
Mosby South Comments

From Mark A. Olinger <cincygrad@yahoo.com>
Date Thu 3/5/2026 12:29 PM
To Trump, Shaianna L. - PDR <Shaianna.Trump2@rva.gov>

 1 attachment (101 KB)

Mosby South General Comments 12.9.25.pdf;

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Hi, Shaianna:

On October 15, 2025, I was alerted to a community meeting with RRHA and the developer of Mosby South that was to be held on October 16, 2025. I went to the meeting, saw the plans and sent a note to the developer on October 20, 2025, asking some questions re: character of project, what was going to be the percentage of units available to existing Mosby South residents and what percentage of balance of units would classify as moderate-income, low-income, market rate. I received a note from the developer on October 29, 2025, saying he didn't have the numbers immediately available but would get back to me soon.

On December 9, I forwarded to the developer the attached specific comments based on the documents you sent me and on the comments from the October 15 meeting.

I have not received any response on any of the comments that I sent them. At its core this is driven by the number of units (478 new -v- 106 exist'g) which translates to:

- a. A 350% increase in the number of units on the site
- b. An approximate 400% increase in the dwelling units/acre on the site, from 8+ DUs/ac. to 39.8 DUs/ac.

We have had in our area two projects, both Armstrong Renaissance and Creighton Court which have led by design, creating high quality spaces, engaging open space and street network that doesn't overwhelm the character of the existing character...a very good project that adds value to the adjoining neighborhoods. This project doesn't really tick off any of the boxes. It should be re-done by reducing the number of units, re-think the street/parking requirements, save more of the green space, create play areas, community gardens, etc., that make people and families want to live there.

If you have any questions, please let me know.

Thank you.

General Comments

Mosby South Redevelopment From 10/16/25 Community Meeting

1. Number of units (478 new -v- 106 exist'g)
 - a. Almost quadrupling the number of units on the site.
 - b. Goes from approx. 8+ DUs/ac. to 39.8 DUs/ac.
2. Loss of green space
 - a. Converted to roads/parking.
 - i. The % of the site that is dedicated to roadway and parking becomes such a significant portion of the site. Should explore other options.
 - ii. Do we know what percentage of residents (who may stay) drive?
 - iii. What % or potential residents rely on GRTC?
 - iv. Better organize the open space on the site as an element of community building.
 - b. % of open space before -v- after. Looks like significant loss of resident open space.
 - c. Opportunities do exist for significant open space improvements.
3. Loss of Big Legacy trees
4. From Slideshow
 - a. Hiking Trails mentioned on site. Don't see them on the plans.
 - b. Community Gardens on site. Don't see them on the plans.
 - c. Community Center with small playground.
 - i. Only one for 478 units on 12 ac.?
 - ii. Could be centered on the grounds for better access across the area.
5. Comments from Meeting
 - a. At meeting was a comment that City says we have to have this meeting to discuss this project with larger community as part of the CUP process (no notice that I'm aware to surrounding neighborhood civic associations).
 - i. Only found out about meeting day before.
 - b. Comment that design intended not to be like other new development, but to speak to Church Hill and the "city."
 - i. Not sure what this means at all. At a scale and density that doesn't really reflects the character of the area.
 - ii. So much of the site is antithetical to our area.
 - iii. Why such long buildings? How does this affect sense of community relationship between and among the residents of the new project?
6. Very few comments from folks in attendance
 - a. Are their preferences for the project from prior meetings a part of the plan?
7. Have asked for, but not received yet the following questions on the project

- a. How did you all get to 478 units?
 - b. Are all 106 exist'g units going to be LRPH?
 - c. What's the income split for the 362 new units?
 - d. Are seniors accommodated (majority of folks at 10/16 meeting).
 - e. Any opportunities for ownership at the site over time? Provide an opportunity for some residents to move into ownership (either existing residents or new residents at the site) adding an element of mixed-tenure and mixed-income?
8. RRHA's role in this project
- a. Review the significant differences between this project and Phase 1 of Creighton.

Prepared by: Mark A. Olinger
December 9, 2025

From: [Colin McCool](#)
To: [City Clerk's Office](#)
Subject: Mosby South, Consent Agenda Item 8, Ord. No. 2026-106
Date: Sunday, June 7, 2026 12:21:46 PM

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To whom it may concern, please submit the below public comment for the City Council meeting tomorrow June 8, 2026. Thank you.

Dear Members of Richmond City Council,

I am writing in support of the redevelopment of Mosby Court South and the goal of creating a mixed-income community that expands housing opportunities and improves quality of life for current and future residents. At the same time, I urge Council to hold this project to the highest possible standard of urban design, architecture, and placemaking.

This redevelopment sits at the doorstep of Church Hill and Union Hill, two of Richmond's most significant historic neighborhoods. These communities are not only important pieces of Richmond's history; they are among the city's most successful examples of walkable urban neighborhoods and represent public assets that have been built and stewarded over generations.

Because of this location, the Mosby redevelopment should do more than maximize unit count. It should reinforce the qualities that make the surrounding neighborhoods special: a strong sense of place, pedestrian-friendly streets, durable materials, active uses, mature tree canopy, and public spaces that encourage community life.

While I support increased housing opportunities, I encourage the City to carefully evaluate whether the proposed density strikes the right balance between the number of units provided and the quality of the environment being created. The East End deserves a neighborhood that feels intentional and enduring, not one where long-term livability is sacrificed for short-term unit counts.

I also encourage the City to think broadly about the types of commercial spaces incorporated into the redevelopment. Neighborhood-serving retail, cafés, small businesses, and community-oriented gathering spaces can help create a vibrant district that serves both new residents and the surrounding community. Limiting commercial activity primarily to personal service uses risks missing an opportunity to create a more active and economically diverse neighborhood center.

Particular attention should be paid to the quality of architecture and building materials throughout the redevelopment. The context and inspiration images included with the application present a vision rooted in the traditional urban character of Richmond's East End,

with durable masonry construction, active storefronts, human-scaled architecture, and thoughtful architectural detailing.

Those images represent a compelling vision for the future of this site. I encourage the City and development team to ensure that the final architecture more closely reflects the character and quality illustrated in those precedents. The success of this project should not be measured solely by the number of housing units delivered, but also by whether the buildings contribute positively to the neighborhood and feel as though they belong in this historic setting.

Particular attention should also be paid to the preservation of mature trees along Mosby Street. These trees have helped define the character of the corridor for generations and provide benefits that cannot be quickly replaced. Beyond their beauty, mature trees create shade, reduce urban heat, improve air quality, support stormwater management, and contribute to the microclimate of the neighborhood. Their preservation would help maintain the historic character and atmosphere that make this area of Richmond unique.

Projects of this scale are once-in-a-generation opportunities. The buildings, streets, and public spaces created today will shape the East End for decades. I encourage Council to prioritize durable materials, authentic architectural expression, meaningful green space, preservation of mature tree canopy, and a development pattern that complements the historic urban fabric of Church Hill and Union Hill.

Richmond has relatively few neighborhoods that retain the walkability, architectural character, and sense of place found in this part of the city. The redevelopment of Mosby Court South should build upon those strengths and become a model for how new housing can both serve residents and elevate the surrounding community.

Thank you for your consideration.

Sincerely,

Colin McCool
Union Hill Resident

From: [Ann Schimmels](#)
To: [City Clerk's Office](#)
Subject: Mosby South, Consent Agenda Item 8, Ord. No. 2026-106
Date: Monday, June 8, 2026 3:49:34 PM

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Thank you for your consideration.

Sincerely,

Ann Schimmels

Church Hill Resident/ Homeowner