

**From:** [Uptown Association](#)  
**To:** [Councilmembers](#); [City Clerk's Office](#)  
**Subject:** 1220 W Cary St SUP SUP-141768-2024  
**Date:** Wednesday, October 9, 2024 12:44:59 PM

---

Some people who received this message don't often get email from presidentuptownrva@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 Richmond City council members,

I hope this message finds you well.

The Uptown Neighborhood Association recently convened to discuss the *Special Use Permit* application for *1220 W Cary St*. During our meeting on September 24th, the *board unanimously voted against* the proposed Special Use Permit. Our decision was informed by several specific concerns:

1. The proposed amendments allowing up to *six unrelated persons per unit*, the individual locking of doors, and the leasing out of individual rooms without the consent of other occupants pose significant safety risks for residents. Unlike student resident halls on campus, this setup lacks the additional security and supervision typically provided in such environments.
2. Furthermore, the board expressed *opposition to the increased density proposed*, specifically the allowance for 12 units within the building. This density is higher than what is allowed in the R-63 zone, and significantly higher than the density of the existing neighborhood.

We believe these points are critical to ensuring the safety of residents and integrity of our neighborhood. Thank you for considering our stance on this matter.

Kind Regards

Aza Wintersieck-President  
The Uptown Association.

**From:** [Kevin Cianfarini](#)  
**To:** [Nye, Kristen M. - City Council](#)  
**Cc:** [City Clerk's Office](#); [PDR Land Use Admin](#); [Councilmembers](#); [Council Liaisons](#)  
**Subject:** 1220 W Cary St SUP SUP-141768-2024  
**Date:** Monday, October 14, 2024 9:57:59 AM

---

Some people who received this message don't often get email from kevincianfarini@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 Richmond City Council members,

I am a constituent of the 7th district. I am writing to voice my **support for the Special Use Permit proposed at 1220 W Cary Street** within Ord. 2024-198. I am an avid advocate for urban infill, and I think the proposed project will serve fantastically as student housing. Richmond's housing costs crises can be partially addressed by increasing the supply of housing, and this project does exactly that.

Opponents of this SUP cite that the proposed construction is too dense for the R-63 zone, and that's precisely why this is a *special* use permit, and not business as usual. I applaud the Council's efforts to identify the need for and expedite the permitting of housing not currently allowed with the City's existing zoning code. I am excited to see the updated zoning code for Richmond when it is proposed, but in the meantime the hard work of voting on many different SUPs is valuable and necessary for the good governance of Richmond. Cities must not be frozen in amber by their zoning laws.

Finally, I request that my comments please be attached to the public comments of Ord. 2024-198.

Thank you for your time,  
Kevin Cianfarini

**From:** [Doug Allen](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#)  
**Subject:** Support ORD 2024-198  
**Date:** Monday, October 14, 2024 9:59:26 AM

---

**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.

Hello,

Please support ORD 2024-198, the application for 12 homes at 1220 W Cary St. Richmond is in a housing crisis and needs more homes of all types, especially near frequent transit and amenities like this location.

Doug Allen  
513 S Pine St  
5th District

Sent from iPhone

**From:** [Brian Bills](#)  
**To:** [Warren Jr., Richard A. - Clerk's Office](#)  
**Cc:** [Sven Philipsen](#); [Jordan, Katherine - City Council](#)  
**Subject:** please support Ord 2024-198  
**Date:** Tuesday, October 15, 2024 9:06:07 AM

---

**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.

Hello Clerk's office

I'm hoping to enter a public comment in support of the Special Use Permit on Cary Street. I used to live at 1915 W Cary (about 7 blocks from this proposal), and was forced to move when our landlord non-renewed our lease.

I support more infill development along Cary Street. It will help our local businesses thrive by giving them customers. It will help make Cary Street feel less like a highway, and more like a place that people live. And it will help address the housing crisis by making more apartments available - especially around the 1200 block of Cary, which will likely be occupied by VCU students (who will then not be competing for affordable housing further away from campus).

Thank you for considering my comments.

Best,  
Brian Bills  
2703 Kensington Ave Unit 2  
[brian.w.bills@gmail.com](mailto:brian.w.bills@gmail.com)



# Oregon Hill

## Neighborhood Association

14 October 2024

Candice D. Reid, City Clerk  
Members of City Council  
Richmond City Hall  
900 E. Broad Street, Suite 305  
Richmond, Virginia 23219

Re: opposition to ORD. 2024-198

Dear Ms Reid and Members of Council:

At its September 24, 2024 meeting, members of the Oregon Hill Neighborhood Association voted to express its concerns and opposition to ORD 2024-198, the Special Use Permit application for 1220 W Cary Street. We share the concerns and opposition expressed by our neighbors, the Uptown Neighborhood Association, and the precedent the granting of such a SUP in a residential neighborhood would set.

The SUP proposal would allow 12 units, with 6 unrelated residents per unit, exterior locking doors on bedrooms, and separate leases for residents. These provisions are not in keeping with the residential character of the neighborhood, essentially creating a boarding house.

Further, such a boarding house takes away its occupants' right of determination of with whom they will live. Unlike a university-owned residence hall, which provides security and supervision for residents, a code of conduct, a process for complaints and for dispute resolution, this will jeopardize the residents' safety and right of quiet enjoyment of their homes. We believe this proposal will be detrimental to the safety, health, and general welfare of the community.

We thank you for your consideration of our concerns.

Sincerely,

Valerie L'Herrou, President  
Oregon Hill Neighborhood Association

CC: Ms. Stephanie Lynch, Council Member, 5<sup>th</sup> District  
Ms. Amy Robins, Council Liaison, 5<sup>th</sup> District

**From:** [Uptown Association](#)  
**To:** [Councilmembers](#); [City Clerk's Office](#)  
**Subject:** 1220 W Cary St SUP SUP-141768-2024 - Update  
**Date:** Thursday, October 31, 2024 8:15:00 AM

---

Some people who received this message don't often get email from [presidentuptownrva@gmail.com](mailto:presidentuptownrva@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 Richmond City Council Members.

The Uptown Neighborhood Association held a meeting on Tuesday October 22nd to further discuss the special use permit for 1220 W Cary St. We received an updated statement from Baker Development Group regarding the changes to the proposed SUP Language, specifically the amendment to the paper to remove the request for 6 unrelated occupants per unit to be allowed.

With regard to the question of the 12 units, the majority remain opposed to the increased density requested by the SUP so our position remains one of opposition.

With regard to the request for the allowance of individual lease agreements for each bedroom as well as external locking doors on each bedroom. There remained unanimous agreement of opposition to this point. I would like to clarify here that we are well aware that there is not a prohibition on individual leases for any rental property planned or existing in the city. That said, We want to voice our concerns for resident safety created when any property with shared kitchen and bathroom facilities has the possibility of being rented to occupants who do not know each other.

As the president of the association, I instructed each concerned resident or owner to contact City Council directly and share their opinion of this Special Use Permit.

Kind Regards.

Aza Wintersieck-President  
The Uptown Association

On Wed, Oct 9, 2024 at 12:44 PM Uptown Association <[presidentuptownrva@gmail.com](mailto:presidentuptownrva@gmail.com)> wrote:

Dear Richmond City council members,

I hope this message finds you well.

The Uptown Neighborhood Association recently convened to discuss the *Special Use Permit* application for *1220 W Cary St*. During our meeting on September 24th, the *board unanimously voted against* the proposed Special Use Permit. Our decision was informed by several specific concerns:

1. The proposed amendments allowing up to *six unrelated persons per unit*, the individual locking of doors, and the leasing out of individual rooms without the

consent of other occupants pose significant safety risks for residents. Unlike student resident halls on campus, this setup lacks the additional security and supervision typically provided in such environments.

2. Furthermore, the board expressed ***opposition to the increased density proposed***, specifically the allowance for 12 units within the building. This density is higher than what is allowed in the R-63 zone, and significantly higher than the density of the existing neighborhood.

We believe these points are critical to ensuring the safety of residents and integrity of our neighborhood. Thank you for considering our stance on this matter.

Kind Regards

Aza Wintersieck-President  
The Uptown Association.

**From:** [Finn Pollard](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Letter of Support for ORD 2024.198  
**Date:** Friday, November 1, 2024 2:07:16 PM  
**Attachments:** [1220 W Cary St - Support Letter.pdf](#)

---

Some people who received this message don't often get email from [finn@psgrichmond.org](mailto:finn@psgrichmond.org). [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.

Hello,

I'm writing to send in a letter of support for ORD 2024.198 in the Nov. 12th City Council meeting consent agenda. The letter is attached to this email.

Let me know if you have any questions.

Sincerely,  
Finn Pollard

--

[Finn Pollard \(he/him\)](#)  
Research & Communications Fellow  
Partnership for Smarter Growth  
804-480-0686





Partnership for Smarter Growth  
701 E. Franklin St. Suite 800  
Richmond, VA 23219

To Richmond City Council:

We, the Partnership for Smarter Growth, write to express our support of ORD 2024.198- *To authorize the special use of the property known as 1220 West Cary Street for the purpose of a multifamily building containing up to 12 dwelling units, upon certain terms and conditions.*

As an organization advocating for greater access to transit, increased walkability, and more housing options in Richmond, we see ordinance 2024.198 as a boon. As this ordinance would change the number of allowed units in a multi-family building on 1220 West Cary Street from eight to twelve, it would allow four more housing units along a high frequency transit corridor with the #5 bus route. These additional four units can help direct away from car dependence by providing housing close to invaluable transit infrastructure.

Furthermore, slightly increasing the number of allowable units on this property can provide much needed housing opportunities close to the VCU campus, helping to alleviate the stress that occurs for both students and neighborhoods when students are pushed farther from campus due to lack of housing opportunities.

The City of Richmond is a year and a half into its self-declared housing crisis. Actively supporting creative housing solutions near existing transit lines with access to resources is just as important now as ever before.

We encourage City Council to approve ORD 2024.198.

Sincerely,  
Partnership for Smarter Growth

**From:** [Will Wilson](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#); [Nye, Kristen M. - City Council](#); [Siverd, Jr, Timmy M. - City Council](#); [PDR Land Use Admin](#); [RVA YIMBY](#)  
**Subject:** Letter of Support for Ordinance 2024.198  
**Date:** Thursday, November 7, 2024 8:07:34 AM  
**Attachments:** [YIMBY Support - Ord. 2024-198.pdf](#)

---

Some people who received this message don't often get email from [will.h.wilson@gmail.com](mailto:will.h.wilson@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.

Good morning -

I'm transmitting an organizational letter of support for Ordinance 2024-198 needed to facilitate a development project in the 5th District's Uptown area that is pursuing a special use permit. This item is attached. Can it be placed with the other ordinance attachments?

Thank you,

Will Wilson  
RVA YIMBY co-lead | he\him  
703-973-8038

[Become a member of YIMBY Action >>](#) OR JUST [Join our mailing list>>](#)  
[Request Support for A Development Project>>](#)



November 7th, 2024

Council President Kristen M. Nye  
Richmond City Council  
900 East Broad Street  
Richmond, Virginia 23219

Council President Nye and members of city council,

On behalf of RVA YIMBY, we strongly support Ordinance 2024-198, which will allow for a proposed development in the Uptown area of the Fan District to proceed. We urge swift approval for the following reasons:

1. Alignment with the R300 Land Use: The proposed building supports the Richmond 300 plan's "Community Mixed Use" vision, which allows for "medium density residential uses" in structures from 2 to 6 stories (p.84). The site is near a plan designated "micro-node" between Lombardy and Morris streets, targeted for "additional growth in jobs and population" (p.24). W. Cary Street is classified as a "Major Mixed Use Street" in the plan, intended to handle high volumes of pedestrians and vehicles. Thus, this falls well short of anything this area can not handle. Newly minted developments like the 103-unit building at 805 W. Cary on just 1 acre (2 blocks to the east - completed 2021) are much denser than what is proposed here and have brought new residents and businesses, enriching the area. Approving this ordinance affirms the city's commitment to fulfilling the Richmond 300 community vision for the Uptown neighborhood.
2. Addressing the City Council Declared Housing Needs: The development provides 12 housing units in a part of town that continues to see rental pressure from a growing Virginia Commonwealth University and against a backdrop of a gentrifying Fan District. As legacy housing stock in the area is rehabilitated and often reverts to single-family units we must allow missing-middle densities where they make sense. It is a settled economic question that allowing housing, regardless of anticipated rental rate, moderates price increases in the long run - making housing more accessible to low- and middle-income families if done at scale.



3. Encouraging Unique Housing Typologies: Amid an uncertain development climate, easing regulatory restrictions and promoting diverse housing options is essential. Waiving outdated lot requirements from the legacy zoning district is a minor adjustment fitting a progressive city. Concerns about “safety issues” related to interior locking doors in this rental setup are unfounded; this model is widely used in urban areas across the U.S. and globally, with no evidence supporting this fear-mongering. This arrangement provides accessible options for international students, traveling nurses, and new residents to share living costs without needing pre-arranged roommates and fosters community-oriented living. It’s a market-driven approach to accessible housing and should be supported, as the choice of housing setup is ultimately a private matter.

We urge the Council to support this common sense ordinance and advance housing abundance in Richmond.

Your neighbors - Andrew, Joe, Will & Wyatt  
City of Richmond Co-Leads

**From:** [Cezar Carvalhoes](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin; hello@rvayimby.org; Robins, Amy E. - City Council Office; Lynch, Stephanie A. - City Council Office](#)  
**Subject:** Letter of Support for Ordinance 2024-198  
**Date:** Friday, November 8, 2024 11:05:07 AM

---

**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 Members of the Richmond City Council,

My name is Cezar Carvalhoes, and I am a resident of the 5th District in Richmond. As a long-time community member, I am writing to express my strong support for the proposed multifamily housing project in at 1220 West Cary Street.

This project provides a great opportunity to increase accessible housing options in our community. By revitalizing a vacant property, the project will not only add much-needed density but also make the area safer and more vibrant. The increased housing aligns perfectly with the goals outlined in the Richmond 300 plan that the city council has already approved.

I understand there are some concerns about the density and individual room leases, but I believe these aspects of the project will actually contribute to a more inclusive and diverse neighborhood. While individual room leases may not be ideal for everyone, they provide more housing choices - which is crucial given Richmond's affordable housing shortage.

I strongly urge you to approve this housing project. Richmond needs more inclusive and accessible places to live, and this project is an important step in that direction. Thank you for your time and efforts to support the community's housing needs. I look forward to seeing Uptown grow as a thriving, diverse neighborhood.

Sincerely,

Cezar Carvalhoes  
248-835-2425

**Black Lives Matter.**

--

**Buddy**

Senior Developer - Team Lead

--

**University of Richmond, Certificate** (2018)

Full Stack Web Development

--

**Teach For America Corps Member** (Memphis 2011)

--

**Western Michigan University, B.A.** (2011)

Anthropology; Philosophy

**From:** [Emily McMillen](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [hello@rvayimby.org](mailto:hello@rvayimby.org); [Cezar Carvalhaes](#)  
**Subject:** Letter of Support for Ordinance 2024-198  
**Date:** Friday, November 8, 2024 1:14:50 PM

---

Some people who received this message don't often get email from [elmcmillen@gmail.com](mailto:elmcmillen@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 Richmond City Council,

My name is Emily McMillen and I'm a homeowner in the the 5th District in Richmond. As a long-time community member, I am writing to express my strong support for the proposed multifamily housing project at 1220 West Cary Street.

This project provides a great opportunity to increase accessible housing options in our community. By revitalizing a vacant property, the project will not only add much-needed density but also make the area safer and more vibrant. The increased housing aligns perfectly with the goals outlined in the Richmond 300 plan that the city council has already approved.

I understand there are some concerns about the density and individual room leases, but I believe these aspects of the project will actually contribute to a more inclusive and diverse neighborhood. While individual room leases may not be ideal for everyone, they provide more housing choices - which is crucial given Richmond's affordable housing shortage.

I strongly urge you to approve this housing project. Richmond needs more inclusive and accessible places to live, and this project is an important step in that direction. Thank you for your time and efforts to support the community's housing needs. I look forward to seeing Uptown grow as a thriving, diverse neighborhood.

Excited to watch Richmond grow and thrive in ways that support ALL our citizens.

**[Emily McMillen](#)**

757-350-0474 (c)

**From:** [Momin Khan](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [hello@rvayimby.org](mailto:hello@rvayimby.org); [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#)  
**Subject:** Letter re: Ordinance 2024-198  
**Date:** Sunday, November 10, 2024 10:59:05 PM

---

Some people who received this message don't often get email from [momin@fool.dev](mailto:momin@fool.dev). [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.

Council President Nye and the members of the Richmond City Council,

I live on S Pine in Oregon Hill, and I have started to participate more in the Oregon Hill Neighborhood Association recently. I must express opposition to the OHNA letter in your records, in support of the SUP on Cary.

The letter does not speak for me, and I believe you would be hard pressed to find more than a few individuals who agree with the dogwhistle reasoning about boarding houses in the letter. It's a few individuals who do not speak for the whole of Oregon Hill.

More importantly, this is a matter local to Uptown. Oregon Hill should not have an influence in it, in the same way that Uptown, Scott's Addition, etc should not intrude on Oregon Hill matters.

With that said, my throwaway outsider opinion is in favor of the SUP: It is a great example of appropriately dense infill, serving a strong need for student housing, and it addresses the concerns (the 6-persons line was amended, and the zoning is R63 not R7). Oregon Hill can only maintain its character if the high demands for near-VCU housing are met by other neighborhoods with denser zoning, which relieves pressure on historic neighborhoods like ours.

Thanks for your attention,

Momin

**From:** [Joseph Carlisle](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin; hello@rvayimby.org; Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office](#)  
**Subject:** Letter of Support for Ordinance 2024-198  
**Date:** Monday, November 11, 2024 7:43:47 AM

---

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 Council President Nye and Members of the Richmond City Council,

I'm reaching out to express my enthusiastic support for Ordinance 2024-198, and I hope you will support it as well. The Fan is a vibrant, highly sought after neighborhood where I had the pleasure of living for six years as a renter. I moved to Richmond to attend VCU, and I've now proudly called this city my home for 12 years. Currently, I own a home in Church Hill, work at VCU, and I'm passionate about seeing more people experience the joy of making Richmond their own.

The proposed development at 1220 West Cary offers prospective renters a distinctive, medium density housing option that is currently rare in our city. Its location is ideal for residents who choose car-free or car-lite lifestyles, a choice that benefits our city in countless ways. Richmond has struggled with sparse and inefficient land use for too long, and now we have an opportunity to embrace a denser, more sustainable model of growth. Increasing density will not only expand our housing stock, supporting Richmond's growing population, but it also aligns perfectly with the goals of the Richmond 300 plan. Developments like this promote safer streets, bolster local businesses, and create a more welcoming, inclusive community.

I hope you will join in passing this ordinance and help us continue building a Richmond that truly meets the needs of its residents, both present and future.

Thank you for your consideration,

Joseph Carlisle

1325 N. 28th St.  
Richmond, VA 23223

(703) 309-6332



**From:** [Grady Hart](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [RVA YIMBY](#); [Jordan, Katherine - City Council](#); [Philipsen, Sven J. - City Council](#); [Lambert, Ann-Frances - City Council](#); [Stokes, Kiya A. - City Council](#)  
**Subject:** Letter of Support for Ordinance 2024-198  
**Date:** Monday, November 11, 2024 8:05:06 AM

---

**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.

Hello all,

I'm just writing to briefly voice my support for the 12-unit development being proposed at 1220 West Cary Street. From what I can tell, the only reason a SUP is required is due to some antiquated zoning quirks that will probably get eliminated in the near future. So, I fully support this infill development to provide more housing in a highly sought after area.

Thanks, as always, for all that you do!

Grady.

--

Grady Hart, MBA, MPA  
Ph.D. Student and Research Assistant, L. Douglas Wilder School of Government and Public Affairs  
Virginia Commonwealth University  
[Connect with me on LinkedIn](#)