

January 2, 2019

Ms. Anne Darby
Planner III - Zoning Specialist
Dept. of Planning and Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219

Dear Ms. Darby:

I'd like to offer my support for the proposed Monroe Ward rezoning. Monroe Ward has lost much of its character over the years and the abundance of surface parking lots has contributed to the problem. It is ideally located to take advantage of the increased interest in urban living with its proximity to major employment centers, universities, and entertainment and dining amenities. Without an approved plan, development occurs without a cohesive vision for the neighborhood. It is important to get ahead of development that is occurring via the Special Use Permitting process.

The plan proposed by the city will encourage increased residential density, mixed use, and public green space. Green space is virtually non-existent in the neighborhood with the exception of the small park behind the Library. While there has been increased development of rental housing in the downtown area, the majority, if not all, has been market rate. It is important to include in any new residential development an affordable component. Since Monroe ward is located in an Old & Historic neighborhood, any new development will be reviewed by the Commission on Architecture Review that will ensure respect for the existing historical fabric of the neighborhood.

Thank you.

Sincerely,



Marilynn McAteer
618 W. 33rd St
Richmond, VA 23225

cc Mark Ohlinger

Anne,

I wanted to let you know that I strongly support the proposed rezoning of Monroe Ward.

The existing zoning in the neighborhood is outdated and has not kept up with the tremendous growth that the surrounding areas have experienced. As a result, Monroe Ward is left with an abundance of surface parking lots, many of which experience minimal use.

I believe the current proposal that is being considered is thoughtful and comprehensive while taking into account the historic fabric of the neighborhood. Ultimately, increased density is in the best interest of the neighborhood and the City.

Regards,

Matt

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Principal

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Thanks Anne, this is very helpful and you have our support.

Best,

Chris

Christopher J. Corrada

Principal

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