

Saunders, Richard L. - PDR

From: Kevin Terminella <offrunning@gmail.com>
Sent: Wednesday, December 1, 2021 7:46 PM
To: PDR Land Use Admin
Subject: Fwd: Opposition to Crenshaw Mews

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See below letter opposing the Crenshaw Mews SUP.

Begin forwarded message:

From: Kevin Terminella <offrunning@gmail.com>
Subject: Opposition to Crenshaw Mews
Date: November 30, 2021 at 3:53:02 PM EST
To: mdazoning@museumdistrict.org
Cc: andreas.addison@richmondgov.com

Good Afternoon,

As the owner of 3422 Ellwood Avenue, I wanted to share my opposition to the proposed SUP that would allow for the building of residences in the alley between the 3400 block of Ellwood and Floyd.

I do not believe that this proposal is appropriate for the following reasons:

- 1) There are already 27 residences on the Ellwood side of the block. Adding 4 additional dwellings on this half of the block isn't appropriate or needed as they would create an undue concentration of population in a single family residential district. (see attached image)
- 2) Approving the infill of housing in an alley will set a precedent for the rest of the Museum District. The open spaces in the middle of blocks (which include gardens, parking areas and places where kids play) in the Museum District are part of the character of the district.
- 3) The design for this development includes windows (bathrooms and bedrooms) directly opposite my house, which will require me to keep the blinds drawn on that side of my home. (see attached image) A development this close to our properties is not something that me or any of my neighbors would have expected when we purchased our homes and does not add to the value of our properties, but likely reduces them.
- 4) The ally on either side of this development is not plowed by the city and in the case of a fire or medical emergency during snow conditions it would impede the speed with which emergency

services can be made available. Additionally there is only one viable way that large emergency vehicles can access the site (which is the north entrance from Nansemond) as the south entrance on Nansemond, and both entrances on Crenshaw are VERY tight and can only accommodate a regular passenger vehicle.

5) This project would be very disruptive to our quality of life during the construction period due to the noise, the inevitable construction debris, and the presence of construction machinery/vehicles in the ally.

Thank you for your time and consideration of my concerns as you review this proposal.

Sincerely,

Kevin Terminella



