

Ebinger, Matthew J. - PDR

From: john.deguenther@thomsonreuters.com
Sent: Friday, July 15, 2016 4:31 PM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton on Grove

Mr. Ebinger,

I am writing in support of the proposed development of Westhampton on Grove. I feel that the proposed improvements would be a welcome addition to the neighborhood, and despite the loud voices of opposition I believe there is a an even larger group who are in support of this project in the adjoining neighborhoods.

Thanks,
John DeGuenther
55505 Dillwyn Rd
Richmond VA, 23226

Ebinger, Matthew J. - PDR

From: Tom Vance [tg Vance@gmail.com]
Sent: Friday, July 15, 2016 4:30 PM
To: Ebinger, Matthew J. - PDR
Subject: Libbie Grove

I am. Wry excited about the planned development for our neighborhood. I appreciate the effort the developers have put into making this work! Let's move our neighborhood forward.

Regards, Tom Vance
Tuckahoe Terrace

> Sent from my iPhone so please excuse typos, abbreviations or abruptness - some or all of which may be intentional.

Ebinger, Matthew J. - PDR

From: Ben Partridge [partridge22@gmail.com]
Sent: Friday, July 15, 2016 4:23 PM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton

I support the amended changes to the building. Ben Partridge

--

Ben Partridge Realtor
One South Realty Group
2314 West Main Street, Richmond, Virginia 23220
804-349-5301 Cell
804-353-0009 Office
partridge22@gmail.com **Email** Address
www.onesouthrealty.com

Ebinger, Matthew J. - PDR

From: CAROLYN HARTZ [CAROLYN.HARTZ@Longandfoster.com]
Sent: Friday, July 15, 2016 11:49 AM
To: Ebinger, Matthew J. - PDR

Yes, I support the Westhampton Project. Carolyn Hartz

Carolyn Hartz, GRI, CRS
Long & Foster Realtors®
5702 Grove Avenue
Richmond, Virginia 23226

804-216-2221 cell
804-288-8888 office

Licensed in the Commonwealth of VA

Ebinger, Matthew J. - PDR

From: Catie Wilton [Catie.Wilton@LongandFoster.com]
Sent: Thursday, July 14, 2016 7:25 PM
To: Ebinger, Matthew J. - PDR
Subject: Support of Westhampton Project

Hello,

I work at Long & Foster Grove and would like to voice my support of this project. While I would like to see better parking plans, I don't feel it should fall on just the developer to fix the parking issues of the whole shopping district. I hope to see this project approved on Monday!

Thank you,
Catie

Catie Wilton

Associate Broker, GRI

Long & Foster Grove

5702 Grove Avenue, Richmond, Virginia 23226

C: [804-338-3288](tel:804-338-3288) | **E:** Catie.wilton@LNF.COM

[TWITTER](#) [FACEBOOK](#) [WEBSITE](#)

Licensed in the Commonwealth of VA

Ebinger, Matthew J. - PDR

From: Meril Gerstenmaier [MerilGerstenmaier@1hg.net]
Sent: Thursday, July 14, 2016 1:01 PM
To: Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR
Subject: Westhampton on Grove
Attachments: image001.jpg

Greetings gentlemen. Thanking you in advance for reading this, as I'd like to join the many voices of support for the improvements and new development at 5702 through 5706 Grove Avenue!

I think sometimes the loudest voices, although in the minority, might drown out the majority, so please understand that as a business owner and property owner in the district, it has been my experience that there is a good deal of positive sentiment associated with renovation/restoration attempts to this community.

The SUP is no better or worse than the project at Chadwick's across the street, which has a third floor as well. I think it could be a lovely next phase to making this area a more quaint, charming and usable commercial place for people to convene, live, work, and play. Isn't that what we all want?!

I understand that there might be traffic and parking challenges, but those exist now, and it is hardly the responsibility of one developer to fix it all with his one property. As long as the proposed development meets zoning requirements with additional space/floors, then this new property can be a magnet for more businesses and residential amenities, as well as more tax revenue for the city. We should work together as a community to find creative ways to augment parking challenges, ways that do not include suppressing investment, progress and property rights. Ten extra feet or so of height is not going to take anything away from a well-thought out classic design.

Sure, there will always be detractors, but the developers have, in my opinion, struck a balance with being very responsive to the neighborhood's wishes, while still being able to turn a profit on some of the most expensive real estate in the city. I have seen with my own eyes and spoken to the less vocal majority in this neighborhood, who back this project wholeheartedly (especially in its current state.)

Our city needs investment and re-investment to spur economic growth and attract people, talent, taxpayers, etc. History is not favorable to obstruction, especially if there is responsible and sustainable adaptive reuse development being proposed. I am requesting that you please lend your support to the Special Use Permit application for Westhampton, LLC.

Meril B. Gerstenmaier, LEED
Managing Partner



Land Planning, Landscape Architecture AND Civil Engineering

Main 804.740.7500

Direct 804.740.7500 x 403

Mobile 804.370.1849

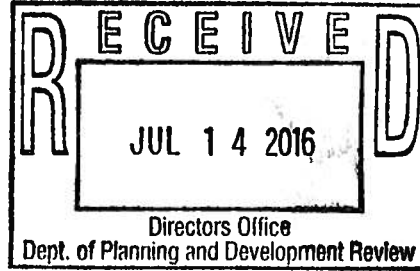
5701 GROVE AVENUE, RICHMOND, VA 23226

To learn more, [click here](#)

KENNARD B. ROSS
4226 Kingcrest Parkway
Richmond, Virginia 23221

7/10/2016

Mr. Mark Olinger, Director of Planning
City of Richmond
900 E. Broad St., Room 511
Richmond, VA 23219



Dear Mr Olinger:

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a resident of the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove. The developers are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan.

It is my understanding that the only modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall.

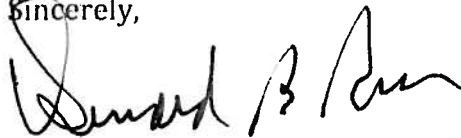
All proposed uses in the project and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to receive in return high quality construction, materials and design and new high-end retail and restaurants.

While parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on together, it is not the responsibility of a single property owner to solve the entire neighborhood's challenges... especially when the proposed development meets existing City requirements for parking.

It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

Sincerely,



Kennard B. Ross
KBR:ms

Ebinger, Matthew J. - PDR

From: Tim Schoenman [tims@longandfoster.com]
Sent: Thursday, July 14, 2016 8:51 AM
To: Ebinger, Matthew J. - PDR
Subject: yes I support the Westhampton project

Regards, Tim

Tim Schoenman, Realtor
Long & Foster Real Estate
5702 Grove Avenue
Richmond, VA 23225

Mobile: [804-239-8399](tel:804-239-8399) Office: [804-288-8888](tel:804-288-8888)

Facebook: <https://www.facebook.com/TimSchoenmanRealEstate>

LinkedIn: www.linkedin.com/in/timschoenman/

Licensed in the Commonwealth of Virginia

Ebinger, Matthew J. - PDR

From: Olinger, Mark A. - PDR
Sent: Thursday, July 14, 2016 8:57 AM
To: 'Sarah Ewing'
Cc: Ebinger, Matthew J. - PDR
Subject: RE: Westhampton Project

Ms. Ewing

Thank you for your comment.

I am copying Matthew Ebinger who will provide it in the Planning Commission's packet.

Regards,

m.

Mark A. Olinger, Director
Dept. of Planning & Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
804.646.6305 (p) 804.317.0442 (c)
mark.olinger@richmondgov.com
www.richmondgov.com

From: Sarah Ewing [mailto:Sarah.Ewing@LongandFoster.com]
Sent: Wednesday, July 13, 2016 9:28 PM
To: Olinger, Mark A. - PDR
Subject: Westhampton Project

Yes, I support the Westhampton project.

Sarah Ewing, Realtor
Long & Foster Realtors
5702 Grove Avenue
Richmond, VA 23226
804-405-8695
sarah.ewing@lnf.com
Licensed in the Commonwealth of Virginia

Ebinger, Matthew J. - PDR

From: Nancy Hungerford [Nancy.Hungerford@LongandFoster.com]
Sent: Thursday, July 14, 2016 10:29 AM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton project

Good morning,

I totally support the Westhampton project and don't really understand why there are any objections except for the parking...so City...let the developer solve that problem.

Thank you,

Nancy

Nancy Hungerford
GRI,ARB,RIC,RCC and Relocation Specialist
Long & Foster Richmond VA
804-370-3518 Cell
804-288-8888 Office
nhungerford@verizon.net
Licensed in the Commonwealth of VA

Ebinger, Matthew J. - PDR

From: John C. White [johnwhite13@gmail.com]
Sent: Wednesday, July 13, 2016 10:14 PM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton on Grove - letter of support
Attachments: JW Letter to Jon B 07132016.pdf

Mathew,

Please see attached letter of support for the Westhampton on Grove proposal before the committee July 19.

Sincerely,

John

John C. White
507 Matoaka Rd
Richmond, VA 23226
johnwhite13@gmail.com
(804) 814-1544

July 13, 2016

Jon Baliles
City Councilman, 1st District
900 E. Broad Street, Ste. 303
Richmond, VA 23219

Dear Jon,

I am writing today in support of the Westhampton on Grove proposal to be heard before the City Planning Commission on July 18 and (if passed) headed for vote before you and City Council.

Having grown up my entire life in the area and now living in Glenburnie adjacent to the project with my wife and young kids, I have purposefully been an active listener, attending many meetings on the topic to understand all sides as we move through this deliberation.

In my mind it is a question of balance.

In my opinion;

- The retail area at Libbie & Grove (as well as Patterson & Libbie) are in dire need of investment and revitalization
- It is not viable to build one story retail shops on that land anymore. It is likely not viable to believe that a two story construction plan will come with many attractive features or tenants that I would hope for in such a special neighborhood.
- A thriving community of shops/services that I can walk to with my kids etc. (others can drive to) that retains the upscale character of the community would have a positive long-term impact on the surrounding neighborhoods.
- Market values are at all-time highs in my neighborhood despite the ongoing controversy, which signals to me that people are embracing this type of investment rather than fearing it. Personally the hope for a thriving retail presence at Libbie and Grove (as well as Patterson & Libbie) was major reason why we built an addition to our house and stayed in the neighborhood.

I understand concerns about parking/traffic. While there has been much speculation about the impact, it is best left to the professionals to make those judgements rather than lay opinions. As for height, the most recent proposal is in line with existing height of the theater. While many lament its years of financial woes and resulting departure, I wonder if they have contemplated that it would have never have existed without a variance like the one being debated today.

Through this process, what I have witnessed is a development team who has exceeded my expectations by time and time again communicating, listening, redesigning the project in an honest attempt to find a reasonable balance.

I have also noticed parties who are seemingly unbending, who, by nature, can't be a productive voice in finding the right balance as long as the only solution is one they dictate.

It is human nature to resist change, but ignoring the reality of change is an unsound position. When there is a need and means for change, embrace positive change.

In this case I believe there is a need for investment to strengthen a wonderful community that is showing signs of decline. I believe the developers have a strong proposal, shaped in large part by significant input from the community, and they can be an agent of positive change.

I am not sure we can ask for much more out of this owner/developer team. What I am most afraid of is if they walk away (or are driven away), the resulting precedent set for the next investor/developer does not encourage openness, compromise, or finding balance. A failed process here may backfire and "save" the area into low-end investments in the future, damaging the character of the area.

Sincerely,

John C. White
507 Matoaka Road
Richmond, VA 23226

Ebinger, Matthew J. - PDR

From: Sarah Ewing [Sarah.Ewing@LongandFoster.com]
Sent: Wednesday, July 13, 2016 9:29 PM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton project

Yes, I support the Westhampton project.

Sarah Ewing, Realtor
Long & Foster Realtors
5702 Grove Avenue
Richmond, VA 23226
804-405-8695
sarah.ewing@lnf.com
Licensed in the Commonwealth of Virginia

Ebinger, Matthew J. - PDR

From: Ellie Boyd [Ellie.Boyd@longandfoster.com]
Sent: Wednesday, July 13, 2016 9:10 PM
To: Baliles, Jonathan T. - Council Member
Subject: Westhampton Project

Yes, I support the Westhampton project.

*Thanks,
Ellie Boyd*

Ellie Donahue Boyd
Long and Foster Realtors
5702 Grove Avenue
Richmond, VA 23226
Off - 804-288-8888
Cell - 804-908-2729
Licensed in the Commonwealth of Virginia
Sent from my Verizon Wireless 4G LTE smartphone

Ebinger, Matthew J. - PDR

From: jessiedurbin9@gmail.com on behalf of Jessie Durbin [Jessie.Durbin@longandfoster.com]
Sent: Wednesday, July 13, 2016 7:54 PM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton Project

Yes, I support the Westhampton project!

Jessie Durbin

Long and Foster Agent

Cell-(804) 919-3695

Office-(804) 288-8888

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Ebinger, Matthew J. - PDR

From: PAM DAVIS [PAM.DAVIS@Longandfoster.com]
Sent: Wednesday, July 13, 2016 6:11 PM
To: Ebinger, Matthew J. - PDR
Subject: I support the Westhampton Project

Please vote Yes

Pam Davis
ABR, CDPE, CSR, GRI, ASP

Long & Foster Realtors
5702 Grove Ave
Richmond, VA 23226
804-405-5460

www.pamdavisteam.com

Licensed in the Commonwealth of Virginia

"Building relationships one client at a time.....don't forget I am never too busy for any of your referrals!"

Ebinger, Matthew J. - PDR

From: JANET JAMES [JANET.JAMES@Longandfoster.com]
Sent: Wednesday, July 13, 2016 6:01 PM
To: Ebinger, Matthew J. - PDR
Subject: Project

Yes I support the Westhampton Project!

Janet James
Long and Foster Grove
AND Richmond city resident!

Sent from my iPhone

Ebinger, Matthew J. - PDR

From: Greg Davis [greg.davis@LNF.com]
Sent: Wednesday, July 13, 2016 5:38 PM
To: Ebinger, Matthew J. - PDR
Subject: Yes, I support the Westhampton project

Greg Davis
GRI, CDPE, SRES
Long & Foster Realtors
5702 Grove Ave.
Richmond, VA 23226
804-543-5595
Licensed in the Commonwealth of Virginia

Sent from my Verizon Wireless 4G LTE smartphone

Ebinger, Matthew J. - PDR

From: DANIELLE VENTURO [Danielle@longandfoster.com]
Sent: Wednesday, July 13, 2016 5:16 PM
To: Ebinger, Matthew J. - PDR
Subject: Yes, I support the Westhampton project.
Attachments: image001.jpg; image002.jpg

Yes, I support the Westhampton project.
Long & Foster-Grove Avenue



DANIELLE VENTURO

Graphics Assistant &
Agent Services Coordinator

Long & Foster Grove Avenue Office
5702 Grove Avenue
Richmond, Virginia 23226

804.288.8888
danielle@longandfoster.com



Ebinger, Matthew J. - PDR

From: SHELLY MCCASKILL [SHELLY.MCCASKILL@Longandfoster.com]
Sent: Wednesday, July 13, 2016 5:06 PM
To: Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR
Subject: Yes, I support the Westhampton Project

I support the Westhampton Project. I work at Long & Foster Grove Avenue and own property in the city (District 4).

Shelly McCaskill
Office Manager - PC 6330
5702 Grove Avenue
Richmond, VA 23226
804-484-3306 - Direct

Ebinger, Matthew J. - PDR

From: DAWN BRADLEY [DAWN.BRADLEY@Longandfoster.com]
Sent: Wednesday, July 13, 2016 4:53 PM
To: Ebinger, Matthew J. - PDR
Subject: Yes

Yes, I support the Westhampton project

Best Regards,
Dawn Bradley
Long & Foster Realtors
Richmond, VA
Licensed in the Commonwealth of VA
Please Excuse My Typos
Sent from my iPhone

Markham, Lory P. - PDR

From: Johnson, Harold [HJohnson@williamsmullen.com]
Sent: Sunday, July 24, 2016 10:50 AM
To: Samuels, Charles R. - Council Member; Agelasto, Parker C. - Council Member; Trammell, Reva M. - Council Member; Hilbert, Chris A. - Council Member; Robertson, Ellen F. - Council Member; Mosby, Michelle R. - Council Member; Newbille, Cynthia I. - Council Member; Graziano, Kathy C. - Council Member
Cc: Markham, Lory P. - PDR
Subject: FW: Westhampton on Grove

Dear City Council members,

I am a city resident, and my home at 204 N. Wilton Road is close to the planned development project at Libbie and Grove Avenues. I had hoped to attend the City Council meeting tomorrow night to show my support for the planned development, but a conflict has arisen. In lieu of my attendance in person, I sent the below email to Jon Baliles, the Councilman for our district, and I thought it might make sense to forward it on to each of you for your review and consideration as well.

Thank you for your time and service to our City,
Hal Johnson

From: Johnson, Harold
Sent: Sunday, July 24, 2016 10:19 AM
To: 'Jonathan.Baliles@richmondgov.com'
Subject: Westhampton on Grove

Councilman Baliles,

I had hoped to be able to attend the Council meeting tomorrow night to express my support for the planned development at Grove and Libbie. Unfortunately, my oldest son has a banquet for his swim team that conflicts with the Council meeting. Thus, I wanted to send you a quick email to voice my support for the project.

The vast majority of neighbors with whom I've spoken are in favor of the project, and I believe that a relatively vocal few who are opposed to the project are misrepresenting the interests of our neighborhood as a whole. I would hate for those outspoken few to derail a project that will greatly benefit the vast majority of our neighbors and the City of Richmond as a whole. As a candidate for mayor, I am sure that you are acutely aware of the importance of economic development and increased tax revenue in our city. Such opportunities are especially attractive when they have been thoroughly vetted by local citizens and the planning commission to ensure that the project will fit within the scale and character of the surrounding environs and bring upscale businesses and residential units to our city. Personally, I would find it difficult to vote for a mayoral candidate who did not support such a project.

I am sorry that I will not be able to attend the City Council meeting on Monday night. (I'm afraid that many of the silent majority who favor the project are in stages of life where they have other obligations and may not be able to participate actively in Council meetings and the like). Thus, I greatly appreciate your time and consideration of this email expressing my support.

Yours,
Hal Johnson

Harold E. Johnson
WILLIAMS MULLEN
200 South 10th Street, Suite 1600
P.O. Box 1320 (23218-1320)
Richmond, Virginia 23219
T 804.420.6447
F 804.420.6507
hjohnson@williamsmullen.com
www.williamsmullen.com

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Markham, Lory P. - PDR

From: Carson W. Johnson [cwjohnson@hccw.com]
Sent: Sunday, July 24, 2016 11:31 AM
To: Baliles, Jonathan T. - Council Member; Samuels, Charles R. - Council Member; Agelasto, Parker C. - Council Member; Trammell, Reva M. - Council Member; Hilbert, Chris A. - Council Member; Robertson, Ellen F. - Council Member; Mosby, Michelle R. - Council Member; Newbille, Cynthia I. - Council Member; Graziano, Kathy C. - Council Member
Cc: Markham, Lory P. - PDR
Subject: Support Westhampton on Grove
Attachments: image001.jpg; image004.jpg

City Council Members:

I am a resident of and property owner in the City of Richmond in the Tuckahoe Terrace neighborhood. My home is one house away from Grove Avenue and just three short blocks from Libbie-Grove. **I write to express my strong support for the Westhampton on Grove development project.**

Unfortunately, I am unable to attend the City Council Meeting tomorrow night due to a family commitment. I am a working mother with two school-age children, making it difficult to attend meetings to express my support for the project. It seems that the vociferous minority, comprised primarily of older residents with fewer family and employment commitments to impede their active involvement in this debate, are drowning out the quieter majority who support the project. Therefore, I hope you will consider this email in lieu of my presence at the meeting and give it equal deference to those naysayers who attend the meeting in person.

I want positive change for our neighborhood, and I support projects that will bring additional tax revenue into the City. I also support the proposed height of the project (still 1 foot shorter than the theater), and the proposed façade. The design is attractive and represents a thoughtful approach in keeping with the character of our neighborhood. The complaints regarding the parking lot are unfair and misplaced, as the lot is privately owned.

The "Save Libbie Grove" group does NOT speak for the majority of residents in our area. I also note that the survey prepared by the Westhampton Civic Association (whose board members include Save-Libbie-Grove activists) was extremely biased and difficult to complete if you support the project. All of the younger professionals with whom I have spoken, and who are the future of this community and of this City, endorse the project. I hope that you will approve it.

Thank you for your consideration,
Carson Johnson



CARSON W. JOHNSON

cwjohnson@hccw.com | **DIRECT** 804.762.8001

Harman Claytor Corrigan & Wellman

Post Office Box 70280 | Richmond, VA 23255

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member of the harmonie group



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Markham, Lory P. - PDR

From: James Shannon [shannonjim2@gmail.com]
Sent: Friday, July 15, 2016 6:48 PM
To: Markham, Lory P. - PDR
Subject: Fwd: Westhampton on Grove

----- Forwarded message -----

From: James Shannon <shannonjim2@gmail.com>
Date: Fri, Jul 15, 2016 at 6:46 PM
Subject: Westhampton on Grove
To: Matthew.Ebinger@richmondgov.com, "Baliles, Jonathan T. - Council Member"
<jonathan.baliles@richmondgov.com>

Mr. Ebinger. Unfortunately I may not make the Monday meeting, but I trust you are aware that the campaign by Ames Russell against this project is not reflective of the entire neighborhood. In fact, I'd say anyone who comes to the meeting due to his arranged bus transport are the only people really against the project. The survey that Ames sent to our neighborhood last week was the most one-sided survey I've ever seen - it was ridiculous - and everyone knows Mr Russell created the questions. Residents who supported the project could not even answer the questions as most of the answers were designed to only allow a negative response to the project. I also understand that Mr. Russell was terminated from Westhampton citizens and retail development group based on his negative campaign an underhanded tactics.

As a resident of Matoaka Road, I've seen quite a few of the Blue yard signs vanish since Mr. Guillot responded with facts regarding the project. Mr. Russell's half-truthed campaign has been disturbing to many residents of this neighborhood, and certainly to the merchants of Libbie/Grove. Some have even come forward saying they have felt bullied by him. The simple fact is the Save Libbie/Grove campaign has been managed to strike fear in residents and very few people who really know the details of the project other than they don't like change. My opinion is the former theatre was lightly attended, allowing public parking on private property - which is now owned by the developer. The issue here is not parking - the merchants on Libbie/Grove don't have sufficient parking - the problem is that the City has allowed this parking issue to persist. It is not the responsibility of this project to provide parking for other merchants or residents of the Libbie Grove area. I ask you where were these concerned citizens six years ago when the Libbie/Grove retail association asked for their support in meeting with the city to conduct a parking study?

The neighborhood residents have no right to demand free public parking on his private property. That objection is outrageous. I support Mr. Kametas and Mr. Guillot and their project. Their largest mistake was to try an engage the community in an open and honest fashion - as the uninformed don't realize he could develop that piece of property into something we really don't want in the area.

Sincerely,
James Shannon
5501 Matoaka Road
[804-837-0778](tel:804-837-0778)

--

sent by: Jimmy Shannon

--

sent by: Jimmy Shannon

Ebinger, Matthew J. - PDR

From: James Ashby, IV [jim.ashby@thalhimer.com]
Sent: Monday, July 18, 2016 9:19 PM
To: Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR
Subject: Westhampton on Grove Development
Attachments: image001.gif

Gentlemen,

Hope you're doing well. I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. My wife Sally Ashby is sales manager at Carreras Jewelers, we live near the area and frequently visit the shops and restaurants at Libbie & Grove. The developers are bringing complimentary businesses like Taste Unlimited and Tazza Kitchen that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City. While no plan can be perfect, I believe that the perfect can't be the enemy of the good- and this is a great plan.

It is my understanding that the only variance from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project, and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to get high quality construction and new high-end retail and restaurants.

While parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on, it is not the responsibility of a single property owner to solve the entire neighborhood's challenges... especially when the proposed development meets existing City requirements for parking.

It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

Regards,
Jim

James Ashby IV
First Vice President

T +1 804 697 3455
M +1 804 539 1431
F +1 804 697 3479
jim.ashby@thalhimer.com

Assistant: Tina Burkett
T + 804 697 3489
tina.burkett@thalhimer.com

 **CUSHMAN & WAKEFIELD** | **THALHIMER**
11100 West Broad Street
Glen Allen, VA, 23060 | USA
www.thalhimer.com

Ebinger, Matthew J. - PDR

From: Joe Nuara [docjoe00@icloud.com]
Sent: Friday, July 15, 2016 10:07 PM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton on Grove Project

Mr. Ebinger, My sister and I own the property at 306 Libbie Ave. Presently we have two long term tenants, Eberharts Chocolates and Sarah Campbell Designs (dress shop). I attended the meeting in May at Mary Munford School and heard a good deal against the proposal and some for it. I have thought about it since then and wanted to add my support to the project. I realize there are traffic problems that bother the residents of the area but don't feel the developer should be required to solve it all as long as he supplies enough parking for his project. This appears to be a quality development by a quality developer and will enhance the value of the Libbie and Grove shopping area. Moving the Mango Salon to the new location would actually improve the traffic and parking situation in my opinion. I appreciate the city's approach to moving this plan forward.

Sincerely, Dr. Joseph C. Nuara

Sent from my iPad

Ebinger, Matthew J. - PDR

From: Becky Boyers [beckyboyersva@gmail.com]
Sent: Sunday, July 17, 2016 9:44 PM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton on Grove

Dear Mr. Ebinger,

I strongly support the development project of Westhampton on Grove as presented in the Planning Commission papers. I have lived in the commercial district on Libbie Avenue between Grove and Patterson for 2 years. As a born-and-raised resident in Westhampton until the age of 22, and returning to the West End at the age of 37 until my current mid-60's, I have seen such little progress for the Grove-Libbie-Patterson area, until recently. While my profile is similar to those who do not want change -- a 13-year girl at St. Catherine's, life-time member of St. Stephen's Church, and conservative West Ender -- I differ strikingly in vision. Having lived in other cities and states, I appreciate the vibrancy of areas where thriving businesses and energetic, committed residents sustain neighborhoods that continue to serve and attract residents and visitors.

This community could be one of those neighborhoods; it has so much potential which is within our reach with thoughtful and quality development. This project is one, where everyone will gain. Certainly, there are parking challenges, but these are not new, nor significant, and they are solvable.

Please do not listen to the fabricated conjectures of those with their "not in my backyard" attitudes. Their views are old, stagnant, and self-focused. They represent the floundering past, not the exciting future of our community.

Thank you for your consideration.

Becky Boyers

Ebinger, Matthew J. - PDR

From: Charles Hutchens [chutchens@holladaycorp.com]
Sent: Monday, July 18, 2016 5:21 PM
To: Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR
Subject: Letter of Support - Westhampton on Grove

Messrs. Baliles, Ebinger, and Olinger,

I am writing to support the proposed Special Use Permit for the Westhampton on Grove development. I am a real estate developer with the Washington, DC-based Holladay Corporation. In my 11+ year career there I have primarily developed urban multi-family and mixed-use projects in the Washington, DC, Richmond, and Tidewater markets. Our work is rooted in the study of smart growth initiatives, and we pride ourselves on helping create places and enhance neighborhoods. We too naturally face the headwinds of neighborhood concern, but we are long term holders of real estate and we firmly believe that intelligently growing cities takes a multi-generational view that is understandably not always shared by neighboring shorter term participants.

I believe the developers of Westhampton the Grove have gone above and beyond to accommodate the community's comments. The retailers they will bring and the housing they will provide are positive changes for an area that, despite its many virtues, in my view could use the push of a top notch new development. Strong retailers like Taste Unlimited and Tazza Kitchen will raise the tide for all shopping destinations in the district, and the development as a whole will promote the walkability and personal interactions that will allow the area to thrive for the long term.

As a resident of the city I hope to frequent these new destinations with my young family, and as a professional striving to enhance our built environment I hope to see a quality addition to our area take shape. I believe denying this Special Use Permit would be a missed opportunity for all to further the great personality of Libbie & Grove.

Sincerely,
Charles Hutchens

Charles C. Hutchens
Director of Development and Acquisitions

The Holladay Corporation
Office: 804.447.1728
Cell: 757.869.8084

Markham, Lory P. - PDR

From: carlyriselli@gmail.com on behalf of Carleen DiMeglio [carleen.dimeglio@gmail.com]
Sent: Monday, July 25, 2016 12:52 PM
To: Samuels, Charles R. - Council Member; Baliles, Jonathan T. - Council Member; Agelasto, Parker C. - Council Member; Trammell, Reva M. - Council Member; Hilbert, Chris A. - Council Member; Robertson, Ellen F. - Council Member; Mosby, Michelle R. - Council Member; Newbille, Cynthia I. - Council Member; Graziano, Kathy C. - Council Member
Cc: Markham, Lory P. - PDR
Subject: In Support Of Westhampton Development

Hello,

My husband and I are unfortunately not able to attend the meeting tonight related to the proposed Westhampton development project due to family commitments. Thus, I wanted to write instead to express our support.

We live at 201 Seneca Road, between Grove and Cary St. We are about 5 houses up off Grove Avenue. We are entirely in support of the current proposal and feel it would bring only positive effects to the area. We are not concerned about excess traffic, parking or the aesthetics of the project. We feel the developers have made a very strong effort to engage the community and consider all concerns that have been voiced. We are in our late 30's with two small children and chose this area to live in because we love the vibrance and walkability of the neighborhood- we feel the proposed plan only enhances this. It seems many people in this area are resistant to progressive change and haven't considered all the positive benefits of the project.

We hope the Council members will consider our opinion and vote in favor of the project tonight.

Best,
Carleen & Filippo DiMeglio