

**From:** Daniil Kleyman <dvk5f@yahoo.com>  
**Sent:** Wednesday, January 14, 2026 3:17 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Trump, Shaianna L. - PDR  
**Subject:** Re: 101 Cowardin Proposed SUP - Letter of Concern

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I guess I just want to reiterate that I still strongly object to this project. Too talk in this particular area. Absolutely no ground floor commercial. Does nothing for the neighborhood at all. Extremely high concentration of low income housing - also a detriment not just to the area but to the tenants themselves. Concentrating low income housing in 100 unit projects is no different than the housing projects themselves. Which we know is a completely failed model.

Daniil V. Kleyman  
True Vision Analytics, LLC  
Evolve Development, LLC  
[www.EvolveDevelopmentInc.com](http://www.EvolveDevelopmentInc.com)  
804-991-4111 (cell)

On Wednesday, January 14, 2026 at 02:56:12 PM EST, Brown, Jonathan W. - PDR  
<[jonathan.brown@rva.gov](mailto:jonathan.brown@rva.gov)> wrote:

Daniil,

Good question. The Neighborhood Mixed-Use does not "require" ground floor commercial but does allow for it. In lieu of commercial, staff often requests building design to be easily adaptable to mixed-uses. Hope this helps. Please let us know if you have any additional questions. Thank you.

Sincerely,

Jonathan

**From:** PDR Land Use Admin  
**Sent:** Thursday, April 16, 2026 3:53 PM  
**To:** Trump, Shaianna L. - PDR; Brown, Jonathan W. - PDR  
**Subject:** Fw: Vote "YES" on Ord. 2026-074

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**From:** Emma Donovan <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, April 16, 2026 1:00 PM  
**To:** PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
**Subject:** Vote "YES" on Ord. 2026-074

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

PDR Staff,

I'm writing to ask that you support Ordinance 2026-074, authorizing a special use permit for up to 120 income-restricted affordable units on Bainbridge Street in Manchester. Richmond desperately needs more affordable housing options, and this proposal meets that need head-on while aligning with the existing character of the neighborhood.

So many Richmonders want to live in vibrant neighborhoods like Manchester that are near public transit, the James River park system, and a burgeoning business corridor but can't afford to do it. Projects like this help ensure that teachers, healthcare staff, and service workers can continue to live in the city limits. Please approve this proposal so Southside residents have more housing choices and access to high-quality, affordable homes.

Thank you for your consideration.

Emma Donovan

[efdonovan@gmail.com](mailto:efdonovan@gmail.com)

725 N 22nd Street

Richmond, Virginia 23223



April 21st, 2026

**Re: Letter of Support – Cowardin Project (101 Cowardin Avenue)**

To Whom It May Concern,

I am writing to express my strong support for the proposed Cowardin Project located at 101 Cowardin Avenue.

Our Richmond community is in the midst of a growing housing crisis. We face a deep need for quality affordable housing. This is why I stand behind development projects like the Cowardin Project, which play a critical role in addressing the affordable housing shortage, ensuring that individuals and families across a range of income levels have access to safe, stable, and well-located housing options.

The Cowardin Project will take place across the street from my organization, Studio Two Three. We look forward to seeing this underutilized space transformed into a home for Richmond families. Beyond meeting housing demand, this project represents an important step toward fostering a more inclusive and equitable community. By expanding access to affordable housing in a thoughtfully planned development, the Cowardin Project will help create opportunities for residents to live, work, and thrive in Richmond.

I appreciate your consideration of this project and strongly encourage its advancement.

Sincerely,

A handwritten signature in black ink, appearing to read "Ashley Hawkins". The signature is fluid and cursive, with a prominent initial "A" and a long, sweeping underline.

Ashley Hawkins,

Executive Director, Studio Two Three