

Ebinger, Matthew J. - PDR

From: Stuart Bunting [sbunting@rw-c.org]
Sent: Tuesday, March 13, 2018 4:55 PM
To: andreas.addison@richmond.gov
Cc: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR
Subject: Westhampton School Property
Attachments: image001.jpg

The Honorable Andreas D. Addison
Councilman, Richmond City Council
Richmond West End 1st Voter District
VIA Email: andreas.addison@richmond.gov

Dear Councilman Addison:

My name is Stuart Bunting, and I write as a member of Bon Secours Richmond Health System Board in support of Bon Secours' application to rezone the Westhampton School property to B-7 (Mixed-Use Business District). This rezoning is necessary to enable Bon Secours to move forward with the proposed Medical Office Building and ultimately to make the highest and best use of the site of the vacant Westhampton School.

The property is leased to Bon Secours with the stipulation that it be developed in an economically advantageous manner. Bon Secours has approached that responsibility thoughtfully by seeking to engage a development partner or partners that provide services and resources the community needs while preserving, if possible, part of the Westhampton School.

Bon Secours honors one of your priorities – neighborhoods - in this project. Bon Secours has engaged the community in generating ideas and sharing concerns about the development. Based on experience with Bon Secours in my local community, I believe Bon Secours is committed to the successful development of this property in the spirit of being an enhancement to the community while preserving a piece of the neighborhood's legacy. Traffic and parking concerns are certainly on the minds of citizens, but as a responsible developer Bon Secours will address these concerns adequately under the supervision of the City Planning department.

I ask you to support the rezoning to B-7 to enable this redevelopment project to proceed.

Respectfully,
Stuart A. Bunting

Stuart A. Bunting
President & CEO
Rappahannock Westminster-Canterbury
132 Lancaster Drive
Irvington, VA 22480
(P) 804.438.4003
(F) 804.438.4007
(C) 804.436.3831
sbunting@rw-c.org
www.embracelifeatwc.org



Rappahannock
Westminster-Canterbury

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Ebinger, Matthew J. - PDR

From: Olinger, Mark A. - PDR
Sent: Thursday, March 01, 2018 8:20 AM
To: 'Lee Boykin'; Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Mark Boykin
Subject: RE: Letter in support of rezoning Westhampton School Property
Attachments: image003.jpg

Thank you for your comments. We appreciate the time you took to contact us.

We will make sure to get this to the Planning Commission.

Thank you.

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



www.richmond300.com

From: Lee Boykin [mailto:lee.boykin@gmail.com]
Sent: Wednesday, February 28, 2018 8:26 PM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR; Mark Boykin
Subject: Letter in support of rezoning Westhampton School Property

Dear Councilman Addison,

Our names are Lee and Mark Boykin. We've lived in the 1st District for more than 20 years and for the last 11 years on Albemarle Avenue in Stonewall Court. We have followed Bon Secours' plans to redevelop the Westhampton School Property since that property was leased to Bon Secours in 2014.

We were pleased when Bon Secours announced in August that it would build a Medical Office Building behind the School, and rely on the creativity of the private sector to determine how the Westhampton School should be redeveloped. We believe that Bon Secours should be allowed to rezone the property to a B7 Business District.

Our neighborhood can no longer afford to have a vacant School sitting at its gateway. We support any plan for development that meets the need of our neighborhood in a way that is architecturally appropriate. Although we understand that traffic is a concern, we also realize that whatever Bon Secours puts on the School property is bound to generate less traffic than when the school was fully operational.

Thank you for your efforts and consideration.

Best regards,

Lee and Mark Boykin

Lee and Mark Boykin
340 Albemarle Avenue
Richmond, VA 23226

Ebinger, Matthew J. - PDR

From: Donna Thompson [dthompson@commongood.org]
Sent: Sunday, April 15, 2018 9:25 AM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton School/Bon Secours

Richmond should be delighted that someone wants to invest in the community, not to mention more jobs, retail activity, etc!!!!

Ebinger, Matthew J. - PDR

From: Kelly Stuart [kacstuart@yahoo.com]
Sent: Friday, April 13, 2018 9:22 AM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR
Subject: Westhampton School

Dear Councilman Addison;

My name is Kelly Stuart and I live on Kensington Avenue in the 1st District. I care deeply about the Westhampton community and Richmond. That is why I'm writing you in support of Bon Secours Richmond's request to rezone the Westhampton School property from residential to a B7 Mixed Use designation.

I've been a supporter of Bon Secours for many years and I have seen how their mission to give good help to those in need has been borne out. I trust Bon Secours to work with the community to redevelop the Westhampton School property in a manner that honors its history and remains true to the architectural character of our community.

Most importantly, I trust Bon Secours to find a way to reinvigorate a neglected and vacant property that could do so much to enhance the Patterson / Libbie area. I'm pleased that Bon Secours committed to give a preference to any developer that could save at least the oldest portion of the School.

The B7 zoning designation specifically allows for lab services, which is essential for Bon Secours. It also offers the widest range of permitted business uses, which is critical for potential developers. I know that Bon Secours has been working with you and the community and the City to find a viable plan.

I urge you to support Bon Secours Richmond's rezoning request for the Westhampton School property.

Thank you for listening and thank you for your leadership.

Sincerely,

Kelly Stuart
4206 Kensington Avenue 23221

Sent from my iPad

Ebinger, Matthew J. - PDR

From: Becky Clay Christensen [beckyclaychristensen@gmail.com]
Sent: Thursday, April 12, 2018 4:20 PM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR
Subject: Support for the Westhampton School Project

Dear Councilman Addison,

My name is Becky Clay Christensen and I live at 4621 Cutshaw Avenue in the 1st District. I care deeply about the Westhampton community and Richmond. That is why I'm writing you in support of Bon Secours Richmond's request to rezone the Westhampton School property from residential to a B7 Mixed Use designation.

I trust Bon Secours to work with the community to redevelop the Westhampton School property in a manner that honors its history and remains true to the architectural character of our community.

Most importantly, I believe this work will renew the Libbie/Patterson area and that under Bon Secours leadership both the old school preservation and the positive use for the future can be satisfied.

The B7 zoning designation specifically allows for lab services, which is essential for Bon Secours. It also offers the widest range of permitted business uses, which is critical for potential developers.

I urge you to support Bon Secours Richmond's rezoning request for the Westhampton School property. Thank you for listening and thank you for your leadership.

Sincerely,
Becky Clay Christensen

Ebinger, Matthew J. - PDR

From: Jane Watkins [ritchiewatkins@comcast.net]
Sent: Wednesday, March 14, 2018 9:05 AM
To: Addison, Andreas D. - City Council
Cc: Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR
Subject: Westhampton School property

Dear Councilman Addison;

My name is Jane Watkins and I currently serve as a volunteer Board member for Bon Secours. I have lived in the Richmond area all my life and it was my privilege to work for Virginia Credit Union for 34 years with the last 16 serving as its' President . In that role, I have been very active in the community, serving on Boards such as The Community Foundation, Virginia Council for Economic Education, and several others. I volunteer with Bon Secours because of their sincere desire to serve our community with compassionate care.

I support Bon Secours in its request to rezone the Westhampton School property from a residential district to a B7 mixed use business district.

When Bon Secours planned to put a nursing school on the property, the neighborhood seemed pleased with that concept, but I understand that the nursing school was going to be quite large and the age and condition of the school made the initial development plan too expensive.

As a Board member, I welcome Bon Secours approach to working with the community to find a solution. Bon Secours has to continue doing business on the St. Mary's campus and will be compelled to keep its promise to build the Medical Office Building and redevelop the School to align with its faith-based values and meet the health needs of the community, and complement the services it already provides on the campus.

The B7 business district will permit lab and clinical services that are critical components of the health services Bon Secours provides. The designs for the new medical building that Bon Secours proposes for the corner of Libbie and Patterson are in line with the B7 design requirements. Even more important, the building design compliments the existing architecture of the neighborhood.

Traffic and parking are incredibly important considerations for St. Mary's Hospital, just as it is for the residents of the neighborhood. We want our patients, employees and neighbors to have the best experience in this neighborhood. It does no one any good if new development makes traffic and parking more difficult. I trust Bon Secours to work with the neighborhood to find ways to make any new development enhance the current parking and traffic situation.

Bon Secours should be allowed to rezone the property to a B7 Mixed-Use Business District. I appreciate your listening to my viewpoint.

Many thanks,

Jane Watkins

Ebinger, Matthew J. - PDR

From: Nancy Thomas [nthomas@retailmerchants.com]
Sent: Wednesday, March 14, 2018 8:27 AM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR
Subject: Letter of Support of Bon Secours Rezone Application

Dear Mr. Addison,

My name is Nancy Thomas, I am writing you today in support of Bon Secours Richmond's application to rezone the Westhampton School property to a B-7 Mixed-Use Business District. This will allow the best use of this corner lot which has been vacant for many years. My profession is President/CEO of Retail Merchants Association, but today I write to you as a member of the Bon Secours Richmond Health System board, a former business owner on Grove Avenue for 14 years and a current owner for over 30 years of a property two blocks south of the Westhampton School. It's important to me that this application to rezone gets approved.

Granting this B-7 Mixed Use zoning will allow Bon Secours to move ahead with the construction of its Medical Office Building, which will enhance economic development, create jobs, and attract unique visitors to support the surrounding businesses on both Patterson Avenue and Libbie and Grove. They have also engaged with several private developers in the effort to save at least the oldest portion of the School which they know is important to the residents and businesses. I have been proud of the way Bon Secours has engaged the community during this process. They have listened and responded with empathy and in the most professional way.

I truly believe Bon Secours is committed to the same goals it had when it planned to put a nursing school on the property: meet the healthcare needs of the community, complement the services already being offered on the St. Mary's campus, and align with Bon Secours' faith-based values. The City of Richmond could not ask for a better alignment with this B-7 Mixed Use zoning.

Kind regards,

Nancy Thomas

Ebinger, Matthew J. - PDR

From: Deborah Ulmer [dulmer607@aol.com]
Sent: Friday, March 09, 2018 2:42 PM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR
Subject: Support for Bon Secours' Plan for the Westhampton School Property

Good afternoon,

My name is Deborah Ulmer and I write in support of the Bon Secours application to rezone the Westhampton School property to a B-7 Mixed Use Business District. It is my understanding that approval of the application will allow Bon Secours to move forward with the construction of the Medical Office Building, and will allow Bon Secours to continue to consider the best use for the corner where the vacant Westhampton School currently sits.

I have been a RN in the Richmond community for over 40 years serving as a nurse executive and nurse educator in several universities and hospitals in the area. In my association with Bon Secours over that time, I have noticed its interest in preserving and serving the community. I have followed the Bon Secours redevelopment plans with interest, realizing that the preservation of the historical school as well as the need for the hospital to expand its services through additional office space, need not be at odds with the community.

I understand that there may be concern within the community that Bon Secours' application, if approved, may result in additional traffic in the area. It seems reasonable, however to note that any use of this property, unless keeping the school vacant is a final decision, will result in an increase in traffic. I have always known Bon Secours to be a good neighbor within the communities where it resides, and I believe Bon Secours will honor its commitment to the community to do all that it can to prevent congestion. It is in Bon Secours' best interest to minimize congestion so that emergency vehicles can continue to access the services at St. Mary's.

Any development plan determined by Bon Secours will require adequate parking to be associated with the development. I would expect that people coming to the Bon Secours' property for services, may also access merchants and vendors in the area which should be seen as a positive impact.

Bon Secours should be allowed to rezone the property to a B7 Mixed-Use Business District. Without this rezoning, Bon Secours will not be able to proceed with its Medical Office Building and engage developers for the school property. It seems that Bon Secours has listened to the community, made every attempt to engage the community, and has expressed a desire to do all that it can to preserve as much of the school property as makes sense. It is my hope that the rezoning application will be approved.

Best wishes,
Deborah Ulmer, RN, PhD

Ebinger, Matthew J. - PDR

From: malcolm.randolph@verizon.net
Sent: Friday, March 09, 2018 9:10 AM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR
Subject: Bon Secours

Dear Councilman Addison;

My name is Malcom Randolph. My wife and I live on 6508 Three Chopt Road in the 1st District. I was the owner and am now the retired president of Richmond Primoid. I've also served as Chair and Vice-Chair for Goodwill of Central Virginia. Currently, I serve as a member of the Bon Secours Richmond Health Care Foundation Board. I care deeply about the Westhampton community and Richmond. That is why I'm writing you in support of Bon Secours Richmond's request to rezone the Westhampton School property from residential to a B7 Mixed Use designation.

I've been a supporter of Bon Secours for many years and I have seen how their mission to give good help to those in need has been borne out. I trust Bon Secours to work with the community to redevelop the Westhampton School property in a manner that honors its history and remains true to the architectural character of our community.

Most importantly, I trust Bon Secours to find a way to reinvigorate a neglected and vacant property that could do so much to enhance the Patterson / Libbie area. I'm pleased that Bon Secours committed to give a preference to any developer that could save at least the oldest portion of the School.

The B7 zoning designation specifically allows for lab services, which is essential for Bon Secours. It also offers the widest range of permitted business uses, which is critical for potential developers. I know that Bon Secours has been working with you and the community and the City to find a viable plan.

I urge you to support Bon Secours Richmond's rezoning request for the Westhampton School property.

Thank you for listening and thank you for your leadership.

Ebinger, Matthew J. - PDR

From: Lee Boykin [lee.boykin@gmail.com]
Sent: Wednesday, February 28, 2018 8:26 PM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR; Mark Boykin
Subject: Letter in support of rezoning Westhampton School Property

Dear Councilman Addison,

Our names are Lee and Mark Boykin. We've lived in the 1st District for more than 20 years and for the last 11 years on Albemarle Avenue in Stonewall Court. We have followed Bon Secours' plans to redevelop the Westhampton School Property since that property was leased to Bon Secours in 2014.

We were pleased when Bon Secours announced in August that it would build a Medical Office Building behind the School, and rely on the creativity of the private sector to determine how the Westhampton School should be redeveloped. We believe that Bon Secours should be allowed to rezone the property to a B7 Business District.

Our neighborhood can no longer afford to have a vacant School sitting at its gateway. We support any plan for development that meets the need of our neighborhood in a way that is architecturally appropriate. Although we understand that traffic is a concern, we also realize that whatever Bon Secours puts on the School property is bound to generate less traffic than when the school was fully operational.

Thank you for your efforts and consideration.

Best regards,

Lee and Mark Boykin

Lee and Mark Boykin
340 Albemarle Avenue
Richmond, VA 23226

Ebinger, Matthew J. - PDR

From: Teresa Chiocca [tmchiocca@gmail.com]
Sent: Tuesday, February 27, 2018 9:40 PM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR
Subject: Bon Secours development

Dear Councilman Addison,

Hello, I've lived in the 1st District for over 20 years, and I'm currently on Marston Lane. I have followed Bon Secours' plans to redevelop the Westhampton School Property since that property was leased to Bon Secours in 2014.

I was pleased when Bon Secours announced in August that it would build a Medical Office Building behind the School, and rely on the creativity of the private sector to determine how the Westhampton School should be redeveloped. So I believe that Bon Secours should be allowed to rezone the property to a B7 Business District.

Our neighborhood can no longer afford to have a vacant School sitting right in the middle of the Libbie and Patterson area. I support any plan for development that meets the need of our neighborhood in a way that is architecturally appropriate. Although I understand that traffic is a concern, I also realize that whatever Bon Secours puts on the School property is bound to generate less traffic than when the school was fully operational.

Thank you for listening.

Regards,

Teresa Chiocca

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

From: Becky Clay Christensen <beckyclaychristensen@gmail.com>

Date: Thu, Apr 12, 2018, 4:19 PM

Subject: Support for the Westhampton School Project

To: <andreas.addison@richmondgov.com>

Cc: <Matthew.Ebinger@richmondgov.com>, <Mark.Olinger@richmondgov.com>

Dear Councilman Addison,

My name is Becky Clay Christensen and I live at 4621 Cutshaw Avenue in the 1st District. I care deeply about the Westhampton community and Richmond. That is why I'm writing you in support of Bon Secours Richmond's request to rezone the Westhampton School property from residential to a B7 Mixed Use designation.

I trust Bon Secours to work with the community to redevelop the Westhampton School property in a manner that honors its history and remains true to the architectural character of our community.

Most importantly, I believe this work will renew the Libbie/Patterson area and that under Bon Secours leadership both the old school preservation and the positive use for the future can be satisfied.

The B7 zoning designation specifically allows for lab services, which is essential for Bon Secours. It also offers the widest range of permitted business uses, which is critical for potential developers.

I urge you to support Bon Secours Richmond's rezoning request for the Westhampton School property. Thank you for listening and thank you for your leadership.

Sincerely,
Becky Clay Christensen

From: Dunn, Sarah (sallydunn.amgt@gmail.com)
Sent: Saturday, May 12, 2018 7:31 PM
To: andreas.addison@richmondgov.com
Subject: Westhampton School Decisions

TO: Andreas Addison
First District City Council
City of Richmond

FROM: Sarah Dunn
4507 Hanover Avenue
Richmond, Virginia

RE: **SUPPORT FOR WESTHAMPTON SCHOOL DECISIONS**

Dear Mr. Addison,

I am pleased to write in support of the decisions you suggest and the transparency in planning for the use of the Westhampton School property offered in your email of May 11, 2018. Please see, additionally, that I have completed the survey embedded.

All of us who live in the First District are certainly aware of the changes in all parties' plans that have occurred over a number of years related to the Westhampton School property. I believe that your suggestion of an alternative to the Special Use permit utility is responsive to what I understand as my neighbor's process concerns.

Rezoning offers reasonable opportunities for public engagement in this planning in a section of the City where almost all development impacts the built environment.

Zoning is broadly recognized as problematic in the First District which has, in my lifetime, tended to resolve issues by exception. I applaud your intent to improve the policies and processes to move such planning towards some consistency in this highly-built part of our City.

I certainly can see the rationale for a formal rezoning of the Westhampton School property. I believe your email suggests that B-7 is your recommendation. It was my pleasure to complete the survey of acceptable allowable uses in B-7 zoning. It helped me to review the range of uses to which the property might be put. It also helped me to capture those uses that would trouble me the most. Thank you for the opportunity to provide input. I have encouraged my neighbors to complete the survey and connect with you with their thoughts.

Each of us recognizes the regret we all feel that Bon Secours was unable to develop a College of Nursing on the Westhampton property. This is a different time calling for careful and considered planning.

I believe the City, Bon Secours, the Economic Development Authority and Council are all working in good faith on a reasonable plan for an older neighborhood – one that has been my home for most of my life and, continuously, since 1985.

Thank you for your email and for the opportunity to engage in the process. I will remain involved.

Sincerely,

Sarah Dunn



March 20, 2018

To: andreas.addison@richmondgov.com

CC: Matthew.Ebinger@richmondgov.com, Mark.Olinger@richmondgov.com

Dear Councilman Addison-

My name is Sarge Reynolds. My family and I live at 7 Oak Lane in your district. I was unable to attend the recent community meeting regarding the rezoning of the Westhampton School property. Had I been there, I would have voiced my strong support for rezoning this property to B7 Mixed Use. It is high time that this long dormant property be revitalized and I trust in Bon Secours' to do what is best for our neighborhood.

I'm a committed community volunteer, having served as Board President of the Boys and Girls Club of Metro Richmond and the J. Sargeant Reynolds Community College Foundation, as well as a Board Trustee for St. Joseph's Villa and the University of Virginia College Foundation. I care deeply about Richmond and making it the best place it can be.

As a principal of Reynolds Development for 18 years, I have a deep understanding of the challenges that developers face, especially in urban areas zoned under designations that are no longer relevant to current neighborhood conditions.

When the EDA leased the Westhampton Property to Bon Secours in 2014, it was so that Bon Secours could create economic development on the property. Bon Secours is contractually obligated to develop that corner, and should be allowed to pursue what it believe is the highest and best use for the corner – for the neighborhood and for its campus. It can't do this until the property is rezoned.

Bon Secours should be allowed to rezone the property to a B7 Mixed-Use Business District. Without this rezoning, Bon Secours will be unable to build a new Medical Office Building and engage developers to redevelop the remaining School property.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. Reynolds".

J. Sargeant Reynolds, Jr.,

Dear Councilman Addison:

My name is Chris Carney and I'm a resident of 206 Paxton Road in Richmond's First District. Presently retired, I am the former President and CEO of Diamond Healthcare. Prior to my position with Diamond, I was the CEO of Virginia Eye Institute, as well as CEO of Bon Secours Health System. I'm writing to you in support of Bon Secours Richmond's request to have the Westhampton School Property rezoned to a B7 Mixed-Use Residential District.

I have followed Bon Secours' plans to redevelop the Westhampton School Property since that property was leased to Bon Secours in 2014, as part of the Performance Agreement entered into between the Richmond Economic Development Authority and Bon Secours.

The main reason the Economic Development Authority leased the land to Bon Secours was so that Bon Secours could create economic development on the property. Bon Secours is contractually obligated to develop that corner, and should be allowed to pursue what it believe is the highest and best use for the corner – for the neighborhood and for its campus.

Before the property can be improved at all, it must be rezoned. Unless we want to keep a vacant school on that corner, Bon Secours must rezone it to a new classification. I would like to see the property developed sooner rather than later. We have had a vacant School on the property for too long.

Bon Secours should be allowed to rezone the property to a B7 Business District.

This will allow Bon Secours to move ahead with the construction of its Medical Office Building, and will allow it to continue seeking the highest and best use for corner where the vacant Westhampton School sits.

Thank you for your consideration,

Chris Carney

From: CROWTHER Elizabeth [mailto:ecrowther@rappahannock.edu]
Sent: Thursday, March 08, 2018 4:07 PM
To: andreas.addison@richmondgov.com
Cc: Matthew.Ebinger@richmondgov.com; Mark.Olinger@richmondgov.com
Subject: #ExtMail# Westhampton School Rezoning

Thank you for your support. Please see the attached letter.

Elizabeth H. Crowther
330 Bruington Lane
Reedville, VA 22539

March 8, 2018

Dear Friends of Richmond:

I am Elizabeth Crowther, president of Rappahannock Community College, ex-West End resident, and current board member for the Bon Secours Richmond Hospital System. As such, I am very familiar with Bon Secours' plan for a Medical Office Building at the corner of Libbie and Patterson Avenues.

I support the Bon Secours application to rezone the Westhampton School property to a B-7 Mixed Use Business District. It would complement and support the existing businesses in the area, who seem eager to have the additional business traffic. Rezoning would allow Bon Secours to move ahead with its Medical Office Building and bring life to the corner where the vacant school stands. Its presence would motivate other businesses to consider locating in the school property in the future.

Bon Secours has been a good neighbor on the block nearby and has engaged actively to improve the health of the community. For 50 years, St. Mary's has drawn professionals and guests to the block, supporting local business. This rezoning and resultant buildout would allow further economic development, high use with low traffic or detrimental impact.

What a boon to the area to have this expansion by Bon Secours, right next door. This is clearly a win for the neighbors in term of convenience, access to providers, and enhanced business opportunities. Thank you for your consideration and trust that Bon Secours will continue to be committed to the health of Richmond residents, sensitive to their wish for historical preservation, and true to its promise to the City.

Sincerely,

Elizabeth H. Crowther

----- Original Message -----

From: Jane Watkins <ritchiewatkins@comcast.net>

To: andreas.addison@richmondgov.com

Cc: Mark.Olinger@richmondgov.com, Matthew.Ebinger@richmondgov.com

Date: March 14, 2018 at 9:05 AM

Subject: Westhampton School property

Dear Councilman Addison;

My name is Jane Watkins and I currently serve as a volunteer Board member for Bon Secours. I have lived in the Richmond area all my life and it was my privilege to work for Virginia Credit Union for 34 years with the last 16 serving as its' President . In that role, I have been very active in the community, serving on Boards such as The Community Foundation, Virginia Council for Economic Education, and several others. I volunteer with Bon Secours because of their sincere desire to serve our community with compassionate care.

I support Bon Secours in its request to rezone the Westhampton School property from a residential district to a B7 mixed use business district.

When Bon Secours planned to put a nursing school on the property, the neighborhood seemed pleased with that concept, but I understand that the nursing school was going to be quite large and the age and condition of the school made the initial development plan too expensive.

As a Board member, I welcome Bon Secours approach to working with the community to find a solution. Bon Secours has to continue doing business on the St. Mary's campus and will be compelled to keep its promise to build the Medical Office Building and redevelop the School to align with its faith-based values and meet the health needs of the community, and complement the services it already provides on the campus.

The B7 business district will permit lab and clinical services that are critical components of the health services Bon Secours provides. The designs for the new medical building that Bon Secours proposes for the corner of Libbie and Patterson are in line with the B7 design requirements. Even more important, the building design compliments the existing architecture of the neighborhood.

Traffic and parking are incredibly important considerations for St. Mary's Hospital, just as it is for the residents of the neighborhood. We want our patients, employees and neighbors to have the best experience in this neighborhood. It does no one any good if new development makes traffic and parking more difficult. I trust Bon Secours to work with the neighborhood to find ways to make any new development enhance the current parking and traffic situation.

Bon Secours should be allowed to rezone the property to a B7 Mixed-Use Business District. I appreciate your listening to my viewpoint.

Many thanks,

Jane Watkins

-----Original Message-----

From: Joyce Lanier <jclanier@verizon.net>

To: andreas.addison <andreas.addison@richmondgov.com>

Cc: Mark.Olinger <Mark.Olinger@richmondgov.com>; Matthew.Ebinger <Matthew.Ebinger@richmondgov.com>; jclanier <jclanier@verizon.net>

Sent: Fri, Mar 9, 2018 3:34 pm

Subject: Letter of Support for Bon Secours' Plan for the Development of the Westhampton School From Joyce Lanier

Dear Councilman Addison,

Good afternoon. Please find attached my letter of support for Bon Secours' Plan for the development of the Westhampton School property. Thank you.

Joyce Lanier

Joyce C. Lanier

National Director, Services to Youth

James River Valley (VA) Chapter

The Links, Incorporated

www.linksinc.org

"Building A Healthy Legacy: Our Prescription for the Future"

March 9, 2018

The Honorable Andreas D. Addison

Councilman, Richmond City Council

Richmond West End 1st Voter District

Richmond, Virginia

Dear Councilman Addison,

My name is Joyce C. Lanier and I am a retired Elementary School Principal and Central Office Administrator, having served with distinction in the cities of Hopewell and Richmond and the county of Chesterfield. I am also a past State President of the Virginia Association of Elementary School Principals. Having always been a servant leader, I continue to volunteer in leadership roles, both locally and nationally as a retiree. Currently, I am the National Director of Services to Youth of The Links, Incorporated, a national non-profit service organization. I volunteer with Bon Secours, serving on the Bon Secours Richmond Health System Board, the Bon Secours St. Francis Campaign Committee and Fundraising Committees for Bon Secours Health Foundation and am a former board member of Bon Secours St. Francis Hospital and the Bon Secours HealthSource Board of Directors. Over the years, I've seen how they've transformed communities with integrity and decision making is grounded in Bon Secours faith-based values.

I write to you in support of Bon Secours Richmond's application to rezone the Westhampton School property to a B-7 Mixed-Use Business District.

This will allow Bon Secours to proceed with the construction of its Medical Office Building. Further, it will allow Bon Secours to continue to seek the highest and best use for the corner where the vacant Westhampton School is located.

Support of Redevelopment

I've followed Bon Secours' plans to redevelop the Westhampton School Property since the property was leased to Bon Secours in 2014, as part of the Performance Agreement entered into between the Richmond Economic Development Authority and Bon Secours Health System. The primary reason the Economic Development Authority leased the land to Bon Secours was so it could create economic development on the property. Bon Secours is contractually obligated to develop that corner and should be allowed to proceed to develop the property for the neighborhood and its campus.

I was pleased when Bon Secours announced in August that it would build a Medical Office Building behind the school, and would rely on the creativity of the private sector to determine how the Westhampton School should be redeveloped. Additionally, I was also pleased that Bon Secours committed to giving a preference to any developer that could save (at least) the oldest portion of the School.

I know that Bon Secours is committed to the same goals it had when it planned to put a nursing school on the property, which are to meet the healthcare needs of the community, complement the services already being offered on the St. Mary's campus, and align with Bon Secours' faith-based values.

Community Engagement

Bon Secours has been working with the community and the City to find a viable plan. Representatives of Bon Secours have held public meetings and had many meetings with City officials and community members to provide updates on the plans.

Traffic

Some of the neighbors are concerned about increases in traffic with the redevelopment of the school. Unless we want to keep a vacant school on that corner, whatever development occurs will increase traffic to a certain degree.

Bon Secours has committed to do whatever it can to prevent congestion. This is important to Bon Secours because its own employees and patients will become frustrated if traffic is a barrier to accessing the property. They must ensure emergency vehicles can get to the hospital. Whatever is developed on the school property will generate less traffic than existed when Westhampton was a fully-operational public school.

Parking

Bon Secours will be required to have adequate parking. The City will not issue the permits for the development unless there is adequate parking to support it. I expect when new people come to Bon Secours' new development, they will park and walk to other merchants in the neighborhood.

Conclusion

Bon Secours should be allowed to rezone the property to a B7 Mixed-Use Business District. Without this rezoning, Bon Secours will be unable to build a new Medical Office Building and engage developers to redevelop the remaining school property. Bon Secours has listened to the

community, has engaged the community, and has committed to do all it can to preserve as much of the school as financially possible.

Thank you for the opportunity to express my vote of confidence to rezone the property to a B7 Mixed-Use Business District.

Sincerely,

Joyce C. Lanier

From: Kelly Stuart <kacstuart@yahoo.com>
Date: April 13, 2018 at 9:21:37 AM EDT
To: andreas.addison@richmondgov.com
Cc: matthew.ebinger@richmondgov.com, mark.olinger@richmondgov.com
Subject: Westhampton School

Dear Councilman Addison;

My name is Kelly Stuart and I live on Kensington Avenue in the 1st District. I care deeply about the Westhampton community and Richmond. That is why I'm writing you in support of Bon Secours Richmond's request to rezone the Westhampton School property from residential to a B7 Mixed Use designation.

I've been a supporter of Bon Secours for many years and I have seen how their mission to give good help to those in need has been borne out. I trust Bon Secours to work with the community to redevelop the Westhampton School property in a manner that honors its history and remains true to the architectural character of our community.

Most importantly, I trust Bon Secours to find a way to reinvigorate a neglected and vacant property that could do so much to enhance the Patterson / Libbie area. I'm pleased that Bon Secours committed to give a preference to any developer that could save at least the oldest portion of the School.

The B7 zoning designation specifically allows for lab services, which is essential for Bon Secours. It also offers the widest range of permitted business uses, which is critical for potential developers. I know that Bon Secours has been working with you and the community and the City to find a viable plan.

I urge you to support Bon Secours Richmond's rezoning request for the Westhampton School property.

Thank you for listening and thank you for your leadership.

Sincerely,

Kelly Stuart
4206 Kensington Avenue 23221

From: Lee Boykin <lee.boykin@gmail.com>

Date: Wed, Feb 28, 2018 at 8:26 PM

To: andreas.addison@richmondgov.com

Cc: Matthew.Ebinger@richmondgov.com, Mark.Olinger@richmondgov.com, Mark Boykin
<Mark@boykinrealty.net>

Dear Councilman Addison,

Our names are Lee and Mark Boykin. We've lived in the 1st District for more than 20 years and for the last 11 years on Albemarle Avenue in Stonewall Court. We have followed Bon Secours' plans to redevelop the Westhampton School Property since that property was leased to Bon Secours in 2014.

We were pleased when Bon Secours announced in August that it would build a Medical Office Building behind the School, and rely on the creativity of the private sector to determine how the Westhampton School should be redeveloped. We believe that Bon Secours should be allowed to rezone the property to a B7 Business District.

Our neighborhood can no longer afford to have a vacant School sitting at its gateway. We support any plan for development that meets the need of our neighborhood in a way that is architecturally appropriate. Although we understand that traffic is a concern, we also realize that whatever Bon Secours puts on the School property is bound to generate less traffic than when the school was fully operational.

Thank you for your efforts and consideration.

Best regards,

Lee and Mark Boykin

Lee and Mark Boykin
340 Albemarle Avenue
Richmond, VA 23226

From:Linda Rigsby <mlrigsby163@comcast.net>

Subject: Support for Westhampton School Plan

Date: March 9, 2018 at 2:10:06 PM EST

To: andreas.addison@richmondgov.com

Cc: matthew.ebinger@richmondgov.com, mark.olinger@richmondgov.com

Councilman Addison;

I am attaching my letter in support of the B-7 zoning request for the Westhampton School property. Thank you for your past support of St. Mary's Hospital and your continued effort on behalf of the good work of the Sisters of Bon Secours and the St. Mary's Hospital community.

Sincerely,

Linda Rigsby, Esquire
Michael L. Rigsby, PC
P O Box 29328
Richmond, VA 24242
804-398-8566

March 9, 2018

The Honorable Andreas Addison
Richmond City Council--1st District
By email—andreas.addison@richmondgov.com

Support of B-7 Zoning Request/Westhampton School Property

Dear Councilman Addison:

I am a current board member of the Bon Secours Richmond Hospital System Board and the Bon Secours Richmond Foundation Board, and I chair the Bon Secours Richmond Audit and Compliance Committee. I am a life-long member of St. Bridget Church and have spent a good portion of my life involved in church and school work for both St Bridget and St. Christopher. I am a practicing attorney with 37 years of experience, having recently retired from the Williams Mullen law firm and currently a part-time attorney with my husband's law firm. My husband and I own a home occupied by our daughter on Westmoreland Street in your district.

I write in support of the request by Bon Secours St. Mary's Hospital for rezoning of the Westhampton School Property to B-7 Mixed Use Business District. The construction contemplated by this zoning will improve the entire Libby/Grove/Patterson area by providing additional medical services, increasing the property value of the Westhampton School tract, removing the blight of the abandoned Westhampton buildings, and bringing additional commercial services to the area.

With this zoning request, the hospital will build a medical office building behind the current school that will provide expanded medical resources for Richmond residents and complement the services already offered at St. Mary's. The zoning request will also allow private investors selected by Bon Secours to develop the remainder of the school property in a manner that will create strong economic development for the neighborhood.

Neighborhood concerns about parking will be addressed through parking decks—not surface parking—adequate for the new development. Traffic will increase with any development of the Westhampton School site but will not be greater than the traffic challenges presented when the school was operational.

In 2014 Bon Secours leased the school property and entered into a Performance Agreement with the Richmond Economic Development Authority that requires Bon Secours to develop the school property. If the pending zoning request is denied, Bon Secours will then have to pursue development through a piecemeal approach of requesting special use permits, one for the medical office building and another one or more for any development of the land on which the school currently sits.

It is my understanding that the City disfavors special use permits because they often lead to one-off developments that are inconsistent with the new Richmond 300 Master Plan. Private investors will naturally shy away from proposing development of the school property that is inconsistent with the City's master plan. Future economic development of the school site would be at risk. This is not a result that is advantageous for Bon Secours St. Mary's Hospital, the Richmond Economic Development Authority, the City of Richmond,

the surrounding neighborhoods, or the citizens of the area.

The highest and best use of the Westhampton School property is represented by Bon Secours' current B-7 Mixed Use Business District request. I fully endorse this request and ask that you support it as well.

Sincerely,

/s/ Linda Rigsby

Linda F. Rigsby, Esquire
Michael L. Rigsby, PC
P O Box 29328
Henrico, VA 23242
804-398-8566

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-----Original Message-----

From: malcolm.randolph <malcolm.randolph@verizon.net>
To: andreas.addison <andreas.addison@richmondgov.com>
Cc: Matthew.Ebinger <Matthew.Ebinger@richmondgov.com>
Sent: Fri, Mar 9, 2018 9:09 am
Subject: Bon Secours

Dear Councilman Addison;

My name is Malcom Randolph. My wife and I live on 6508 Three Chopt Road in the 1st District. I was the owner and am now the retired president of Richmond Primoid. I've also served as Chair and Vice-Chair for Goodwill of Central Virginia. Currently, I serve as a member of the Bon Secours Richmond Health Care Foundation Board. I care deeply about the Westhampton community and Richmond. That is why I'm writing you in support of Bon Secours Richmond's request to rezone the Westhampton School property from residential to a B7 Mixed Use designation.

I've been a supporter of Bon Secours for many years and I have seen how their mission to give good help to those in need has been borne out. I trust Bon Secours to work with the community to redevelop the Westhampton School property in a manner that honors its history and remains true to the architectural character of our community.

Most importantly, I trust Bon Secours to find a way to reinvigorate a neglected and vacant property that could do so much to enhance the Patterson / Libbie area. I'm pleased that Bon Secours committed to give a preference to any developer that could save at least the oldest portion of the School.

The B7 zoning designation specifically allows for lab services, which is essential for Bon Secours. It also offers the widest range of permitted business uses, which is critical for potential developers.

I know that Bon Secours has been working with you and the community and the City to find a viable plan.

I urge you to support Bon Secours Richmond's rezoning request for the Westhampton School property.

Thank you for listening and thank you for your leadership.

From: Nancy Thomas [mailto:nthomas@retailmerchants.com]
Sent: Wednesday, March 14, 2018 8:27 AM
To: andreas.addison@richmondgov.com
Cc: Matthew.Ebinger@richmondgov.com; Mark.Olinger@richmondgov.com
Subject: #ExtMail# Letter of Support of Bon Secours Rezone Application

Dear Mr. Addison,

My name is Nancy Thomas, I am writing you today in support of Bon Secours Richmond's application to rezone the Westhampton School property to a B-7 Mixed-Use Business District. This will allow the best use of this corner lot which has been vacant for many years. My profession is President/CEO of Retail Merchants Association, but today I write to you as a member of the Bon Secours Richmond Health System board, a former business owner on Grove Avenue for 14 years and a current owner for over 30 years of a property two blocks south of the Westhampton School. It's important to me that this application to rezone gets approved.

Granting this B-7 Mixed Use zoning will allow Bon Secours to move ahead with the construction of its Medical Office Building, which will enhance economic development, create jobs, and attract unique visitors to support the surrounding businesses on both Patterson Avenue and Libbie and Grove. They have also engaged with several private developers in the effort to save at least the oldest portion of the School which they know is important to the residents and businesses. I have been proud of the way Bon Secours has engaged the community during this process. They have listened and responded with empathy and in the most professional way.

I truly believe Bon Secours is committed to the same goals it had when it planned to put a nursing school on the property: meet the healthcare needs of the community, complement the services already being offered on the St. Mary's campus, and align with Bon Secours' faith-based values. The City of Richmond could not ask for a better alignment with this B-7 Mixed Use zoning.

Kind regards,

Nancy Thomas