

**BAILIWICK STRATEGIES LLC
406 West Franklin Street
Second Floor
Richmond, Virginia 23220**

February 2, 2024

By Hand Delivery

To: Interested Neighbors

Re: 2510 Lynhaven Avenue – Proposed Residential Development and Special Use Permit

Dear Neighbor:

This flyer is to let you know about a meeting for the benefit of interested neighbors regarding a proposed workforce residential development for 2510 Lynhaven Avenue (the “Property”) in your neighborhood.

My firm represents the proposers of the development, Lynnhaven Ridge VA LLC and Surber Development and Consulting. The Richmond YWCA will also be a participant in this development. We will be hosting an informational meeting at **O’Toole’s 4800 Forest Hill Avenue, Richmond, Virginia 23225** location at **5:30 PM on Tuesday, February 6, 2024.**

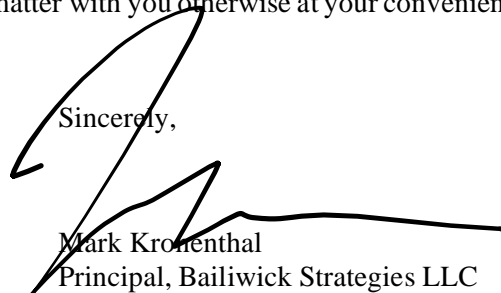
We will have detailed plans and information on the next steps available for you at the meeting. The proposal does require a special use permit from the City of Richmond and we expect to be able to share the dates of further public meetings in that City review process.

The proposal is for 50 dwelling units to be located in one (1) new three (3) story building at the Property, with on site parking and outdoor space. The Property will be targeted for a wide range of affordability for residents and will be carefully managed with sensitivity to community issues we have heard from neighbors. The proposer will also be able to share information about their recent successful similar completed and ongoing developments in other areas of the City and the surrounding counties. A conceptual site plan for the proposal is shown on the back page of this flyer. We will have larger, more legible versions at the meeting.

The contact for the proposer is Jen Surber at jensurber@surberdev.com or me at 804.938.9818 or mark@bailiwickstrategies.com. Please feel free to contact either of us with any questions you may have.

I look forward to seeing you at the meeting or discussing the matter with you otherwise at your convenience.

Sincerely,



Mark Kronenthal
Principal, Bailiwick Strategies LLC

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