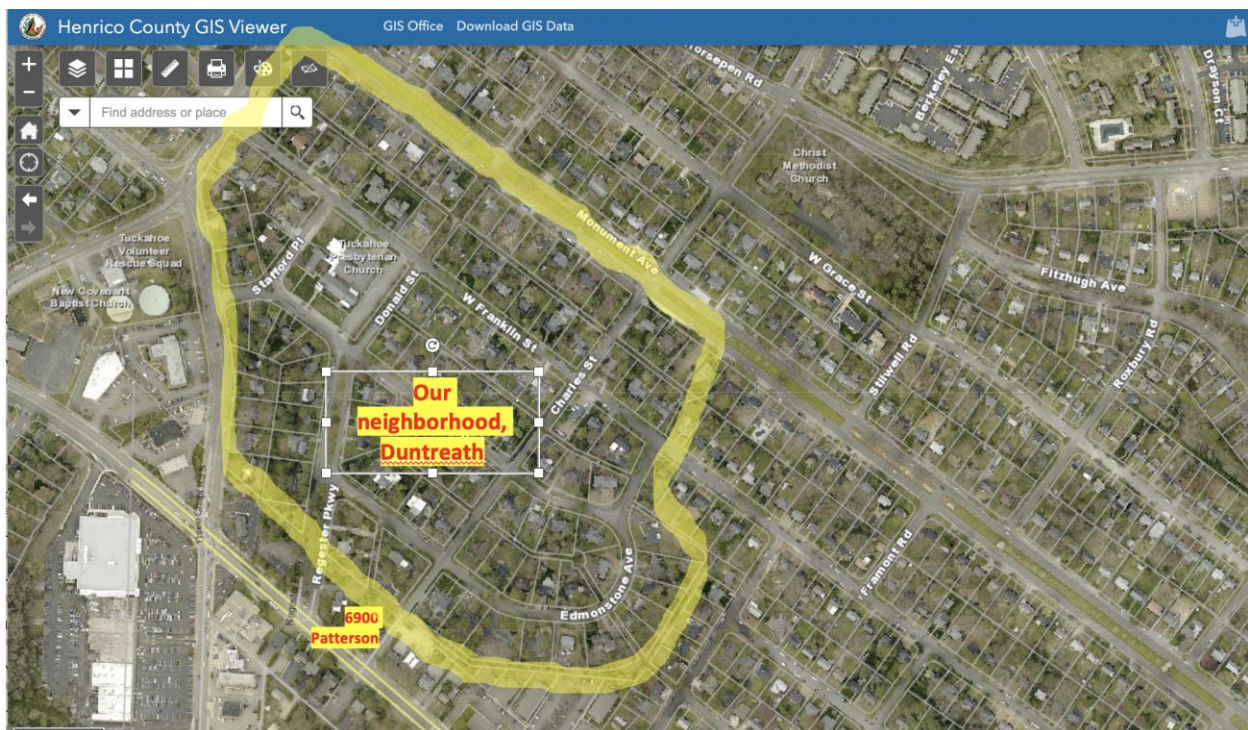


RE: Special Use (new)  
6900 & 6904 Patterson Avenue  
Richmond, VA 23226  
W02101000009 & W02101000010  
SUP- 069929-2020

Dear City of Richmond Land Use Administration and City of Richmond Planning Commission,

We wrote to you in the Spring of 2020 in opposition to the **SUP-0699290-2020 (also labeled as ORD 2021-278) and plans for 6900 and 6904 Patterson. We now write in continued opposition and have updated our points based on our current understanding of the plans.**

We are residents of Duntreath, the Henrico County neighborhood *immediately* to the north of 6900 and 6904 Patterson Avenue. While we know you are the City and we are the Country, to enter the property from the north, you must drive or walk through our neighborhood. It is irresponsible to think people will only access from Richmond City and to ignore the impact to us. We ask that you please hear our objections and even if you ultimately approve the project, to please require changes to address these issues of safety, traffic, waste management, and ultimately neighborhood character and livability.



We are not opposed to developing the property per se and understand the City's Masterplan and need for different types of housing. **Our concerns derive from intent to build the number and type of units in addition to retaining the small business**

**office currently on-site, all of which we feel is too much for that sized property situated within our neighborhood. We believe this many people living on this property, will cause additional traffic, increased safety concerns on a corner that already has concerns, and usage of our neighborhood green spaces, roads, and parking in a negative way.**

Specifically, Mr. Lanphear has reduced the units from 9 to 7, but he has now included additional third floor living space with a full bath making these **seven 3 bedroom, 3.5 bath units**. We feel these units will easily house 2 adults each if not **3-4 adults per unit** if say UR students, which could total 21-28 adults, who are drivers. **This feels like moving in the opposite direction on numbers of people and numbers of cars that will have to be considered on the property from the original proposal.**

We believe FURTHER reducing the number of units and eliminating the third floor living space or otherwise limiting the number of bedrooms and also cars is the best solution.

### **Parking and Traffic Safety:**

- The plan has 9 dedicated parking spaces, one of which is handicapped. If there are seven three-bedroom units, it is fair to assume at least 2 adults per unit for a total of 14 cars although it could be as many as 21 or even 28 adults and cars. There is also a small-business office on the site so potentially another 3-5 cars being very conservative. **Nine spots are completely insufficient for 14 to 30+ cars.**
- Mr. Lanphear intends to put 5 public parallel parking spots on Charles Street. Charles Street is already a highly trafficked street known for frequent speeding. Henrico County, who controls most of the street, regularly patrols Charles for speeding. Because of the frequency of speeding, Charles St has been designated an ADDITIONAL FINE zone. Many drivers use it as a cut-through between Patterson and Monument to avoid the lights at Three Chopt and Horsepen. But to us, it is not a cut-through, but a street directly in the middle of our neighborhood, one which **we and our children frequently cross without the help of crosswalks or sidewalks so any additional traffic risk on this street is of significant concern to us.**
- Much of Patterson Avenue in front of and on the block immediately to the east is on that side of the street is NO PARKING so up to several dozen people will inherently be parking in the neighborhood every day.

See No Parking sign in yellow to corner. Maybe 3 cars can fit in front.



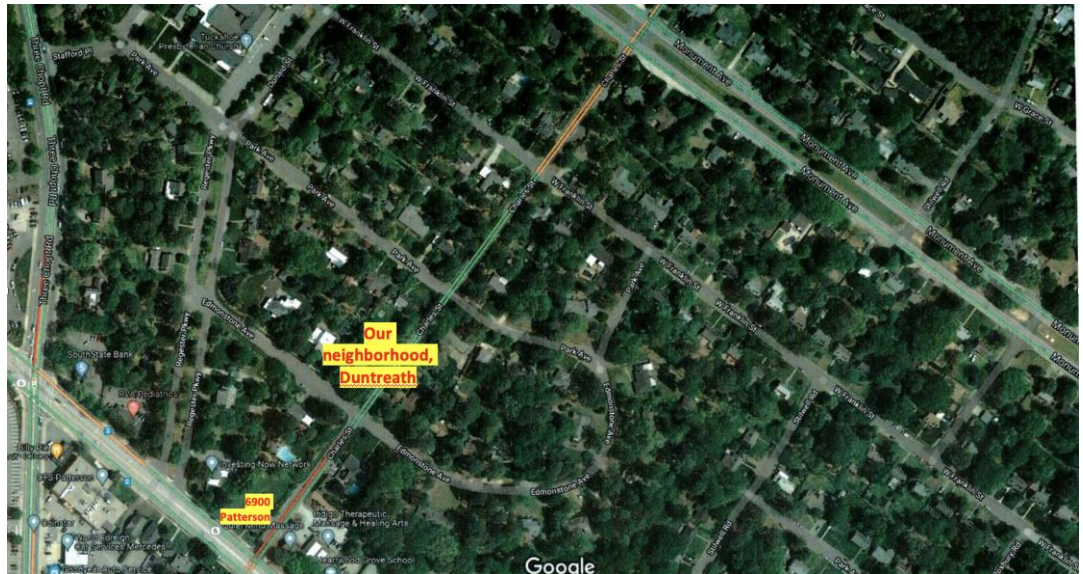
No parking on Patterson on other side of Charles



- At the intersection of Patterson and Charles (in the City), there is a STOP sign but no crosswalk nor light. Even with the stop sign, the intersection is perilous for drivers and walkers because cars have to cross two lanes of west-bound traffic then through a small cut in the median if making a left. The sightlines if making a left when cars are parked on Patterson is especially difficult which is likely one of the reasons it is No Parking yet people frequently park there. The intersection is quite busy all day but especially during morning and evening rush hour, which is exactly when people are likely to be pulling into or out of the parallel spots proposed for Charles St. If there are parallel parking spots approved on Charles Avenue, someone will get hurt either parking there or simply walking or driving by there as someone attempts to park. **Please see photos below taken Sept 30, 2021, showing current state of affairs at this intersection including a STOP**

sign missing a leg and various car debris and a map showing existing congestion at rush hour where Mr. Lanphear intends to put parking.





- **Our ask**

- Please consider further reducing the number of units and making them house less people as that will inherently reduce the number of people requiring parking.
- Additionally, we strongly ask you NOT to put any parallel parking on Charles. It isn't safe for the person parking there, nor people driving on Charles, nor people trying to cross Charles on foot, many of whom are children. It will add yet another obstacle to deal with as people are pulling in and out and traffic.
- Please provide or require additional traffic management in the form of speed humps on the portion that is city property, crosswalks, or a light at Charles and Patterson. That would help slow people down and make them more aware on Charles as they approach Patterson which seems to be a win-win.
- We are getting to the point where someone is going to get unnecessarily hurt soon. Our children and children of any future residents of 6900 Patterson have friends on both sides of Charles. We wish Henrico County would be more responsive on this, but right now you are in a unique position where you can make this worse by simply putting all these people and parking there or you can make it better, and SAFER with either a speed bump on the city portion of the road, a more defined crosswalk, or

something that will help drivers slow down and navigate the intersection more carefully.

### **Waste Management**

- We are highly concerned with the garbage and recycling for all the residents plus the small business. The plans we saw placed a waste unit in the corner of the property furthest from the units on the most northeast portion of the property which would most negatively impact the Henrico County neighbors immediately behind and next to 6900 Patterson.
- **Our ask: If you won't reduce the number of units**, please consider requiring stricter waste management including multiple pick-ups per week, completely enclosed garbage spaces so as to reduce vermin ability to get in and a plan for pest and vermin control.

### **Architecture and Design**

- We do appreciate that Mr. Lanphear adjusted the design of the units he is proposing. However, converting the third floor to living space is opening up the potential for a greater number of residents per unit as mentioned above. It is now effectively a three bedroom unit and with 7 of them, that is 21 people
- **Our Ask: No living space on the third floor, please make these as two-bedrooms so as not to add adults and thus cars.**

### **Neighborhood Character and Livability**

- We are a neighborhood of various ages and backgrounds, many working people, many with young children, many who already raised their children, but we all have in common a love of our older, often historic homes, and our ample green space including good sized lots, an island down one of the main roads around which our kids ride bikes, and many tall mature trees and plantings. We take pride in our neighborhood with clean-ups, group yard sales, and gatherings. This proposal includes little green space and is not conducive to someone with children or dogs further making it possible that students are likely living in this development. UR students will not be invested in the neighborhood, nor the property long-term and not incentivized to take care of the neighborhood as we do. If families move in, where will they walk and play and walk and play with their dogs if they have them? It won't be on Patterson Avenue as that is not conducive to small children, children on bikes and dogs. They will come to use our streets and while we welcome new people, our infrastructure is not designed to take on 10-40 new people.
- **Our ask:**
  - Reduce and change the number of units to reduce the number of people and cars associated with this property.

- We would like Mr. Lanphear to establish lines of mature plantings along the Charles Street alleyway in order to ensure privacy from both construction and visual intrusion from residents of a three-story home overlooking private yards. We also want Mr. Lanphear to use the proper wattage for his parking lot lights so as to provide security but without being obtrusive to neighbors.
- We would like Mr. Lanphear to add fencing or security barrier in the back so as to dissuade 6900 and 6904 residents from walking through private yards and driveways and the shared Charles Street alleyway on foot to access property from the rear. Usage of the alleyway on a regular basis would make it more difficult to determine what is just cutting through on foot and what may be trespassing or other unwelcome behavior.

Simply put, we do not believe Mr. Lanphear would like this development at the entrance to his neighborhood. [In this article](#), Mr. Lanphear talks about his neighborhood in Henrico and about the SINGLE FAMILY homes he built there for his family and other residents priced between \$650,000 and \$900,000 which is a value many of the homes in our neighborhood could fetch. Unsurprisingly, he hasn't built a townhouse complex with up to 30+ people, a garbage shed and potentially 30+ cars at the entrance to his own neighborhood, but he is fine simply placing it at the entrance to our historic and established neighborhood.

We are distressed at how Mr. Lanphear has treated us during this process. After the original submission was sent back Mr. Lanphear, met with a group of us to make assurances he cared about the neighborhood and wanted to keep us informed. At that meeting, Mr Lanphear promised to share revised plans with us when submitted. Yet despite having collected all our contact information from that meeting, he only notified the small group he was legally required to. Actions like this show his disregard for the neighborhood and indicate he may not be a great neighbor to us during the construction process. We have had to learn about the re-submission of his plans through cobbling together information from certain neighbors, hounding the City Planning Department and happenstance.

We know we aren't City residents and thus perhaps less compelling to you than we could be otherwise. But we are this neighborhood and we peacefully and happily coexist with the City frequently supporting its cultural institutions, shopping there, dining there, exercising there and sending our children to various programs there. We know the City's proximity and offerings benefit us just as we believe we benefit the City and don't feel our voice should be less because we happen to pay our taxes to the County. We are happy to discuss any of this in more detail and we thank you for your time.

Sincerely,

**Below residents of Duntreath**

Annalee and Adam Barkstrom, 1000 Regester Parkway  
Nicole and Kevin Kuzara, 7005 Park Avenue  
Taylor and Ben Jones, 6801 W Franklin Street  
Mary Beth and Sean O'Hara, 1005 Regester Parkway  
Anna and Eric Miller, 6813 Edmonstone Ave  
Jenny and Tazewell Hines, 7005 W Franklin St  
Robin and Allen Hurdle, 6808 Park Avenue  
Sao and Richard Berkowitz, 6902 Park Avenue  
Dean and Debbie Berger, 7004 West Franklin Street  
Greer and Kathy Jackson, 6904 Edmonstone Ave  
Scott and Kate Garnett, 7001 West Franklin Street  
Ed and Ellen Hardy, 7011 W. Franklin Street  
Sally Shear, 6900 Edmonstone Ave  
Sheri Cantor, 6702 Edmonstone Avenue  
Donna and Greg Silvestri, 7008 W Franklin Street  
Kim and Andrew Hynes, 1006 Regester Parkway  
Barbara Morison, 6911 Park Avenue  
Richard Bell, 6811 Park Avenue  
Liz Hart, 6908 Edmonstone Avenue  
Jamie and Noah Jones, 1003 Regester Parkway  
John and Susan Albaugh, 1002 Regester Parkway  
Ruth M. Langdon, 903 Regester Parkway  
Diane Moore, 6825 Monument Avenue  
Dr. Larissa Tracy, 7114 Three Chopt Rd  
Anna and Brian Hingst, 7200 W Franklin St  
Edward and Jane Compton, 7116 Three Chopt  
Diane Moore, 6825 Monument Ave  
Louis and Kathleen Thompson, 6903 Edmonstone Ave

