

Richmond



Richmond, the capital of Virginia, is a rapidly growing modern city with a very rich history. Richmond's location is a big draw for a lot of young professionals. Within a couple of hours driving, you can reach the mountains, the beach, or Washington, D.C. Plus, good old UVA is only an hour down the road. Whatever your fancy, you can find something to do in Richmond. Museums, art galleries, parks, theaters, fine dining, and a great nightlife are just some of the attractions in and around the city.

HOT SPOTS IN RICHMOND

Shockoe Slip• Also known as Tobacco Row, the Shockoe Slip is a hot spot from happy hour through the evening. Starting at 12th and Main and running down Main Street, the Shockoe Slip is home to fine restaurants and bars catering to professionals young and old.

Shockoe Bottom• Shockoe Bottom sits farther down Main Street at around 16th to 18th streets. This area is home to more bars and clubs for more of an evening scene. However, some of the best restaurants in the city can also be found in the Bottom.

The Fan• The Fan is probably Richmond's most artistic hot spot. Bars and restaurants are more dispersed around the small city streets and can definitely take some looking to find. Eclectic eateries are spread throughout this area and range from the no-name coffee shop on the corner to some of the best hole-in-the-wall restaurants.

RENTING

General• Like most other cities, the condo boom hit the city of Richmond. Lots of new buildings have been built and lots of old buildings have been renovated. In addition, the surrounding suburban areas have experienced rapid growth of condos, apartments, and houses.

Advice• Be sure to talk to current tenants to see how helpful/reasonable the landlord is. If they seem unsatisfied, you may want to look elsewhere. Find out if there is a property manager or if the landlord addresses problems. If the landlord manages the property, find out how willing he/she has been to fix problems in the past. Finally, ask whether there will be any major construction projects or improvements to the property going on while you live there.

Advice for Potential Buyers• The condo market in downtown Richmond is flooded with industrial and historic warehouse lofts and carriage houses. Now is the perfect time to get a great deal on a downtown condo due to there being such competition in pricing.

Renter's Insurance• Renter's insurance usually runs around \$100 a year to insure your apartment and belongings for a year.

AREAS IN AND AROUND RICHMOND

The Fan, Richmond

Who lives there: From Richmond's wealthiest to local college students

Distance to downtown: 10 min.

Transportation: Bus, highway, city roads

Average price of two-bedroom apt: \$1,200 to \$2,000 per month

Pros: Proximity to downtown Richmond, cultural

Cons: Less for your money, parking is difficult, most places are older, owners experience higher property taxes

The West End, Henrico

Who lives there: Lots of families, but also the most new apartments around town

Distance to downtown: 25 min.

Transportation: Bus, highway, city roads

Average price of two-bedroom apt: \$1,200 to \$2,600 per month

Pros: More suburban, access to fine dining and excellent shopping

Cons: Less access to downtown and cultural activities

Carytown, Richmond

Who lives there: Moderately younger trendsetters who like city life and the ability to walk everywhere

Distance to downtown: 10 min.

Transportation: Bus, highway, city roads

Average price of two-bedroom apt: \$850 to \$1,700 per month

Pros: Proximity to downtown Richmond, cultural, lots of walking traffic on Cary Street

Cons: Better bangs for your buck exist, difficult parking, most places are older

The East End, Henrico

Who lives there: Mostly blue collar and retirees

Distance to downtown: 15 min.

Transportation: Bus, highway, city roads

Average price of two-bedroom apt: \$600 to \$750 per month; however, very few apartments

Pros: Lower tax rates and new developments slated to grow the area and attract upper-income families

Cons: Area has been ignored for a very long time and will take awhile to become desirable

T TRANSPORTATION

Although Richmond has a lot of positives, public transportation really isn't one of them. Due to its relatively small size, Richmond does not have a subway or commuter rail train to help people in and out of the city. On the plus side however, not everyone works in the city. Some employers have set up suburban campuses to allow for more space. For getting around, these are basically your options:

Car• Driving is by far the best means of transportation in Richmond. Parking is almost always free in the suburbs and the city lots are far more affordable than most other cities. Parking in the residential areas within the city limits can be difficult, but a lack of retail within walking distance will force most to keep a car. An EZ Pass-enabled toll guards one highway access to downtown, but that is avoidable if you're willing to drive a little more.

Tube• Not the kind running underneath London, but the inflatable kind. It won't get you to work and back, but tubing down the James River is highly recommended in the warmer months of the year.

Bus• The bus system has its positives and negatives. Park and Ride lots allow for public transportation from the suburbs, but they will not save you any time, as there are no bus, HOV, or express lanes around Richmond. Local service will help you out if you live within the city limits, where parking is harder to come by or difficult to give up during the day. Local routes cost \$1.25; commuter express routes are \$1.75.

Taxi• Taxis are few and far between in the city, and virtually nonexistent outside of the city limits. You could take a cab to or from the airport, but you'd definitely have to call in advance for pickup to the airport. Groome Transportation is the main player to and from the airport, and pricing is based on a zone system.

USEFUL RICHMOND LINKS

- <http://www.richmondhoos.org/> - U.Va. Club of Richmond
- <http://www.richmond.com> – Reflecting Richmond website with info on jobs, shopping, local life, apartments, and more!
- <http://www.10best.com/Richmond/> - Lists the best restaurants and things to do in Richmond
- <http://www.visit.richmond.com/> - Information about the region, things to do/see, where to stay and where to eat

***City Sheets were created by members of the McIntire Young Alumni Council (MYAC). MYAC and the Alumni Association are working together to keep them updated with the most current information. The information on these sheets is based on online research, information from tourism offices and local newspapers, and, most significantly, from the authors' personal experiences. All costs, fares, and rental prices are approximate estimates for 2009.**