



June 12th, 2025

Richmond Planning Commission  
900 East Broad Street  
Richmond, Virginia 23219

**Chair Poole and Commission Members,**

On behalf of RVA YIMBY, we strongly support Ordinance 2025-113, which would allow eight new homes at 3200 2nd Avenue in North Highland Park. We urge you to recommend approval.

This project brings well-placed, incremental housing to an underused site just north of a growing neighborhood node. The mix of attached, detached, and duplex homes—including several three-bedroom units—will help meet the rising demand for family-scale housing, in line with the *Richmond 300 Master Plan's* residential future land use vision, which calls for a variety of housing types in walkable, connected neighborhoods like this one.

Some neighbors have raised concerns about infrastructure and a history of underinvestment in the area. Those concerns may be valid in some limited cases, but turning away housing won't solve them, and in fact, this project increases investment in the private and public realms. New neighbors become new stakeholders and advocates for further investment. Blocking this project on issues with limited relation to the site or subjective concerns about neighborhood character will only limit options and raise costs for people trying to live in the city. Richmond is in a declared housing crisis. Since 2020, the city's median home price has jumped from **\$280,000 to \$415,000**—an increase of nearly **50%**.<sup>[1]</sup> Construction costs have surged as well, up roughly **40%** since the pandemic.<sup>[2]</sup> Regulatory barriers—including outdated zoning—are a major contributor, adding up to **25%** to the cost of a new single-family home. For every **\$1,000 increase in price**, nearly **4,000 Virginia families** are priced out.<sup>[3]</sup>

That's why outdated minimum lot size and width requirements matter. This project needs a Special Use Permit solely because of those rules—remnants of exclusionary zoning that were intended to keep others out. Today, they require builders to consume more land than necessary, reducing flexibility and driving up costs. As the Mercatus Center notes, these standards have "no clear safety rationale" and continue to "discourage smaller, more affordable homes."<sup>[4]</sup> But demand is shifting: the share of new homes built on lots under 7,000 square feet nationally rose from **25% in 2009 to 36% in 2022**.<sup>[5]</sup> Smaller homes are what individuals and families


increasingly want, and the market is responding. Let's build on that momentum, especially in neighborhood nodes where Richmond 300 envisions future growth.

**Your neighbors,**

Andrew Bryant, Joe Carlisle, & Will Wilson

City of Richmond Co-Leads

 [rvayimby.org](https://rvayimby.org)

 [hello@rvayimby.org](mailto:hello@rvayimby.org)

 [@RVA\\_YIMBY](https://twitter.com/RVA_YIMBY)

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**References**

- [1] [Richmond Home Price Growth](#)
- [2] [Construction Costs Since Pandemic](#)
- [3] [Housing Affordability Impact by Price](#)
- [4] [Mercatus – Minimum Lot Size Reform](#)
- [5] [NAHB – Lot Size Trends](#)

**From:** [Watson, David F. - PDR](#)  
**To:** [Kristina Nell Weaver](#)  
**Cc:** [Oliver, Alyson E. - PDR](#)  
**Subject:** SUP-150166-2024 (3200 2nd Ave Richmond, VA 23222)  
**Date:** Tuesday, May 27, 2025 10:48:54 AM

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Kristina,

This request for special use is being handled by my colleague Alyson Oliver, who is copied on this email.

Please be assured that your comments shall be made part of the public record.

Very respectfully,

David

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**From:** Kristina Nell Weaver <kristina.nellweaver@gmail.com>  
**Sent:** Tuesday, May 27, 2025 10:06 AM  
**To:** Watson, David F. - PDR <David.Watson@rva.gov>  
**Subject:** 3200 2nd Ave SUP

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Dear David,

I am writing as a permanent resident of 2nd Ave in North Highland Park to formally oppose the Special Use Permit (SUP) application for the property at 3200 2nd Ave. While I am a YIMBY ("yes in my backyard") who supports urban density, I have serious concerns about this particular SUP as I understand it. I also have concerns about the continued rapid development of this part of the neighborhood in the absence of infrastructure improvements that keep pace with the density. 2nd Ave currently has serious problems with refuse dumping, stormwater flooding, houses that are not up to code, and frequent gun violence in the streets. It also remains a food desert with an underdeveloped commercial corridor at 6 points. I definitely support the city's efforts to add affordable housing through the recent and ongoing developments near 6 points, but continued development in the area must be done with an eye towards equity and sustainability. My concern is that the proposed SUP is predatory rather than equitable.

This property is situated on a historically single-family lot. The current proposal seeks to cram as many units as possible onto one lot, we would prefer a lower density option that respects the historical nature of the area—even if this means not preserving the existing house. I would like to understand the developer's plans to ensure quality and affordable housing with this development, and not to just add more predatory rentals to the community. I would also like to understand

the city's plans to update the infrastructure to accommodate this added density. Absent these kinds of plans, the project will not yield good results for the community. There is a very engaged and growing community of residents working to make North Highland Park a safe and welcoming place to all and to protect established residents from the negative effects of gentrification. I am concerned that this project will pave the way for more similar developments that run contrary to the community's vision.

Given that there does not appear to be evidence of equitable and sustainable planning around this particular development, I respectfully request that the Planning Commission and City Council deny the Special Use Permit for 3200 Second Avenue. Thank you for considering our concerns as you make this important decision.

Sincerely,

Kristina Weaver

3010 2nd Ave

757-846-6603

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Kristina Weaver, PhD

she / her

757-846-6603

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Opposition to Special Use Permit 3122 Second Avenue  
**Date:** Wednesday, May 28, 2025 2:42:26 PM

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**From:** Brice Fiske <williambrice@gmail.com>  
**Sent:** Wednesday, May 28, 2025 2:33 PM  
**To:** Watson, David F. - PDR <David.Watson@rva.gov>  
**Subject:** Opposition to Special Use Permit 3122 Second Avenue

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Good afternoon, David,

I am writing to formally oppose the Special Use Permit (SUP) application for the property at 3122 Second Avenue.

This property is currently operating as a boarding house, and it is not the only such property owned by this developer in our neighborhood. The owner has made no effort to engage the community, and therefore we do not know the intended use of the proposed developments. However, the current use and proposed redevelopment of 5-7 additional houses on 1 lot are not indicative of a use that aligns with my vision for our community.

The current proposal includes densely packed residential units, with no documented plans to address the impact on infrastructure, parking, or long-term livability. Additionally, as I mentioned above, there has been no formal effort to engage the community most directly affected by the redevelopment.

I am well aware of the housing needs faced by the City. I am in full support of conscientious, intentional development aimed at addressing these needs, even when that development results in higher density housing. This proposed project is not that. I oppose this development not as a person generally opposed to housing density, but as a person opposed to predatory housing construction by developers who are not invested in the communities in which they are developing.

As a long time resident of North Highland Park, all too often we see developers who view our neighborhood as an opportunity for an "easy" flip which will put fast cash in their pocket at someone else's expense. As a historically disadvantaged neighborhood, it feels as though we are disproportionately impacted by this "cash-grab" behavior by unscrupulous developers, which I believe to be predatory. City Hall does not seem to be bothered by the fact

that this neighborhood is regularly targeted by these predatory developers who leave behind poorly constructed homes densely packed onto a lot never meant to support that many homes. Developers do this without consideration to the impact on infrastructure or long-term livability of the new units, and it has deleterious effects on both the residents of the new units and the surrounding homes. Continuing to allow the residents of this neighborhood, and really any neighborhood in the City, to be taken advantage of by developers who do not care about the communities in which they are developing will yield the same results as always.

I respectfully request that the Planning Commission and City Council deny the SUP for 3122 Second Avenue.

Thank you,

Brice Fiske

**From:** [Tamara Barker](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** oppose the Special Use Permit (SUP) application for the property at 3200 Second Avenue  
**Date:** Wednesday, May 28, 2025 2:01:40 PM

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City of Richmond Planning Commission,

I am writing to formally oppose the Special Use Permit (SUP) application for the property at 3200 Second Avenue. This property is situated on a historically single-family lot, and the proposal to increase the density significantly raises concerns about the impact on our community's character and infrastructure.

The current proposal seeks to maximize the number of residential units on a single lot, which does not align with the vision many of us hold for our neighborhood. This high-density development lacks documented plans to address vital issues such as infrastructure, parking, and long-term livability. Furthermore, there has been no formal effort to engage with the community most directly affected by this proposed change.

Rather than cramming as many units as possible onto one lot, we would prefer a lower density option that respects the historical nature of the area—even if this means not preserving the existing house. We urge the Planning Commission to consider the long-term impact on our neighborhood and vote for an option that maintains a lower density, thus supporting a more sustainable and harmonious community development.

I respectfully request that the Planning Commission and City Council deny the Special Use Permit for 3200 Second Avenue. Thank you for considering our concerns as you make this important decision.

Sincerely,

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Tamara Barker, MPA  
Grant Consultant  
+1 757-951-3890 // [LinkedIn](#)

**From:** [Brice Fiske](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** Opposition to Special Use Permit 3200 Second Avenue  
**Date:** Wednesday, May 28, 2025 2:45:16 PM

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Good afternoon, Ms. Oliver,

I am writing to formally oppose the Special Use Permit (SUP) application for the property at 3200 Second Avenue. This property is situated on a historically single-family lot, and the proposal to increase the density significantly raises concerns about the impact on our community's character and infrastructure.

The current proposal seeks to maximize the number of residential units on a single lot, which does not align with the vision many of us hold for our neighborhood. This high-density development lacks documented plans to address vital issues such as infrastructure, parking, and long-term livability. Furthermore, there has been no formal effort to engage with the community most directly affected by this proposed change.

Rather than cramming as many units as possible onto one lot, we would prefer a lower density option that respects the historical nature of the area—even if this means not preserving the existing house. We urge the Planning Commission to consider the long-term impact on our neighborhood and vote for an option that maintains a lower density, thus supporting a more sustainable and harmonious community development.

I am well aware of the housing needs faced by the City. I am in full support of conscientious, intentional development aimed at addressing these needs, even when that development results in higher density housing. This proposed project is not that. I oppose this development not as a person generally opposed to housing density, but as a person opposed to predatory housing construction by developers who are not invested in the communities in which they are developing.

As a long time resident of North Highland Park, all too often we see developers who view our neighborhood as an opportunity for an "easy" flip which will put fast cash in their pocket at someone else's expense. As a historically disadvantaged neighborhood, it feels as though we are disproportionately impacted by this "cash-grab" behavior by unscrupulous developers, which I believe to be predatory. City Hall does not seem to be bothered by the fact that this neighborhood is regularly targeted by these predatory developers who leave behind poorly constructed homes densely packed onto a lot never meant to support that many homes. Developers do this



without consideration to the impact on infrastructure or long-term livability of the new units, and it has deleterious effects on both the residents of the new units and the surrounding homes. Continuing to allow the residents of this neighborhood, and really any neighborhood in the City, to be taken advantage of by developers who do not care about the communities in which they are developing will yield the same results as always.

I respectfully request that the Planning Commission and City Council deny the Special Use Permit for 3200 Second Avenue. Thank you for considering my concerns as you make this important decision.

Thanks,

Brice Fiske

**From:** [Brenna Biggs](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** Upcoming Planning Commission Meeting - 3122 Second Avenue  
**Date:** Wednesday, May 28, 2025 2:07:47 PM

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City of Richmond Planning Commission,

I am writing to formally oppose the Special Use Permit (SUP) application for the property at 3122 Second Avenue. This property is currently operating as a boarding house, and it is not the only such property owned by this developer in our neighborhood.

The proposal to redevelop this site by adding 5-7 additional houses on a single lot seeks to maximize density in a way that does not align with the vision many of us hold for our neighborhood. This high-density development lacks documented plans to address critical issues such as infrastructure, parking, and long-term livability.

Furthermore, there has been no formal effort to engage with the community most directly affected by this proposed change.

Additionally, there has been no formal effort to engage the community most directly affected by the redevelopment.

We are concerned that this move towards densely packed residential units does not reflect a sustainable or harmonious approach to community development. I respectfully request that the Planning Commission and City Council deny the Special Use Permit for 3122 Second Avenue. Thank you for considering our concerns as you make this important decision.

Sincerely,  
Brenna Biggs

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Brenna Biggs

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