

From: Su Tarr <sulowell@earthlink.net>
Sent: Friday, May 14, 2021 1:50 PM
To: Brown, Jonathan W. - PDR
Subject: 48th Street development proposal

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I am writing to express my disapproval for the proposed structure to be put at the end of 48th St. on southside. The lot is not suitable for a building of that size/structure and would really badly influence and affect the local neighborhood. It would seem that a smaller, less than three story, structure would be more appropriate for the neighborhood. Please count me as someone in the neighborhood for more than 30 years who disapproves of this proposal thank you so much for your reading this.

Su Tarr

Sent from my iPhone

From: Farris Campbell <farriscampbell@gmail.com>
Sent: Saturday, May 15, 2021 3:24 PM
To: Brown, Jonathan W. - PDR; Saunders, Richard L. - PDR; Larson, Kristen N. - City Council
Subject: 1005 WHB Vacant lot at Westover Hills Blvd & Dunston Ave

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Good Afternoon Everyone,

The purpose of this email is to express my concerns regarding the rezoning application for the proposed development at the intersection of Westover Hills Boulevard and Dunston Avenue.

I am in favor of repurposing this lot as well as development that will aid in the revitalization of the Forest Hill Avenue (FHA) /Westover Hills Boulevard (WHB) commercial zone. The current proposal relies very heavily on the utilization of street parking, which can often be competitive for community members depending on special events from O'Tooles or the church down the street. Zack (the developer) has been less than forthright when discussing these concerns claiming that the tenants of the apartments would most likely work in the retail space and that customers would walk rather than drive. When asking if he would put out a public trash can he claimed that the building would act as a trash buffer of some kind.

As a community member on the affected block and a veteran of much larger cities than Richmond. I hope that the proposed building can be scaled down to two stories to bring a sense of contextualism to the project and the property. I also would hope the plans for parking are expanded to appropriately accommodate the intended function of the building, and that trash management is made a priority. If those requirements can be met and agreed to I am not opposed to the development of this property. As far as the design of the building... it is not in-line with my personal taste, but is of significantly less concern than the peace and safety of our community to me personally.

I have spoken with a handful of residents of the affected block, and it seems the general consensus is in favor of a retail and apartment space for that lot, but not a three story building that intends to squeeze out every available inch of the property and not one that cuts corners on providing appropriate parking.

Thank you for your consideration,
Farris Campbell
Resident/ Owner 1200 W 48th St

From: M Linkous <mlinkous@mac.com>
Sent: Friday, May 14, 2021 12:42 PM
To: Brown, Jonathan W. - PDR
Cc: Larson, Kristen N. - City Council
Subject: Concerns re: Special Use Permit (R-63) for Southside Christmas tree lot

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Hi Jonathan.

I hope you are well and staying safe. I and a resident and property owner of Forest View neighborhood, and I am writing to voice my concerns about the Special Use Permit and proposed development for the Christmas tree lot on the city's Southside, beside the Valero on Westover Hills Boulevard and Dunston Avenue.

Forest View Neighborhood is a neighborhood of landscapers, arborists, tree stewards, gardeners, wildlife, and trees. I do not support the developer's plans to remove the mature willow oaks, and will request that any development on the site work to ensure that the mature trees remain unharmed.

Are the mature Willow Oaks on city property? If so, what steps would need to be taken to share our concerns about the potential removal of the trees? Basically, whose decision is this and what steps need to be taken to work towards keeping the trees intact?

I appreciate your help and look forward to hearing from you.

Thanks,
Melissa Linkous :-)
4910 Pine Crest Avenue
Richmond, VA 23225
mlinkous@mac.com
<https://www.facebook.com/FriendsOfForestViewCemetery>

I do not know if this is permissible for your files, but below are just some of the public comments from our Forest View Neighborhood Facebook page. There are many more on the other neighborhood sites, but I am only sharing my neighbored comments. If these are permissible for your files, I would ask that you please add them.

Forest View Neighborhood Facebook group
<https://www.facebook.com/groups/forestview/>

Martha Prosser: "The Willow Oaks should remain"

Maggie Jane: "I would (like to have the trees remain). I'm not necessarily opposed to development. I think the building is just too much squeezed into a small space and completely goes against the character of the area."

Meg Shea: "I would like the mature trees to remain, too."

Frank T. Albert: "No tree removals and 25' from sidewalks, alley, and streets."

Peter Calvert: "on a corner lot, we were requires to keep the side of our house 25 feet from the street."

Kate Jackson: "I would like the mature trees to remain. I agree that this development is too big for tis location."

Emily Noy Faye: I am having trouble picturing this building fitting there and I definitely want the trees to remain."

Katie Lemmert: "I wish they'd keep the existing old trees on the property."

From: Kathryn Jackson <katejacksonlcs@gmail.com>
Sent: Thursday, May 13, 2021 5:10 PM
To: Brown, Jonathan W. - PDR
Subject: Proposed development for the corner of Dunston and Westover Hills BLVD

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Hello Mr. Brown,

I am a Richmond resident. I grew up here and attended RPS. I have lived in the Forest View neighborhood and Forest Hill Terrace for the past 12 years. I realize this is now a sought after area and it will continue to change and be developed. However, I am keenly aware of the community culture here, which is the very thing that is attracting people to this area. This proposed structure/development is simply too large for the lot it is proposed to be built on. It does not complement the neighborhood, but overpowers it. As residents, we cannot build too close to our property lines, and we have to follow zoning laws. There is no reason this building should be built all the way to the edges of the sidewalks. People's homes are their whole life savings and also their retreat at the end of a hard day. They do not want to look at a brick wall, towering above their windows and yards. If they did, they would not have moved to this area. It is unfair to do this to people's properties, when they bought them with the knowledge that it is zoned for single family homes. This does nothing to increase property values, as the apartments, offices and retail spaces (all of which they plan to cram into this small, triangular lot) are not comparables for single family homes. While I fear that this area will be developed to the point of no longer being accessible to many who live here, I do understand that some sort of development will go in this location. Therefore, I only ask that it be appropriate to the location and not crammed in to maximize profits, without regard to my neighbors or their livelihoods. Thank you,

Kate Jackson

From: Ashley Nollen <ashley_nollen@yahoo.com>
Sent: Monday, May 10, 2021 10:56 PM
To: Brown, Jonathan W. - PDR
Subject: Development at Westover Hills and Dustin Ave

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Hello,

I live on the corner 48th and Reedy. I wanted to express my concern that the proposed building on Dustin & Westover Hills does not blend well with our historical neighborhood. My house was built in 1930. The majority of the houses were built between 1900-1950 on 48th St. The backdrop of the development lot is majority single family homes that are ranchers (1 level) with an occasional 2 story house. The proposed development is three story's tall with a modern design. It doesn't fit with the vibe of our neighborhood both in size and design.

Additionally the proposed development will increase the number of cars parked on the street and decrease available parking for the existing residential homes.

I personally support the lot being developed and could potentially support a mixed use business if the building blended well with the neighborhood (both in design and no more than 2 stories) and there were less apartments. The current plans of 6 apartments, office space and retail is too much on such a small lot with limited parking that is directly part of a historical residential (single family home) community.

Thank you for your time and consideration.

Sincerely,

Ashley Nollen & Robin Leenders
1001 w. 48th St.
804-385-0380

[Sent from Yahoo Mail for iPhone](#)

From: Hannah Marie Hanmer <hm.hanmer@gmail.com>
Sent: Tuesday, May 11, 2021 3:33 PM
To: Brown, Jonathan W. - PDR
Subject: Development at Westover Hills blvd and Dunston

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Hi Mr. Brown,

Just reaching out to give comments on this proposal since I saw that the lot next to the Valero on Westover Hills boulevard is up for rezoning and the developer is hoping to get approval. I would like to join and give my comment during the planning meeting, but may not be available when it takes place on the 18th, so wanted to email you.

-Zach Kennedy posted in the forest hill neighborhood facebook group looking for support for this project, and said that he wants to attract "high quality new neighbors" to the area (direct quote, his words). The information he provided about the development also emphasized that it was designed with the intention of "targeting young professionals" to live in its 6 apartments. A few community members pointed out that Mr. Kennedy seemed to be using coded language and asked him what he meant by "high quality"- an odd way to describe human beings. He did not give a straight answer and instead pretended to not understand why people saw his statements as a dog whistle / coded language, saying "I am not sure how "high quality new neighbors" translates to "white" or any particular race. Can you help me understand?"

-Mr Kennedy also misrepresented himself as a community member/neighbor who "has spoken with many neighbors that have shared concerns about trash, stray animals etc and I was simply acknowledging my mutual desire to attract neighborhood loving individuals to the neighborhood regardless of race, religion, creed etc". He also referred to the lot as being owned by "my wife and I". However, Mr. Kennedy lives in the West End and the property is owned by his company, Upward Builders LLC. He is using language to make himself sound like someone with a vested interest in our neighborhood, when he is just a wealthy developer with a history of creating housing for affluent people in gentrifying neighborhoods
(reference: <https://richmondbizsense.com/2016/10/03/developers-warming-up-to-sugar-bottom/#>).

-I asked Mr. Kennedy what he plans to charge in rent for the 1 and 2 bedroom apartments that will be in this building, and he said "I can't answer that, sorry". I asked because there are currently almost 4,000 families on the RRHA's wait list for affordable housing
(reference: [FY2020_21-Final-Draft-Annual-Plan_Part-1.pdf \(rrha.com\)](#) page 9-10) and about 80% of them are in need of a 1 or 2 bedroom unit. As housing costs rise around Richmond, new housing should prioritize our low-income neighbors. Mr Kennedy's project should participate in the HCVP program or at least have some units which do, in order to reflect the diversity of the

neighborhood. Before this rezoning and the project is approved, we should have an answer for how expensive or affordable these units will be.

-He didn't say what kind of businesses he hopes to attract. Are they going to be businesses that meet the needs of existing Westover Hills/Forest Hill residents who already live here, especially those who use public transit or walk to get around- like a grocery or other practical retail- or another expensive coffee shop or brewery for his "high quality neighbors"?

-11 residents in addition to me, including two women who live in the immediate area or on the same block, have commented so far on the facebook thread that they do not believe that this lot should be rezoned or the project approved in its current form. Concerns included the size of the building, parking and traffic, proximity to single family homes, the appearance/character of the building, and the fact that it is not matched to the needs of the community (ie specifically designed for affluent people). My primary concern is affordability but all these concerns are valid and they are coming from those who actually live in the community where Mr Kennedy wants to execute his "vision".

All development projects should consider the needs of the existing community first and foremost, and not just the community members with more power, money and influence. I hope that the planning commission takes this into account and thinks of the very real need in Richmond for affordable housing before approving the rezoning. Thank you for your time reading this, and I hope it wasn't too disjointed. I'm looking after my two kids while writing but felt this was an important thing to weigh in on.

best,

Hannah

(Southside resident and homeowner)

From: Katie Lemmert <katielemmert@gmail.com>
Sent: Tuesday, May 11, 2021 6:32 PM
To: Larson, Kristen N. - City Council; Bond, Aaron A. - City Council; Brown, Jonathan W. - PDR
Cc: Ashley_nollen@yahoo.com
Subject: Fwd: 1005 Westover Hills - SUP

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Hi Councilwoman Larson and Mr. Brown,

I just wanted to reach out about this property at 1005 Westover Hills. I met with Zach back in 2019 and he mentioned to me that he was purchasing the lot and wanted to build a restaurant/office space there. I remember stating to him then that I hope he kept the old growth trees.

This email below is the last correspondence I had with him - and I told him to send over the presentation on his property and I would pass it along to neighbors in Forest View. That never happened.

I get the feeling that he doesn't care what his neighbors think. I personally think the new rendering of the building (which I found on facebook) is ugly and doesn't fit in with any other homes around it.

With the neighborhood names of Forest Hill and Forest View - one might want to hold on to the oldest trees and build their home with that in mind - if in fact they are to live in that home themselves.

This current lot is all greenspace along with these old growth trees. Our neighborhood has a water drainage problem already, and by the looks of the rendering the new building and parking spaces seem to take up every square inch of the lot size. How is this developer combatting the impervious surfaces with his building design? **Is he implementing green design on the roof, rain gardens, or permeable pavers in the parking area?**

I think this development is unneeded in this instance because there is already plenty of unoccupied office space in the area. The newest development on Forest Hill as well as others.

But as the city does allow development - use of green infrastructure needs to be encouraged and required. The city already can't handle the amount of stormwater it receives and the city should not have to take on more - when developers could be helping mitigate the issues.

I don't support this development based on what I have said above and the fact that he doesn't have a viable tenant who wants to occupy this office space.

Thanks for hearing my concerns.

Best,
Katie Lemmert



KATIE LEMMERT
:: CHECK OUT MY WORK ::

[facebook](#). I [instagram](#) I [linkedIn](#) I [website](#)
katiediddesigner@gmail.com I c. 540-273-8929

On Wed, Aug 19, 2020 at 5:38 PM Zach Kennedy <zlkennedy1@gmail.com> wrote:

Sorry to hear! Hopefully the water won't cause too much damage! I will send over plans and a cover letter in the next week or two once I have a presentation packet completed. Thank you

Zach
804-980-7377

On Wed, Aug 19, 2020 at 5:00 PM Katie Lemmert <katielemmert@gmail.com> wrote:

Hi Zach, Things are going pretty well, considering. The rain was not pleasant for me or my neighbors crawl spaces and basements tho!

We are not planning to meet anytime soon. If you send over your presentation - I'd be happy to forward it to our neighbors to get their feedback.

Thanks,



KATIE LEMMERT
:: CHECK OUT MY WORK ::
[katie did design](#)

540-273-8929

katiediddesigner@gmail.com

On Thu, Aug 13, 2020 at 1:04 PM Zach Kennedy <zlkennedy1@gmail.com> wrote:

Katie I hope you are doing well. I wanted to reach out and see if your Association was running any neighborhood meetings during this virus lockdown. I would like to submit the SUP for the above property soon and wanted to present to your membership group before if possible. If you are not currently meeting I am happy to present when operations commence again, even after my SUP submittal.

Thank you and take care!

Zach Kennedy
804-980-7377

From: kcbyrnes <kc@bluedogrva.com>
Sent: Wednesday, May 12, 2021 5:51 PM
To: Brown, Jonathan W. - PDR
Subject: Letter of opposition for the project at dunston and Westover hills blvd

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I know I sent you a previous letter and I'm sure I could make this more eloquent, but this is just a few bullet points I sent to Mr. Kennedy about his project you may have been cc'd as well but I am in total opposition to the project as is

Quite a few reasons I think that project is not right right for the area

- There are too many vacant retail spaces in the area now
- construction noise
- parking concerns 10 spaces...for potentially 12 residents, plus staff of commercial spaces and all the customers, clients and friends of new building It's just not enough parking for the building.
- Apartment buildings generally drive down home values
- The lot is too small to fit all proposed
- Increased foot traffic by my house
- balconies will overlook back yards of current homes
- building is too tall to fit in neighborhood
- it's a very small residential block we can't absorb all the overflow this out of scale project will produce

And on a side note I can't get any clarification as to why it's a special use permit he is applying for instead of just applying for a zoning code change?

This is going to have a large negative impact on the immediate residential area.

Thanks

KC Byrnes
[804-986-7962](tel:804-986-7962)

From: Turner Widgen <turner9@vt.edu>
Sent: Tuesday, May 11, 2021 3:17 PM
To: Brown, Jonathan W. - PDR
Subject: Potential apartment building on Westover Hills

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Hi Jonathan,

I am a homeowner on West 48th St. and wanted to share my concern about the amount of parking planned for the potential apartment building on Westover Hills & Dunston. 48th currently doesn't have a lot of extra parking, and I am very worried that with only 10 spots allotted for the apartment building, a lot of vehicles would take up spots of other residents. Dunston is also always covered in leaves and trash; the city never sweeps/cleans it. I worry this situation would get worse. Please require the apartment to have more parking spaces to alleviate parking jams for the rest of the neighborhood.

Thank you,
Turner Widgen

Sent from my iPhone

From: kcbyrnes <kc@bluedogrva.com>
Sent: Wednesday, April 28, 2021 6:33 PM
To: Brown, Jonathan W. - PDR
Subject: Proposed construction on westover hills blvd

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Hello I spoke with you earlier about the construction proposed at westover hills and dunston
I am opposed to this project. I live extremely close to the project
Thanks

KC Byrnes
Blue Dog Properties
804-986-7962
www.bluedogpropertiesva.com
licensed in the Commonwealth of Virginia

From: Penelope Davenport <penelopedavenport@gmail.com>
Sent: Wednesday, May 12, 2021 10:01 AM
To: Brown, Jonathan W. - PDR
Subject: Proposed development on 48th Street and Westover Hills Blvd

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Dear Mr. Brown,

As a concerned resident of the Forest Hill Neighborhood, I'm writing in regard to the proposed mixed-used development project planned for the 48th Street block of Westover Hills Blvd. Having reviewed the proposal, I urge the board to consider denying the application for rezoning, based on the negative consequences that this development would impose on the surrounding neighborhood. It's my understanding that the included parking would allot one space per apartment in the structure with one space left over, but includes no significant parking for the ground floor commercial space. Commercial traffic to the building would be shunted to the surrounding residential neighborhoods, increasing noise, danger, pollution, and traffic for neighbors. The proposed "modern" design also stands in strong dissonance to the historic architecture throughout the surrounding residential neighborhood. While I am strongly in favor of thoughtful, positive development along this corridor (and love having new businesses to walk to), I believe it's important for new projects to contribute positively to the existing neighborhood. This project places too much of a burden on too small of a parcel, and therefore will also place an undue burden on its neighbors. A significantly smaller, more community-oriented project or even a single-family home, as the lot is currently zoned, would fare much better in that space. Thank you for your attention to this matter.

Penelope Davenport

--

Penelope Davenport
Richmond, Virginia
804.921.8089

From: Caroline Corl <caroline.elizabeth.corl@gmail.com>
Sent: Thursday, May 13, 2021 10:51 AM
To: Brown, Jonathan W. - PDR; Saunders, Richard L. - PDR
Cc: Larson, Kristen N. - City Council; clements.whit@gmail.com
Subject: Rezoning of Westover Hills Boulevard and Dunston Avenue

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Good morning,

I hope this note finds each of you healthy and well. I write to express several thoughts and concerns regarding the rezoning plans at the intersection of Westover Hills Boulevard and Dunston Avenue.

I live at 1201 W. 48th Street, on the corner of 48th and Dunston, and this application is concerning to me. **I want to be clear that I am absolutely in favor of the development of this lot.** This area of the city is growing quickly and is stimulating the Southside economy and making it an increasingly desirable place to live and raise a family. I think development on this lot would be wonderful for the continued growth of Southside small business.

I do however have a few concerns that I hope will be taken into consideration when making the final decision regarding this application. My thoughts are outlined below:

- **Scale of development:** as the proposal stands, I believe it is entirely too overwhelming for the size of that lot. A structure of that size to include residential living, office space, and retail space is too much for that rather small space.
- **Speeding/Traffic:** 48th street experiences significant cut-through traffic at high speeds, particularly in the north-bound direction. Living on the corner, I have experienced multiple times almost being hit by a car driving at high speeds. The installation of a traffic circle two years ago at the intersection of 48th and Dunston has done little to calm speeding. I am greatly concerned that adding a large structure to this lot will further encourage drivers to utilize 48th street as a cut-through. I have advocated for this previously, but **I ask that should this lot develop, the city close north-bound traffic from Westover Hills Boulevard onto 48th street.** As a resident of this block, I am quite fearful that such large scale development will further exacerbate the speeding situation. There are small children and many dogs that live on this block, and I am fearful for their safety.
- **Parking:** Should this proposal move forward as drafted, I am concerned about the lack of parking. Most of the residences on 48th and Dunston, including my own, do not have driveways or off street parking. We rely solely on the availability of street parking at my home, a lot of which was taken away with the installation of no parking signs after the completion of the traffic circle. Parking is already limited at certain times due to overflow

from nearby businesses. I am worried that Dunston Avenue does not provide enough street parking to support such a large development.

In all, I would advocate that the density of the proposal be reduced and renew my request for the city to close north-bound traffic from Westover Hills Boulevard onto 48th Street.

I recognize you are likely getting a significant volume of correspondence regarding this issue. As a state employee myself, I empathize with the sometimes imperfect situations you are faced with when making decisions on behalf of constituents, and I thank you for your consideration and attention to this. I am happy to answer any questions and thank you for your thoughtful service to the City of Richmond. Forrest Hill has such great potential, I just want to ensure we are being meaningful and intentional in its development.

All the best,
Caroline

From: Alex Wilhelm <alex_k_wilhelm@yahoo.com>
Sent: Tuesday, May 11, 2021 7:09 AM
To: Brown, Jonathan W. - PDR
Subject: Westover Hills/Dunston Proposal

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Hi Jonathan,

Got your email as a contact point for the proposed zoning change and development of the vacant lot at WH/Dunston in the 23225 zip code.

I live down the road and wanted to reach out to voice my opposition to the project as it stands. I WOULD like to see that lot used for something; however, the current proposal of retail/office space/six apartments is way too busy for such a small lot, which will affect the residents nearby. It feels as if the developer is attempting to 100% maximize profit of the space with no regard for long-term residents who live next to and behind the property. At a minimum, the developer should incorporate parking for the intended use.

Second, I do not believe that the modern architecture appropriately matches the historical neighborhood. I get it, "can't stop progress" and I understand this is a popular style for new construction. However, it would remind me of driving by these sort of constructions in the Fan, surrounded by Victorian homes - super out of place and honestly, an eyesore.

I don't want this lot to sit undeveloped but hopefully some changes can be made to the current proposal to make it more friendly to the space and neighborhood.

Thanks for your time!
Alex Wilhelm

From: Brown, Jonathan W. - PDR
Sent: Monday, May 17, 2021 9:32 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Proposed project on Westover Hills Blvd

Just arrived.

Jonathan W. Brown
Senior Planner
Land Use Administration
ADU Program Manager
City of Richmond, Virginia
804-646-5734 (office)
Jonathan.Brown@richmondgov.com

From: Katia Brock [<mailto:katiabrock@gmail.com>]
Sent: Monday, May 17, 2021 9:23 AM
To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
Subject: Proposed project on Westover Hills Blvd

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Hello!

This may be late for the planning meeting today but I just learned that we can email our comments, so I wanted to email anyway.

I live on 48th street, on the block of the proposed development and I have serious concerns about the size of the project for the small lot. I strongly oppose the reasoning and project as it is planned right now. There is not nearly enough parking included, which will negatively impact my block and my neighbors'. Three stories is too tall for a small residential block. I would be completely on board with a development that is appropriate for the lot size, includes enough parking without relying on the neighborhood street parking and will not include balconies overlooking neighboring yards.

Thank you so much,

Katia Brock