

Saunders, Richard L. - PDR

From: Kirkland Hagerty <kirkland.hagerty@gmail.com>
Sent: Monday, March 21, 2022 7:02 AM
To: PDRLandUseAdministration@rva.gov; Saunders, Richard L. - PDR
Subject: SUP proposal 417 Libbie Ave.

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Hello,

As a longtime resident of Westhampton, I wanted to write in my concerns over the special use permit for 417 Libbie Ave, which will convert a medical building and adjacent parking lot into condos.

I am not opposed to development in the Westhampton neighborhood; however, I am greatly concerned about the traffic implications of this new building, both during construction and following the completion. While the plans thankfully include two parking spaces per condo unit, the increased traffic to and from this building (including condo residents and their guests) will certainly affect Libbie Ave. and the surrounding roads. Anyone who drives down Libbie Ave. between Cary St. Rd. and Patterson Ave. knows how congested this corridor is. This is a pedestrian area with three schools within a stone's throw of the project. If you've tried shopping at Libbie Market recently, you'll know that you frequently cannot find parking, and that they often hire an off-duty police officer to ensure the safety of its patrons. Further, the reworking of the light at Libbie and Grove Ave. means that often you cannot turn left onto Grove Ave. for multiple light changes. Just last week, it took more than 10 minutes to turn left because a truck was unloading into a nearby restaurant and was using the right straight/turn lane to park since he couldn't find adequate parking on Grove Ave. I have countless examples like this as I drive, run, or walk with my young children through this intersection several times a day.

Continuing to approve large multi-residential buildings in such a congested area that cannot sustain the massive, immediate growth accompanying such projects shows complete disregard for not only the current neighbors but also the patrons of our local businesses. What is the tipping point? When will the city determine that development in this area has reached its saturation point? I urge the city to take into consideration the fact that each and every new development project in the Westhampton neighborhood that it signs off on - whether residential or commercial - exacerbates the traffic and safety issues in this area and to suggest otherwise is laughable.

I implore the city to recommend a smaller building that would accommodate fewer residents. This will decrease traffic to and from the building and hopefully be a shorter construction timetable.

Thanks,
Kirkland Hagerty

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