July 10, 2020

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 are residents of Duntreath, the Henrico County neighborhood immediately to the north of 6900 and 6904 Patterson Avenue currently applying for SUP-0699290-2020. **We write in opposition to the SUP and plans for 6900 and 6904 Patterson**. 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 aware the original submission was sent back to Lory Markham, consultant for property owner and developer Rob Lanphear, for revisions. While we do not yet entirely know what those revisions will look like, we have spoken with Mr. Lanphear about our significant concerns. Although he appears understanding to some, he has not shown us any action to alleviate our concerns. He has promised to share revised plans with us when submitted but we wanted our concerns on the record with the City in case revisions do not address them.

We are not opposed to developing the property per se and understand the City's master plan and need for different types of housing. **Our concerns derive from intent to build NINE 2-bedroom, 2.5 bath units in addition to retaining the small business office currently on-site, as we believe that will put too many people onto that specific piece of property.** Additionally we believe that this type of unit, priced around $325,000 as planned, will be an invitation to UR parents to purchase while their children are students (inherently short-term) which could further exacerbate the issues below.

We believe reducing the number of units, perhaps making them larger at higher price point is the best solution for us, the developer, and the City combined and would reduce the following negative impacts which would arise from NINE two-bedroom units:

Parking and Traffic Safety:

- The plan originally submitted had 10 private parking spaces (9 regular, 1 handicapped). If there are nine two-bedroom units, it is fair to assume at least 2 adults per unit for a total of 18 cars although it could be as many as 27 or even 36 if say college students occupied the units. There is also a small-business office on the site. The 10 spots currently planned in the rear are clearly insufficient for this type of development.

- The original plans and Mr. Lanphear have indicated intent 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 and monitors Charles for speeding. Additionally, because of the frequency of speeding, Charles 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 or 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.

- 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 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

- **Our ask**

    - Please consider reducing the number of units as that will inherently reduce the number of people requiring parking

    - Additionally, we strongly ask you NOT to put 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

    - Even without the parallel parking, we ask that if you are making a residential lot off of Charles that you 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.

<u>Waste Management</u>

- We are highly concerned with where garbage and recycling for NINE two-bedroom units (9 to 36 people or more) plus a small business will be and its impact on the neighboring properties and the neighborhood including vermin, smell, mess and noise. 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 impacting Henrico County neighbors

- **Our ask:** Please consider requiring stricter waste management including reducing the number of units to limit garbage, moving the garbage closer to the units rather than making the smell of it the burden of the neighbors, and imposing any relevant vermin-reduction procedures

Architecture and Design

- Current plans for the nine units have them as two-stories with a-frame roofs above taking up a vast amount of the physical footprint. Further, the architecture is not in keeping with the historic nature of this area nor any newer structures in the area. It is a modern-ish style of sorts that is trendy and will not stand the test of time but we, the neighbors, will have to look at it for decades to come.

- **Our ask:** Attached are examples of other multi-family units in the City that we believe will be less jarring in comparison to existing homes and businesses. Please consider architectural changes for this project.

Neighborhood Character and Livability

- We are a neighborhood of various ages and backgrounds, many working people, many with young families, many who already raised 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, and many tall mature trees and plantings. We take pride in our neighborhood with clean-ups, group yard sales, and gatherings. The nine-unit 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.

- **Our ask:**
  - 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 two 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 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 NINE 2-bedroom units at the entrance to his own neighborhood, but he is fine simply placing it at the entrance to our historic and established neighborhood.

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 various programs there. We know the City's proximity and offerings benefit us just as we believe we benefit the City and want to maintain the best for both. We are happy to discuss any of this in more detail and we thank you for your time.

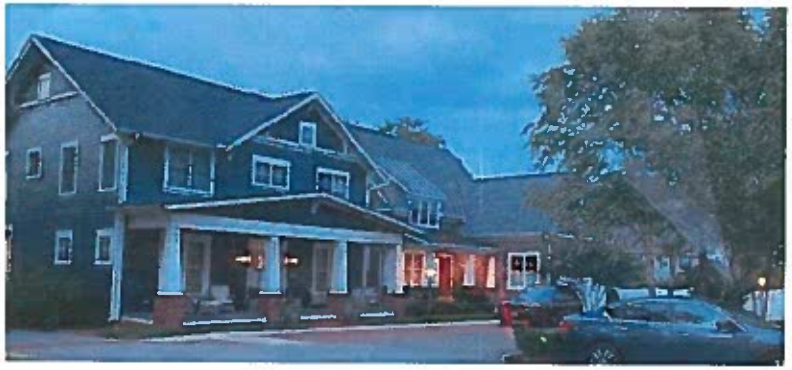
Sincerely,

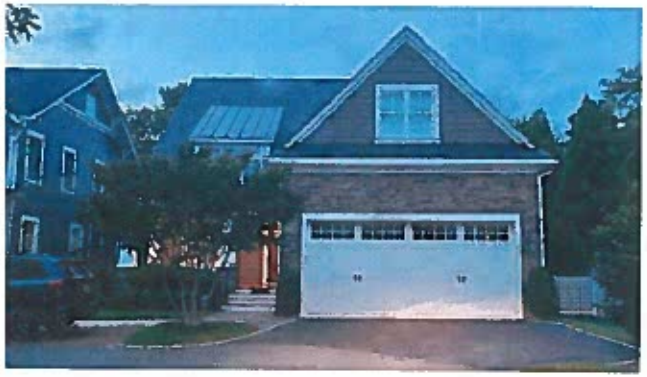
Below residents of Duntreath
Annalee and Adam Barkstrom, 1000 Regester Parkway
Nicole and Kevin Kuzara, 7005 Park Avenue
Taylor and Ben Jones, 6801 W Franklin Street
Mary Beth and Sean O'Hara, 1005 Regester Parkway
Anna and Eric Miller, 6813 Edmonstone Ave
Jenny and Tazewell Hines
Robin and Allen Hurdle, 6808 Park Avenue
Sao and Richard Berkowitz
Dean and Debbie Berger, 7004 West Franklin Street
Greer and Kathy Jackson
Scott and Kate Garnett, 7001 West Franklin Street
Ed and Ellen Hardy
Sally Shear
Sheri Cantor
Donna and Greg Silvestri
Kim and Andrew Hynes, 1006 Regester Parkway
Barbara Morison, 6911 Park Avenue
Richard Bell, 6811 Park Avenue
Abigail Thompson
Liz Hart, 6908 Edmonstone Avenue
Jamie and Noah Jones, 7108 Three Chopt Rd
John and Susan Albaugh
Ruth M. Langdon, 903 Regester Parkway
Diane Moore, 6825 Monument Avenue
Anna and Brian Hingst
Edward and Jane Compton

Examples of other multi-family units in Richmond area which are more architecturally consistent with current area

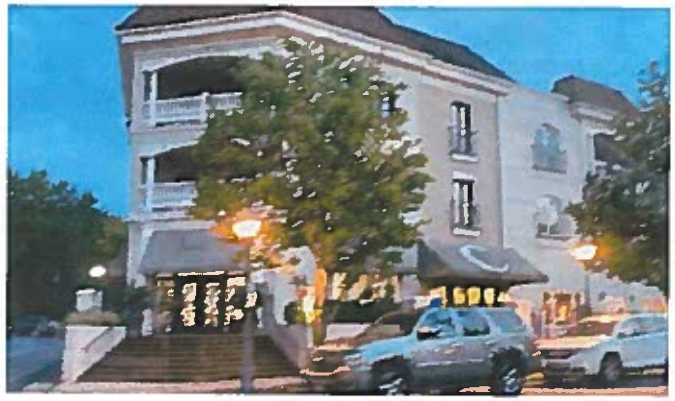
Attachment to letter from opposed residents of Duntreath
re SUP-069929-2020

Off Maple Avenue

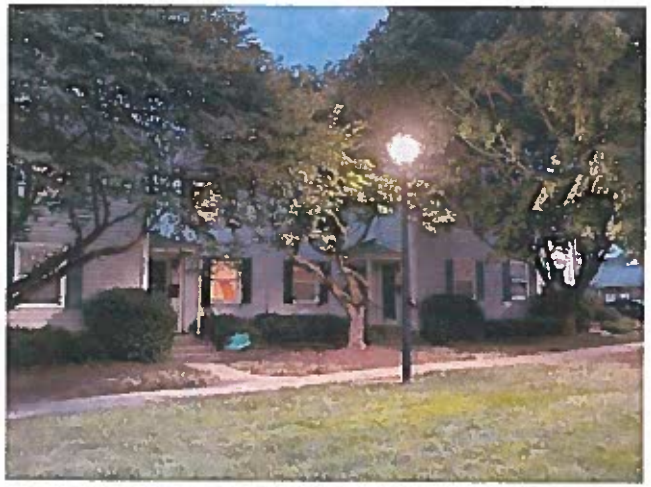


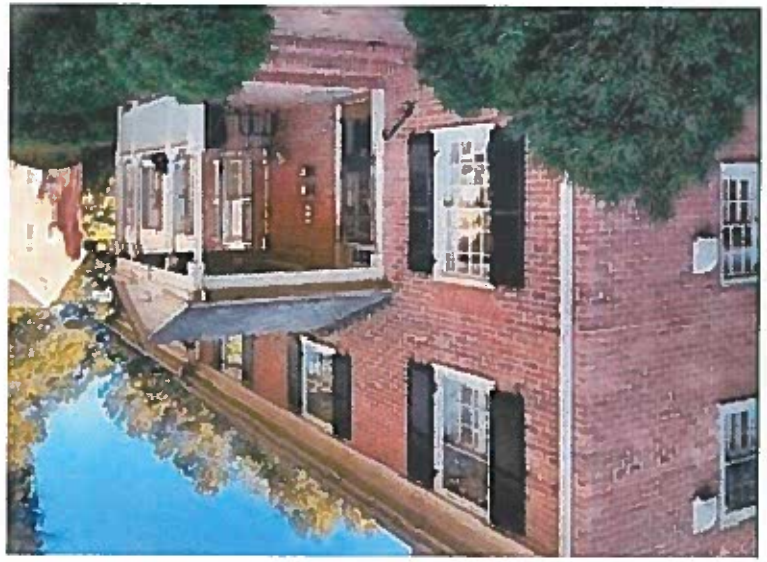


Libbie & Grove area



Off Horsepen Rd



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