

147 Raleigh Street
Williamsburg, VA 23185

February 1, 2019

Mr. Paul Holt, Director
JCC Community Development/Planning
101 Mounts Bay Road
Williamsburg, VA 23185

Re: Z-19-0001. Powhatan Terrace Proffer Amendment

Dear Paul:

As close neighbors to Powhatan Terrace, we are writing in support of the amendment of condition 19, which will facilitate the building of 36 much-needed affordable housing units. We are also writing to express concern about the deep ravine that runs along most of the western length of the property and specifically about the stream that runs through its bottom.

As you know, much has changed in the fifteen years since the 2004 study determined by a close margin that the stream was intermittent. The erosion along the steep slopes of the ravine has continued to worsen, determination methodology and thresholds have changed, the County's storm water policies have changed, and sea level continues to rise. The property sits below a sharp elevation rise to Grace Presbyterian Church and Settlers' Mill above that. Gravity alone makes this property susceptible to flooding.

We realize that a determination that the western reach is indeed perennial will shrink the developable footprint of the site and add to costs, but these homes will be built upon slabs leaving residents with no margin for error in case of flooding. The costs of a mistake on this project far outweigh the costs of being certain.

Thank you for your consideration.

Sincerely,

Ann Hewitt

Kensett Teller

Michael Teller,

TK Asian Antiques

cc: Tori Haynes

Michael Wolfson

Planning Commissioners