

Saunders, Richard L. - PDR

From: Field, Megan <mfield@jd19.law.harvard.edu>
Sent: Saturday, October 30, 2021 12:27 PM
To: Saunders, Richard L. - PDR; PDR Land Use Admin
Cc: Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office
Subject: 2200 Carrington - Legal Concerns

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Dear Mr. Saunders:

I've just been made aware of the fact that Mr. Brian Traylor plans to present plans for a development at 2200-2202 Carrington St, with requests for a special use permit, at Monday's Planning Commission meeting. I am writing to oppose the development and to share concerns with the legality of the way it is being considered.

I live just a few blocks away at 2402 Carrington St. My husband and I bought our home here in January.

I saw earlier versions of Mr. Traylor's plans and had serious concerns about the exemptions he was asking for, especially around his plans for Airbnbs by another name ("tourist homes"); lack of placement for trashcans and specific plans for landscaping; and parking and land coverage. Mr. Traylor has not proven why needs special use exemptions. What is stopping him from building within the code the way everyone else has to? What is the point of the code if people can get exemptions from it without demonstrating a need or a benefit to the community? I don't oppose rental, commercial, or multi-use family housing. To the contrary, I hope that the neighborhood gets more affordable housing and more commercial properties. But, Mr. Traylor's previous plans included Airbnbs (which the city is trying to limit), not affordable long-term housing; and asks for all sorts of other exemptions without demonstrating any kind of need for the exemptions. Our neighborhood doesn't have sidewalks and has too few trees and parks. His exemption for land coverage requirements will make the lack of green space worse, adding to public health inequities. I have not seen more recent plans and believe they have not been made public.

This brings me to my second concern: it does not appear that Mr. Traylor's requests for exemptions are being handled legally. As of noon on Saturday, 10/30/21, he is not included on the agenda for tomorrow's meeting. This raises serious concerns about legal notice requirements to the public. I believe it needs to be taken off of meeting and proper public notice given.

Thank you ahead of time for considering my concerns,

Megan Field
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