

From: PDR Land Use Admin
Sent: Tuesday, July 11, 2023 3:43 PM
To: Brown, Jonathan W. - PDR
Subject: FW: Ordinance 2023-206. 10 S Rowland Special Use

From: Gregory Muzik [<mailto:gmuzik@icloud.com>]
Sent: Tuesday, July 11, 2023 8:28 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Ordinance 2023-206. 10 S Rowland Special Use

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I am the owner of 2029 W. Main Street. I oppose the ordinance. My primary concern is parking and density, which is a significant issue in that area. A six unit building would likely house at least 12 people and as much as we all love bikes and buses, in Richmond, this almost always means 12 cars. In addition to cars, a secondary concern is the number of people and trash. I have to clean up the area each week. Trash, bottles, cups, etc are thrown along the sidewalk and street. The city no longer cleans Main street weekly, and no longer provide trash receptacles along Main. There has been a significant increase in traffic on Main along with far more speeding. Even current property owner leave supercars out on the sidewalk in the area all week despite my complaints to 311. The Sidewalk Cafe and other businesses in the area have no off street parking and this means parking, noise and traffic are a problem late into the evening.

Greg Muzik
Property owner
2029 W. Main.

Residence 4318 Hanover Ave Richmond 23221



July 15, 2023

Chairman Rodney Poole
Richmond Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Chairman Poole,

On behalf of RVA YIMBY, we are writing in support of Ordinance 2023-206, authorizing the special use of the property at 10 South Rowland Street for a six unit apartment building.

The proposal offers an infill opportunity that is consistent with the land use designations outlined in Richmond 300. The property is squarely in the middle of the Community Mixed Use corridors of West Main Street and Cary Street.

While it seems the new homes will be offered at market rate, the six-plex itself is the kind of “missing middle” housing that provides a diversity of housing stock for existing and future residents who want to live in the neighborhood, but either cannot afford or do not wish to live in an owner-occupied, single-family home. Furthermore, the approval of the SUP would result in a net positive of five units to a housing market experiencing historically low vacancy rates. Additionally, it will support the revitalization of the Uptown commercial district and the small businesses that often rely on foot traffic as a significant part of their customer base.

We urge the Planning Commission to support Ordinance 2023-206. Please feel free to reach out with any questions or concerns.

Your neighbors,

Andrew Bryant & Will Wilson
City of Richmond Co-Leads