

From: [Joseph Carlisle](#)
To: [Wilson, Madison E. - PDR](#); [Newbille, Cynthia I. - City Council](#)
Cc: [Patterson, Samuel - City Council Office](#); [City Clerk's Office](#); [PDR Land Use Admin](#)
Subject: Letter of Support ORD. 2025-114 1000 North 21st Street
Date: Friday, May 30, 2025 2:55:03 PM

Some people who received this message don't often get email from josephcarlisle@gmail.com. [Learn why this is important](#)

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.

Dear Councillor Newbille and Madison Wilson,

I'm writing to express my strong support for ORD. 2025-114, the proposed Special Use Permit for 1000 N. 21st Street.

First off this project should be on the consent agenda for the June 3rd meeting, not the regular agenda, because it clearly fits the character of the neighborhood. There are multifamily and attached homes within 500 feet of this property, and Church Hill has a long history of embracing duplexes, multiplexes, and higher-density housing. That is exactly why this neighborhood has remained vibrant, walkable, and diverse for generations.

If we stop building housing like this, we might as well be a Henrico suburb. Lifeless, car dependent, and gated off from anyone who can't afford a single-family home on a large lot. Richmond's strength lies in its density, diversity, and connectivity. These qualities are being squeezed out by those who want to lock neighborhoods in place and stop new homes from being built.

This project is not some radical idea. It is a modest, thoughtful addition to a growing city. Four two-family homes that help address our housing shortage without overwhelming the block. It aligns perfectly with the Richmond 300 Master Plan, which calls for exactly this kind of infill development to create a more inclusive and equitable city.

Let's not waste time debating whether Richmond should grow. It must. The real question is whether we will grow in a way that is thoughtful and inclusive, or whether we will continue to stall every reasonable project because we let perfect be the enemy of good.

I urge you to approve ORD. 2025-114 and continue to send a message that Richmond is ready to welcome more neighbors and build a stronger, more resilient community.

Thank you,

Joseph Carlisle
1325 N. 28th St.
Richmond, VA 23223
(703) 309-6332

Wilson, Madison E. - PDR

From: Joseph Carlisle <josephcarlisle@gmail.com>
Sent: Friday, May 30, 2025 2:55 PM
To: Wilson, Madison E. - PDR; Newbille, Cynthia I. - City Council
Cc: Patterson, Samuel - City Council Office; City Clerk's Office; PDR Land Use Admin
Subject: Letter of Support ORD. 2025-114 1000 North 21st Street

Some people who received this message don't often get email from josephcarlisle@gmail.com. [Learn why this is important](#)

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.

Dear Councillor Newbille and Madison Wilson,

I'm writing to express my strong support for ORD. 2025-114, the proposed Special Use Permit for 1000 N. 21st Street.

First off this project should be on the consent agenda for the June 3rd meeting, not the regular agenda, because it clearly fits the character of the neighborhood. There are multifamily and attached homes within 500 feet of this property, and Church Hill has a long history of embracing duplexes, multiplexes, and higher-density housing. That is exactly why this neighborhood has remained vibrant, walkable, and diverse for generations.

If we stop building housing like this, we might as well be a Henrico suburb. Lifeless, car dependent, and gated off from anyone who can't afford a single-family home on a large lot. Richmond's strength lies in its density, diversity, and connectivity. These qualities are being squeezed out by those who want to lock neighborhoods in place and stop new homes from being built.

This project is not some radical idea. It is a modest, thoughtful addition to a growing city. Four two-family homes that help address our housing shortage without overwhelming the block. It aligns perfectly with the Richmond 300 Master Plan, which calls for exactly this kind of infill development to create a more inclusive and equitable city.

Let's not waste time debating whether Richmond should grow. It must. The real question is whether we will grow in a way that is thoughtful and inclusive, or whether we will continue to stall every reasonable project because we let perfect be the enemy of good.

I urge you to approve ORD. 2025-114 and continue to send a message that Richmond is ready to welcome more neighbors and build a stronger, more resilient community.

Thank you,

Joseph Carlisle
1325 N. 28th St.
Richmond, VA 23223
(703) 309-6332

Re: Civic Notice 1: SUP Application for 1000 N 21st St.



hugheyraymond@gmail.com on behalf of NVCL Richmond VA <

To Wilson, Madison E. - PDR

Cc president@newvisionscivicleague.org; Patterson, Samuel - City Council Office; Will Gillette



Fri 11/1/2024 9:48 AM

You forwarded this message on 5/23/2025 10:49 AM.

From: hugheyraymond@gmail.com <hugheyraymond@gmail.com> **On Behalf Of** NVCL Richmond VA

Sent: Friday, November 1, 2024 9:22 AM

To: Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>

Cc: president@newvisionscivicleague.org; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Will Gillette <will@bakerdevelopmentresources.com>

Subject: Re: Civic Notice 1: SUP Application for 1000 N 21st St.

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.

Hi Madison,

Thank you for sending, yes we have concerns about the proposed property not meeting the yard requirements.

Your neighbor,

Paul Granger

President, New Visions Civic League

www.newvisionscivicleague.org

1201 N. 20th Street

Re: Civic Notice 1: SUP Application for 1000 N 21st St.




hugheyraymond@gmail.com on behalf of NVCL Richmond VA <

To ✓ Wilson, Madison E. - PDR

Cc ○ president@newvisionscivicleague.org; ○ Patterson, Samuel - City Council Office; ○ Will Gillette



Fri 11/1/2024 9:48 AM

 You forwarded this message on 5/23/2025 10:49 AM.

You don't often get email from newvisionscivicleague@gmail.com. [Learn why this is important](#)

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.

Yes the request for the SUP. The creation of this structure doesn't match the yard requirements and is stuffing as much residential units as possible into what the lot surface area can provide.

Re: FW: 2nd Civic Notice: 1000 N 21st St



Raymond Hughey <hugheyraymond@gmail.com>

To ✓ Wilson, Madison E. - PDR

Cc ○ president@newvisionscivicleague.org



Tue 5/27/2025 1:30 PM

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.

Thanks for passing along Madison.

The Civic Association members won't support this, there is an existing single family home on the property and transforming it to have four homes on it is the definition of

"Tend to overcrowding of land and cause an undue concentration of population."

If the SUP is approved then the policy and precedent is pretty explicit that anywhere in this same type of zoning area of greater Church Hill, existing single family homes can be torn up and be replaced with something that is much denser than single family and it will redefine what the neighborhood looks like. Developers are using positive things like the Goodwyn and other apartment style higher density housing that was built on land that previously had something similar and now arguing that removing single family housing on one plot of land to add four is the same and justifiable so that they can maximize profits. There are places in the neighborhood for higher density buildings, but where an existing single family home is, is not it. This is not someone who will be living on the land and becoming a member of the community and this proposal reflects that.

Raymond Hughey
Representative, NVCL