

Saunders, Richard L. - PDR

From: Catherine Schulten <catherineschulten@yahoo.com>
Sent: Thursday, September 23, 2021 1:18 PM
To: PDR Land Use Admin
Cc: Scott Mackay
Subject: Ordinance No. 2021-265

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Regarding Ordinance No. 2021-265 - Partial Subdivision Vacation Pertaining to 3021 Falcon Road

To: Richmond City Planning Commission

My husband and own and live in the house next door to the property in question (we purchased 3101 Falcon Road in March of 2021). Falcon Road has 4 houses on it with ours being one of the 4. This is a quiet street with plenty of neighborhood wildlife including deer, birds, snakes, and an occasional hawk or owl.

Between our two properties - 3101 and 3021 Falcon Road - is a creek which flows across our front yard via the culvert between the city-maintained road and the front of our property. This small creek flows directly into a pond a few hundred yards downstream. That pond, in turn, is fronted by several homes in the neighborhood. This waterway is not just a storm runoff but is also a continuously moving stream. I personally observe that this creek is regularly used by deer and, I can only assume, other wildlife as a source of drinking water. We pay special attention not to use any chemicals on our lawn that might disrupt this delicate ecosystem.

You should be aware that 3021 Falcon Road is an extremely steep piece of property and I imagine it would necessitate extensive excavation to build on this property. The work to simply prepare the land for building would likely negatively impact the health of the waterway that exists there.

Another concern: Due to the steep slope and the nature of the soil in this neighborhood, runoff and erosion are also a big concern. My husband and I have invested considerably in landscape measures to better control the erosion on our property as no systems were in place when we purchased it earlier this year. 50+ years of runoff has stripped our yard of topsoil and required us to put in place a number of controls to prevent more damage. If a house were permitted to be built next door it should require that an approved landscape design be in place that would address the health of the creek and would mitigate against soil erosion.

I would ask that the City conduct an ecological survey to determine the impact of building a house on this plot of land. What natural habits would be impacted? How will the waterway be preserved? Are there any specific building designs or materials that should be considered to lessen the impact to the environment?

We look forward to hearing back and would hope that you would consider our concerns in your decision.

Catherine Schulten & Scott Mackay
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