

**From:** August Kahsar [<mailto:augie.kahsar@gmail.com>]  
**Sent:** Tuesday, March 21, 2023 10:40 AM  
**To:** PDR Zoning Administration <[PDRZoningAdministration@rva.gov](mailto:PDRZoningAdministration@rva.gov)>  
**Subject:** 3600 Grove Avenue Development

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Hello,

My name is Augie Kahsar and I am a mechanical engineer, cyclist, musician, and lifetime resident of Richmond, VA. I grew up in Bon Air and currently live at 3118 Kensington Avenue.

I oppose the 3600 Grove Avenue special use permit and echo the sentiments of the Museum District Association.

I consider myself a "millennial Republican." I am pro-business and support Roth Jackson's plans to redevelop a site that currently sits vacant, as long as that redevelopment takes equal account of social and environmental impact alongside the economic impact. As planned, the redevelopment disregards social and environmental factors, taking into account only the economic benefit of the project.

The ordinances put in place by the city are designed to encourage thoughtful, sustainable, and architectural development. The design proposed by Roth Jackson is another pre-engineered, pre-manufactured concrete box, lacking architectural character. These buildings are typically designed to last 40-50 years. Downtown, Scott's addition, the Diamond District, and Manchester are locations better suited for this kind of development, as those areas feature plenty of former industrial and warehouse type structures which are in need of redevelopment. The Fan and Museum District should strive to maintain their unique character.

The City should continue to seek thoughtful redevelopment projects and be open to business. This means careful consideration of what projects are built and where. I would be in support of a project which takes into account existing City ordinances, the area's Victorian, Edwardian, or Colonial Revival architecture, and sustainability.

Thank you,  
Augie Kahsar, PE MBA  
3118 Kensington Ave, Apt 4