

From: [PDR Land Use Admin](#)
To: [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)
Subject: FW: Ordinances 2023-093 and 2023-094
Date: Monday, April 3, 2023 10:01:33 AM

From: Cam Holmes [mailto:cadeho@gmail.com]
Sent: Monday, April 3, 2023 9:52 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Re: Ordinances 2023-093 and 2023-094

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Dear Land Use, Housing and Transportation Standing Committee Members,

My name is Cameron Holmes and I want to voice my concerns regarding ordinances 2023-093 and 2023-094 regarding 2100, 2102, 2104, 2110, 2112, 2112½, and 2114 Newbourne Street. I have previously contacted Baker Development Resources, Frank Cava, and Raymond Roakes with my thoughts about the plans for multiple duplexes in the neighborhood. My wish is that Cava Capital builds single-family houses for sale like the company built at 2016 Carver Street, a few blocks away.

My family has owned our lot in Woodville since 1871 and has seen the neighborhood destroyed in favor of multi-family buildings, most notably Fairfield Court. After Fairfield Court was built, it attracted other low-income apartments. It appears to me that Cava Capital seeks to further cement Woodville as a low-income area with more concentrated poverty, in essence extending Fairfield Court. I understand the need for affordable housing and wish it truly was affordable throughout the city and area. I also understand that the city wants to see a higher population density by focusing on multi-family structures; however, rental properties cannot be the only means to accomplish affordable housing and this neighborhood has dense enough an impoverished population. Allowing this development would encourage more of the same instead of rebuilding the neighborhood of single-family houses and allowing people to own their own homes.

There has been an increase of drug activity and a lot of suspicious loiterers and trespassers. It has been reported to the police the amount of traffic and people getting out and walking to get their drugs. There have even been people shot because of this activity. All of this would be attributed to some residents in some of the low-income apartments and other rental properties. It is increasingly feeling unsafe. Adding more of the same inviting more of the same type of people would not help the neighborhood improve.

Regarding the floor plan design of the duplexes, having back to back units would increase the traffic in the alley between Selden and Newbourne Streets. This alley is only 15 feet across and can only handle one vehicle at a time and no two-way traffic.

The alley behind the southern 2100 block of Newbourne is actually the 2100 block of Carver Street (formerly known as Bates Street in the original plan of Woodville) and is wide enough to handle increased traffic. Why must this be the design instead of side-by-side or upstairs/downstairs? Why not allow people to have a backyard?

Woodville was one of Henrico's black suburbs along with Washington Park and Westwood but receives no recognition or attempts at preservation of the remaining houses. Cava Capital seeks to demolish two houses which they did a great job in renovating, 2104 and 2112 Newbourne Street. These two houses are the last of three original houses in the 2100 block of Newbourne and should Woodville get recognition beyond its mention in the book "Built by Blacks," those two houses should remain to represent the old neighborhood.

I am not against building new houses in Woodville. The 2000 blocks of Newbourne and Selden have seen new houses built. One duplex was built in the 2100 block of Phaup Street. Just outside Woodville a few addresses down from the Cava-built house on Carver Street is another duplex which like the one on Phaup Street are not front and back facing.

I appreciate the opportunity to address my concerns about the pending special use permits. My hope is that Cava Capital can alter its plans to provide affordable housing another way. I am open to development along Newbourne Street as well, as long as 2104 and 2112 are preserved. If duplexes are built, they should allow for the residents to have yards and not be built with rear units in order to keep the traffic in the alley low.

Thank you,

Cameron Holmes