

Saunders, Richard L. - PDR

From: Sec0025 <crouchse@gmail.com>
Sent: Wednesday, December 1, 2021 3:40 PM
To: PDR Land Use Admin
Subject: Fwd: Crenshaw Mews - SUP 3415 A Floyd Ave

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Good afternoon,

This email is for the members of the Planning Commission who will be ruling on this SUP on Dec. 6. Please see the email below that I sent to the MDA and Councilman Addison.

Please do not approve the SUP for the proposed alley development at 3415 A Floyd Ave.

Thank you for your consideration.

Shelby Crouch
3400 Ellwood Ave, Richmond, VA 23221

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

From: Sec0025 <crouchse@gmail.com>
Date: Tue, Nov 30, 2021 at 2:05 PM
Subject: Crenshaw Mews - SUP 3415 A Floyd Ave
To: <mdazoning@museumdistrict.org>, <andreas.addison@richmondgov.com>

Councilman Addison and Museum District Association,

My husband and I own and reside at 3400 Ellwood Ave. and have for the past 20 years. We are very concerned about the proposal to build residences in the alley between the 3400 blocks of Ellwood and Floyd avenues.

I know many of my neighbors have concerns about privacy and lighting as their homes will be within eyeline of the apartment/condos/etc. As our home doesn't directly look out to that property, I am more concerned about life-safety issues.

The northern alley that runs directly behind my home is very narrow and doesn't line up with the alley on the 3300 block. This means that if people are parked on both sides of Crenshaw Ave., you cannot exit the alley if you are in any vehicle bigger than a four-door sedan. I drive a Jeep Wrangler four-door and found this out the hard way. By default, this makes the alley only safe if one-way (east to west) however it is not signed this way.

Because of the narrowness of the alley, and with the proposed development, this leaves no room to turn a vehicle around. Currently the trash and recycling trucks can't even perform their tasks efficiently and my trash often goes un-collected.

This brings us to the most concerning part. The fire engine at Station 18 (Thompson St.) is 96" wide (not including the mirrors or when doors are open) and 30' long. According to the fire department, this is the narrowest engine they have. The alley behind my house is just wide enough for the engine - without anyone being able to exit the vehicle. And again, there is no way to enter or exit the alley with a vehicle that is 30' long. Any fire or emergency apparatus that needs access to the alley, either for current residences or proposed new residences, would need to enter via the Nansemond side and exit via the Nansemond side - backing up. The south alley and proposed front of the new residences is much wider, however the turning radius on Crenshaw is still a problem, especially if there are cars parked on the street.

In addition, during the winter, when snow and ice are a threat, the safe navigation of the area deteriorates even more. Once the City installed the roundabouts on Floyd, snow plows were no longer able to navigate it and it goes untouched. This is also true for Crenshaw as it is too narrow and has parking on both sides. Therefore, during any snow situation, it is not only extremely difficult to get to the residences from the Crenshaw side, it is very unsafe.

As stated above, adding residences to the alley area is unsafe and restricts access of safety vehicles to them as well as the rear of any of the current residences on the Ellwood side.

We believe that it is unwise and unsafe to approve the project as it would be unsafe for the new residents and the current residents. The current owner has threatened that if he could not build residences that he would build a solid row of garages and while this would be detrimental to the current residents, it would not endanger the lives of new residents.

Please vote no on this proposal - Crenshaw Mews.

Shelby Crouch
Robert Barrowclift
3400 Ellwood Ave.