4:46 PM  
**Subject:** Support for Celladora (Ord 2021-299)  
[REDACTED]

Dear members of the planning commission,

I am writing in support of Celladora and support the approval of their special use permit ( Ord 2021-299).

The Fan is an interesting, dynamic, and vibrant place to live and work precisely because of the mix of small businesses, restaurants, and residential spaces. Celladora will add to the rich tapestry of the Fan.

Celladora has been clear about their vision to primarily be a local bottle shop with the expertise of the owner to facilitate casual discussions about wines. With the addition of food

such as seasonal salads, cheese/charcuterie boards, steak tartare/fish crudo/sashimi, and other light fare, Celladora will be a nice neighborhood spot to grab a snack, try some wines, and take a bottle home. With a capacity of 15 (maximum) and dimmable lights, Celladora will be a small, cozy spot for Fan residents to enjoy and get to know their neighbors.

Celladora plans to close at 9 pm most nights, which will limit the potential of noise at night in the neighborhood. The limited food menu will reduce potential food waste and trash.

Speaking as a resident of the Fan, this will be a fantastic place to walk to after work or on the weekends. Most small businesses similar to Celladora in the Fan are patroned by folks who walk or ride their bikes; I've witnessed this time after time supporting other local Fan spots. As a resident of the Fan, I am not concerned about parking with the addition of Celladora and their 15 person capacity.

Celladora has put an immense amount of time, effort, and resources to make this this thoughtful addition to the neighborhood and I think the business deserves the chance to succeed. I strongly recommend the special use permit ( Ord 2021-299) be approved.

Sincerely,

Melissa Mannon

**From:** Warthen, Martha  
**To:** [City Clerk's Office](#)  
**Subject:** ORD 2021-299  
**Date:** Sunday, November 7, 2021 7:51:33 PM

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Dear City Councilmembers –

I write in favor of the SUP for Celladora on Lombardy Street in the Fan. I think Celladora will make a great addition to the neighborhood – a place people can walk to for a glass of wine with friends.

Every neighborhood should have one. Please approve without any amendments.

Thank you.

Martha Warthen

[REDACTED]

**From:** Rob Douglas  
**To:** [Jordan, Katherine - City Council](#); [Addison, Andreas D. - City Council](#); [Newbille, Cynthia L. - City Council](#); [City Clerk's Office](#)  
**Subject:** Support of Ordinance 2021-299, with B1 use included  
**Date:** Sunday, November 7, 2021 8:30:28 PM

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To our City Council and Community,

My wife and I have already written a prior letter of support for the addition of Celladora to our Fan community (available in packet for last week's meeting). As a homeowner in the neighborhood, I am thrilled by this potential. And, I am grateful for the encouraging responses expressed by yourselves and many others last week.

I am writing to further express my hope that the passing of Ordinance 2021-299 will continue to include any B1 use alongside retail/restaurants, as originally written. In doing so, leaving B1 use available, we are representing the values which allow our Fan community to thrive through supporting local business in the future. Further, this status will be in direct support of seeing Celladora's capacity to open for the holidays (which is a critical time for small businesses like this). A vote to approve the project should be partnered alongside a vote to support the success in fullness.

We are in a pivotal moment in our city of seeing ourselves come through an incredibly trying season. Even now, with the continued pains and challenges that shift around us, it is my hope that we will all lean in together to share in aid for those working to make our communities more vibrant and accessible. I do think actions/approvals such as this are exactly how we can do that, in our own small yet significant ways.

I appreciate your consideration and action to help make this happen. Grateful for all that you do for our communities and beyond.

Thank you.

Rob Douglas and Molly Reeder





**From:** beto hopper  
**To:** [City Clerk's Office](#)  
**Subject:** Fwd: Ordinance No. 2021-273 S.U.P. For 419 Brook Road  
**Date:** Wednesday, November 3, 2021 6:53:30 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.

Hello,

I have two issues with the Special Use Permit for the building at 419 Brook Road.

First, and what I consider the larger issue, is that I believe that the city is losing an opportunity with this neighborhood. The area of Jackson Ward in which Adams Street, Broad Street and Brook Road come together is a traditional commercial area within the community. By turning so many of the storefronts and commercial buildings in this general area, and specifically on Brook Road, into residential spaces you are erasing a commercial district away and losing opportunities for the growth of local businesses in the community.

Richmond has recently started to emphasize more centralized living and alternative transportation. We want people to walk, ride bikes and take public transportation. We want people to live close to downtown. Unfortunately, while trying to promote that agenda the city has allowed for the slow deterioration of an area in which storefront buildings in a commercial area are being turned into residential housing. This is hurting the redevelopment of urban city life in Richmond. I, who live very near the epicenter of this district, am having the possibilities of local businesses that can serve the community taken away from me.

The city and the local landowners should be working together to promote the growth of small businesses. Help develop the commercial community with business search committees, with small business loans and tax incentives. Alongside the art district this community needs and could grow with gourmet mini markets, fruit stands, book stores, a bakery, a deli and more clothing shops. A Carytown walking style small business area in a downtown residential area.

Second, if my first reason for not approving of this S.U.P. and the changing of the neighborhood and Brook Road doesn't ring true for the city's needs and the changing of Brook Roads commercial buildings into residential buildings continues then I think you should consider this. That to build a second floor onto the existing building will change the character of the relationships between the buildings in that specific part of the neighborhood. It will block sunlight into the backyards of the residential buildings that neighbor it. And it will add a crowding height onto an alleyway corner. While most of the buildings on Brook Road are two stories the immediate storefront building across the alleyway is only one story, The existing building nicely mirrors that height as it is only one story.

Also, to allow a building in a historic neighborhood with historic architecture restrictions to grow in height goes against the traditions of what is allowed in the neighborhood. I in fact lived in a mixed use building without any door space. In early meetings with the city's Committee of Architectural Review we asked about in person, before submitting

official documents, about expanding my building to having some sort of covered rooftop outdoor space and we were told that the committee wouldnt approve that and we should concentrate are requests on things we are prioritizing in our renovation or it could make it harder to pass the entire request. That was a blow to the renovation of my building and my desire for an outdoor space but I moved on.

Since then I have learned that there have been many inconsistent rulings about the upward expansion in Jackson Ward. That extra floors and rooftop access has been granted for many of the bigger projects around the neighborhood. A member of the CAR committee actually even commented on the fact of inconsistent rulings and votes by the committee and how that is hurting the integrity of their rulings. And now I find that it is happening again so close to my building and being told to not even make the request.

I would ask the city to vote against this S.U.P. If not for the redevelopment of a historic commercial area within a historic district than for the integrity of the buildings in that historic area and for the integrity of the city's own enforcement of its rules and regulations. If you vote for the S.U.P. then I at least would hope that you will also equally allow the expansion of all of Jackson Ward and for all of its citizens to expand upwards with new floors and with rooftop outdoor spaces.

Thank You, Beto Hopper.

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Beto Hopper



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Beto Hopper



**From:** Jackie Redhage  
**To:** [City Clerk's Office](#)  
**Subject:** Falcon Road project, ORD 2021-265  
**Date:** Friday, November 5, 2021 11:52:24 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 the Richmond City Planning Commission:

I am writing to respectfully oppose Ordinance 2021-265 - Partial Subdivision Vacation Pertaining to 3021 Falcon Road. I have just recently moved into a home on Epsilon Road, behind the property in question.

The residents on Falcon Road have already written to voice their concerns over this potential building project, bringing several good reasons to the table. I am equally concerned about the stability of this lot, as mine is at the top of the incline that is now kept together naturally with tree roots and greenery. How will the proposed project stabilize the land to avoid change, movement or loss of what is keeping that incline together?

It is worth noting the storm runoff that goes to the property in question. Currently there is a culvert that goes along all of Epsilon Road, on both sides of the road, which is then diverted into the plat in question. There has been enough rain these past few months to see the large amount of water that flows to the now empty land. How will the proposed project keep this water flowing in the same path to avoid local flooding, and what is the plan to keep this water free of construction debris during the excavating and building phase? It would be interesting to see results of recent ecological surveys done by the city or the land owner, or any analysis done by the City in regard to maintaining the health of the wetland area. Has the area lost the previously named Resource Management Area designation? Where might these studies be available for review?

In addition to natural storm drainage, the plat provides a natural habitat to countless creatures that add to the charm of the neighborhood and the health of the residents already residing in Staffordshire. There are plenty of homes on the market, but the number of natural spaces are dwindling. Some might see this as progress; the current Falcon Road residents and I (along with other residents on adjacent properties) disagree wholeheartedly. This uninhabited space was one of the selling points of my property just a few months ago.

The plat was not built upon when the neighborhood was planned - has the reason been forgotten? Perhaps the builders then knew something that is being overlooked now. I have read that when neighborhoods were first planned that some areas of land were left alone due to the natural landscape, that they were worth more untouched than built upon. I would like to believe that the Council would not put adjacent property owners in the position to potentially accumulate costs related to stabilizing the ground due to a new project.

I have written all this to share that to a new resident it is alarming that this project has been proposed and is being pushed through the approval process. It is worrisome that the City is more interested in building than in preserving green spaces that were intentionally left untouched. I would hope that the concerns of four adjacent neighbors receive honest consideration when deciding whether the proposed Falcon Road project come to fruition or not and look forward to your response.

Jackie Redhage



**From:** Annalee Barkstrom  
**To:** [City Clerk's Office](#)  
**Subject:** Opposition to ORD 2021 - 278 for tonight's Meeting  
**Date:** Monday, November 8, 2021 8:35:29 AM  
**Attachments:** [REV Nov 1 Opposition to SUP\\_069929-2020\\_ORD 2021-278 \(1\).pdf](#)

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Dear Richmond City Clerk's Office,

Please see attached letter as formal opposition to Ord 2021-278 (SUP 0699290-2020).

We wish to have this included as part of the agenda in tonight's City Council meeting where this is on the docket.

If you could please confirm receipt I would really appreciate it. This was sent to Council members and their liaisons about two weeks ago but no one acknowledged it.

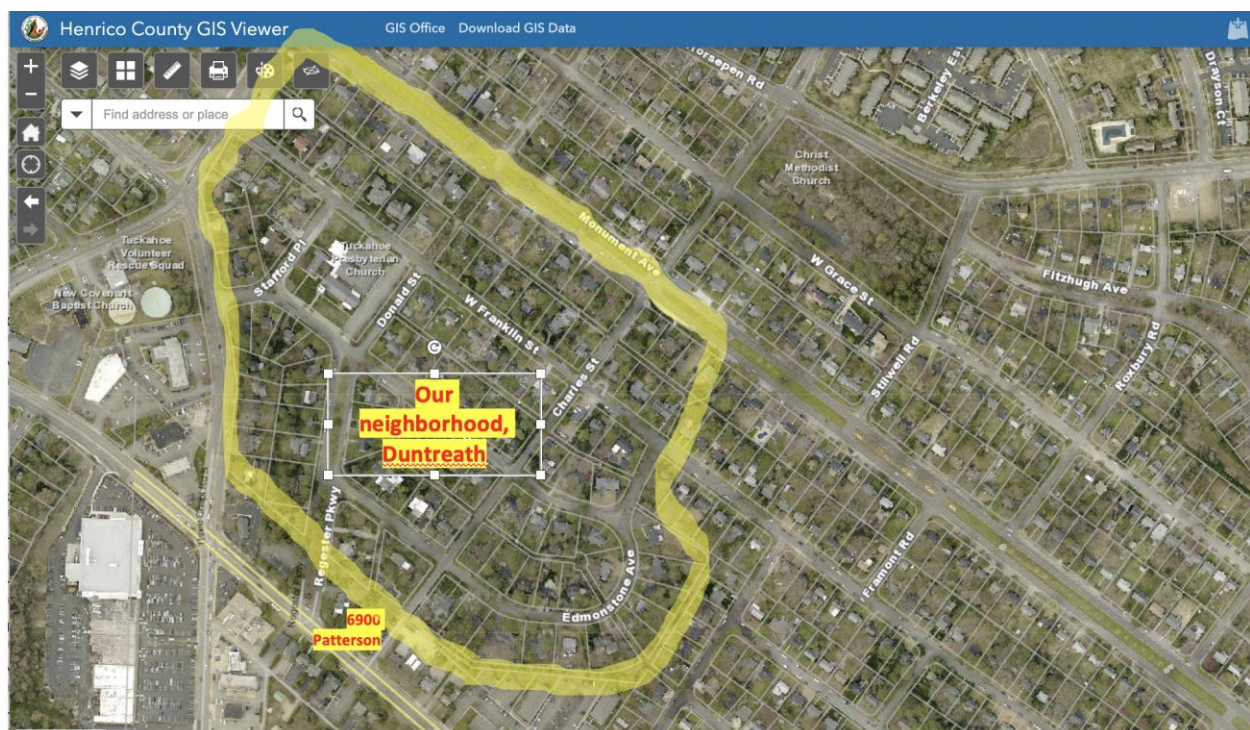
Thank you,  
Annalee Barkstrom

RE: Special Use (new)  
6900 & 6904 Patterson Avenue  
Richmond, VA 23226  
W02101000009 & W02101000010  
SUP- 069929-2020

Dear City of Richmond Land Use Administration and City of Richmond Planning Commission,

We wrote to you in the Spring of 2020 in opposition to the **SUP-0699290-2020 (also labeled as ORD 2021-278)** and plans for 6900 and 6904 Patterson. We now write in **continued opposition and have updated our points based on our current understanding of the plans.**

We are residents of Duntreath, the Henrico County neighborhood *immediately* to the north of 6900 and 6904 Patterson Avenue. While we know you are the City and we are the Country, to enter the property from the north, you must drive or walk through our neighborhood. It is irresponsible to think people will only access from Richmond City and to ignore the impact to us. We ask that you please hear our objections and even if you ultimately approve the project, to please require changes to address these issues of safety, traffic, waste management, and ultimately neighborhood character and livability.



We are not opposed to developing the property per se and understand the City's Masterplan and need for different types of housing. **Our concerns derive from intent to build the number and type of units in addition to retaining the small business**

office currently on-site, all of which we feel is too much for that sized property situated within our neighborhood. We believe this many people living on this property, will cause additional traffic, increased safety concerns on a corner that already has concerns, and usage of our neighborhood green spaces, roads, and parking in a negative way.

Specifically, Mr. Lanphear has reduced the units from 9 to 7, but he has now included additional third floor living space with a full bath making these **seven 3 bedroom, 3.5 bath units**. We feel these units will easily house 2 adults each if not **3-4 adults per unit** if say UR students, which could total 21-28 adults, who are drivers. **This feels like moving in the opposite direction on numbers of people and numbers of cars that will have to be considered on the property from the original proposal.**

We believe FURTHER reducing the number of units and eliminating the third floor living space or otherwise limiting the number of bedrooms and also cars is the best solution.

#### **Parking and Traffic Safety:**

- The plan has 9 dedicated parking spaces, one of which is handicapped. If there are seven three-bedroom units, it is fair to assume at least 2 adults per unit for a total of 14 cars although it could be as many as 21 or even 28 adults and cars. There is also a small-business office on the site so potentially another 3-5 cars being very conservative. **Nine spots are completely insufficient for 14 to 30+ cars.**
- Mr. Lanphear intends to put 5 public parallel parking spots on Charles Street. Charles Street is already a highly trafficked street known for frequent speeding. Henrico County, who controls most of the street, regularly patrols Charles for speeding. Because of the frequency of speeding, Charles St has been designated an ADDITIONAL FINE zone. Many drivers use it as a cut-through between Patterson and Monument to avoid the lights at Three Chopt and Horsepen. But to us, it is not a cut-through, but a street directly in the middle of our neighborhood, one which **we and our children frequently cross without the help of crosswalks or sidewalks so any additional traffic risk on this street is of significant concern to us.**
- Much of Patterson Avenue in front of and on the block immediately to the east is on that side of the street is NO PARKING so up to several dozen people will inherently be parking in the neighborhood every day.



See No Parking sign in yellow to corner. Maybe 3 cars can fit in front.



No parking on Patterson on other side of Charles

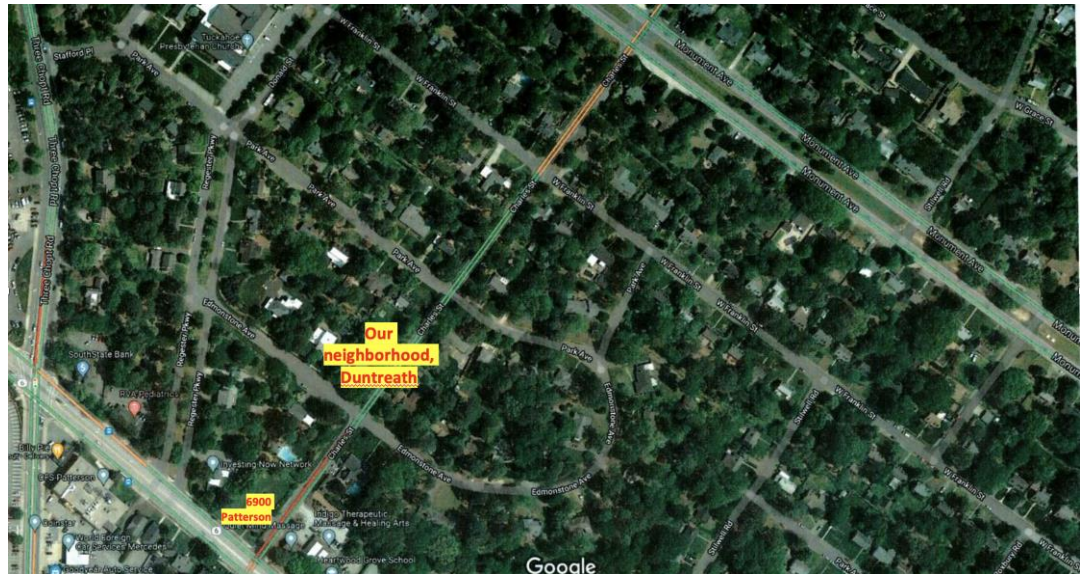


- At the intersection of Patterson and Charles (in the City), there is a STOP sign but no crosswalk nor light. Even with the stop sign, the intersection is perilous for drivers and walkers because cars have to cross two lanes of west-bound traffic then through a small cut in the median if making a left. The sightlines if making a left when cars are parked on Patterson is especially difficult which is likely one of the reasons it is No Parking yet people frequently park there. The intersection is quite busy all day but especially during morning and evening rush hour, which is exactly when people are likely to be pulling into or out of the parallel spots proposed for Charles St. If there are parallel parking spots approved on Charles Avenue, someone will get hurt either parking there or simply walking or driving by there as someone attempts to park. **Please see photos below taken Sept 30, 2021, showing current state of affairs at this intersection including a STOP**



**sign missing a leg and various car debris and a map showing existing congestion at rush hour where Mr. Lanphear intends to put parking.**





- **Our ask**

- Please consider further reducing the number of units and making them house less people as that will inherently reduce the number of people requiring parking.
- Additionally, we strongly ask you NOT to put any parallel parking on Charles. It isn't safe for the person parking there, nor people driving on Charles, nor people trying to cross Charles on foot, many of whom are children. It will add yet another obstacle to deal with as people are pulling in and out and traffic.
- Please provide or require additional traffic management in the form of speed humps on the portion that is city property, crosswalks, or a light at Charles and Patterson. That would help slow people down and make them more aware on Charles as they approach Patterson which seems to be a win-win.
- We are getting to the point where someone is going to get unnecessarily hurt soon. Our children and children of any future residents of 6900 Patterson have friends on both sides of Charles. We wish Henrico County would be more responsive on this, but right now you are in a unique position where you can make this worse by simply putting all these people and parking there or you can make it better, and SAFER with either a speed bump on the city portion of the road, a more defined crosswalk, or

something that will help drivers slow down and navigate the intersection more carefully.

### **Waste Management**

- We are highly concerned with the garbage and recycling for all the residents plus the small business. The plans we saw placed a waste unit in the corner of the property furthest from the units on the most northeast portion of the property which would most negatively impact the Henrico County neighbors immediately behind and next to 6900 Patterson.
- **Our ask: If you won't reduce the number of units**, please consider requiring stricter waste management including multiple pick-ups per week, completely enclosed garbage spaces so as to reduce vermin ability to get in and a plan for pest and vermin control.

### **Architecture and Design**

- We do appreciate that Mr. Lanphear adjusted the design of the units he is proposing. However, converting the third floor to living space is opening up the potential for a greater number of residents per unit as mentioned above. It is now effectively a three bedroom unit and with 7 of them, that is 21 people
- **Our Ask: No living space on the third floor, please make these as two-bedrooms so as not to add adults and thus cars.**

### **Neighborhood Character and Livability**

- We are a neighborhood of various ages and backgrounds, many working people, many with young children, many who already raised their children, but we all have in common a love of our older, often historic homes, and our ample green space including good sized lots, an island down one of the main roads around which our kids ride bikes, and many tall mature trees and plantings. We take pride in our neighborhood with clean-ups, group yard sales, and gatherings. This proposal includes little green space and is not conducive to someone with children or dogs further making it possible that students are likely living in this development. UR students will not be invested in the neighborhood, nor the property long-term and not incentivized to take care of the neighborhood as we do. If families move in, where will they walk and play and walk and play with their dogs if they have them? It won't be on Patterson Avenue as that is not conducive to small children, children on bikes and dogs. They will come to use our streets and while we welcome new people, our infrastructure is not designed to take on 10-40 new people.

- **Our ask:**
  - Reduce and change the number of units to reduce the number of people and cars associated with this property.
  - We would like Mr. Lanphear to establish lines of mature plantings along the Charles Street alleyway in order to ensure privacy from both construction and visual intrusion from residents of a three-story home overlooking private yards. We also want Mr. Lanphear to use the proper wattage for his parking lot lights so as to provide security but without being obtrusive to neighbors.
  - We would like Mr. Lanphear to add fencing or security barrier in the back so as to dissuade 6900 and 6904 residents from walking through private yards and driveways and the shared Charles Street alleyway on foot to access property from the rear. Usage of the alleyway on a regular basis would make it more difficult to determine what is just cutting through on foot and what may be trespassing or other unwelcome behavior.

Simply put, we do not believe Mr. Lanphear would like this development at the entrance to his neighborhood. [In this article](#), Mr. Lanphear talks about his neighborhood in Henrico and about the SINGLE FAMILY homes he built there for his family and other residents priced between \$650,000 and \$900,000 which is a value many of the homes in our neighborhood could fetch. Unsurprisingly, he hasn't built a townhouse complex with up to 30+ people, a garbage shed and potentially 30+ cars at the entrance to his own neighborhood, but he is fine simply placing it at the entrance to our historic and established neighborhood.

We are distressed at how Mr. Lanphear has treated us during this process. After the original submission was sent back Mr. Lanphear, met with a group of us to make assurances he cared about the neighborhood and wanted to keep us informed. At that meeting, Mr Lanphear promised to share revised plans with us when submitted. Yet despite having collected all our contact information from that meeting, he only notified the small group he was legally required to. Actions like this show his disregard for the neighborhood and indicate he may not be a great neighbor to us during the construction process. We have had to learn about the re-submission of his plans through cobbling together information from certain neighbors, hounding the City Planning Department and happenstance.

We know we aren't City residents and thus perhaps less compelling to you than we could be otherwise. But we are this neighborhood and we peacefully and happily coexist with the City frequently supporting its cultural institutions, shopping there, dining there, exercising there and sending our children to various programs there. We know the City's proximity and offerings benefit us just as we believe we benefit the City and don't feel

our voice should be less because we happen to pay our taxes to the County. We are happy to discuss any of this in more detail and we thank you for your time.

Sincerely,

**The 54 residents below of Duntreath**

Annalee and Adam Barkstrom, [REDACTED]  
Nicole and Kevin Kuzara, [REDACTED]  
Taylor and Ben Jones, [REDACTED]  
Mary Beth and Sean O'Hara, [REDACTED]  
Anna and Eric Miller, [REDACTED]  
Jenny and Tazewell Hines, [REDACTED]  
Robin and Allen Hurdle, [REDACTED]  
Sao and Richard Berkowitz, [REDACTED]  
Dean and Debbie Berger, [REDACTED]  
Greer and Kathy Jackson, [REDACTED]  
Scott and Kate Garnett, [REDACTED]  
Ed and Ellen Hardy, [REDACTED]  
Sally Shear, [REDACTED]  
Sheri Cantor, [REDACTED]  
Donna and Greg Silvestri, [REDACTED]  
Kim and Andrew Hynes, [REDACTED]  
Barbara Morison, [REDACTED]  
Richard Bell, [REDACTED]  
Liz Hart, [REDACTED]  
Jamie and Noah Jones, [REDACTED]  
John and Susan Albaugh, [REDACTED]  
Ruth M. Langdon, [REDACTED]  
Diane Moore, [REDACTED]  
Dr. Larissa Tracy, [REDACTED]  
Anna and Brian Hingst, [REDACTED]  
Edward and Jane Compton, [REDACTED]  
Diane Moore, [REDACTED]  
Louis and Kathleen Thompson, [REDACTED]  
Jackie Mullins, [REDACTED]  
Karen Axley, [REDACTED]  
Dee Bogetti & Sue Kindred, [REDACTED]  
Howell Perkins, [REDACTED]  
Bradley Heath, [REDACTED]  
Kat Poole, [REDACTED]



