

INTRODUCED: May 29, 2018

AN ORDINANCE No. 2018-158

To conditionally rezone a portion of the property known as 5800 Patterson Avenue and the properties known as 5800, 5802, 5804, 5806, 5808, 5810, and 5812 Park Avenue; and 5801, 5803, and 5805 Pratt Street from the R-4 Single-Family Residential District to the B-7C Mixed-Use Business District (Conditional).

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUNE 25 2018 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “As Built Survey on Two Parcels of Land Lying on the North Line of Patterson Avenue,” prepared by Kimley Horn, dated November 24, 2017, and last revised November 28, 2017 (the “As Built Survey”), and on a survey entitled “Topographic Survey of Several Lots in the Subdivision Known as Revision of Block No. 7, Subdivision ‘C’ ‘Westview’,” prepared by Kimley Horn, dated November 24, 2017, and last revised November 28, 2017, copies of which are attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the R-4 Single-Family Residential District and shall no

AYES: 5 NOES: 4 ABSTAIN: _____

ADOPTED: JULY 23 2018 REJECTED: _____ STRICKEN: _____

longer be subject to the provisions of sections 30-408.1 through 30-408.7 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-7C Mixed-Use Business District (Conditional) and shall be subject to the provisions of sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

A portion of 5800 Patterson Avenue Tax Parcel No. W021-0140/001B
identified as “Parcel A” on the
“As Built Survey”

5800 Park Avenue	Tax Parcel No. W021-0116/011
5802 Park Avenue	Tax Parcel No. W021-0116/010
5804 Park Avenue	Tax Parcel No. W021-0116/009
5806 Park Avenue	Tax Parcel No. W021-0116/008
5808 Park Avenue	Tax Parcel No. W021-0116/007
5810 Park Avenue	Tax Parcel No. W021-0116/006
5812 Park Avenue	Tax Parcel No. W021-0116/005
5801 Pratt Street	Tax Parcel No. W021-0116/012
5803 Pratt Street	Tax Parcel No. W021-0116/013
5805 Pratt Street	Tax Parcel No. W021-0116/014

§ 2. That this rezoning shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Second Amended and Restated Proffered Conditions” and dated May 23, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 3. This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE.2018.217

RECEIVED

MAY 24 2018

OFFICE OF CITY ATTORNEY

O & R REQUEST

MAY 15 2018

4-7801
Office of the
Chief Administrative Officer

O & R Request

DATE: May 11, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor.)

JS 5/24/18

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

SCG

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

[Handwritten signature]

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To conditionally rezone the properties known as a portion of 5800 Patterson Avenue, 5800, 5802, 5804, 5806, 5808, 5810, and 5812 Park Avenue, and 5801, 5803, 5805 Pratt Street from the R-4 Single-Family Residential District to the B-7C Mixed-Use Business District (Conditional), upon certain proffered conditions.

ORD. OR RES. No. _____

PURPOSE: To conditionally rezone the properties known as a portion of 5800 Patterson Avenue, 5800, 5802, 5804, 5806, 5808, 5810, and 5812 Park Avenue, and 5801, 5803, 5805 Pratt Street from the R-4 Single-Family Residential District to the B-7C Mixed-Use Business District (Conditional), upon certain proffered conditions.

REASON: The applicant has requested the rezoning to B-7C Mixed-Use Business District (Conditional) to authorize a mix of uses on the subject property, including a proposed 55,000 SF medical office building, which would not be authorized by the existing R-4 Single-Family Residential zoning of the property.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 18, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property, known as a portion of 5800 Patterson Avenue, 5800, 5802, 5804, 5806, 5808, 5810, 5812 Park Avenue, and 5801, 5803, 5805 Pratt Street, are located in the City's Three Chopt Neighborhood. Some of the parcels border the County of Henrico. The subject property is within the Far West Planning District. 5800 Patterson Avenue specifically is a component of the Libbie/Patterson Service Center.

The subject property consists of approximately 6 acres of land, the largest of which is 5800 Patterson Avenue (portion) at approximately 4.23 acres. 5800 Patterson Avenue is improved with the historic Westhampton School.

The 2012 amendment of the City's Master Plan recommends the future land use for 5800 Patterson Avenue to be mixed-use land use and public & open space land use. Primary uses for the mixed-use land use category include combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another. Typical zoning classifications that may accommodate this land use category: B-5, UB, UB-2, B-6, and B-7 (p. 134). Primary uses for the public & open space land use category include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries, and other government and public service facilities (p. 135).

The Master Plan's future land use recommendation for the remaining parcels is single-family (low density) land use. Primary uses for this category include single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5 (p. 133).

Specifically for the Far West Planning District, the Master Plan states that any expansion of St. Mary's Hospital and its related facilities, including parking, into City residential neighborhoods to the south should not be allowed (p. 184). The Master plan also states that further commercial development within the District should occur within the Libbie/Grove, Libbie/Patterson, and Patterson/Three Chopt Service Centers...The vitality of the commercial Service Centers at Libbie/Grove, Libbie/Patterson, and Patterson/Three Chopt should be maintained by placing limitations on the extent and character of expansions to those areas (p. 180-3).

The subject property is zoned R-4 Single-Family Residential. If rezoned as proposed, the subject property would be regulated by the provisions of the B-7C Mixed-Use Business District (Conditional) and the attached proffered conditions.

Properties to the north and east are also located in the R-4 district. Properties to the south and east, along Patterson Avenue, are zoned B-2 Community Business. Properties to the west are zoned R-4 and R-53 Multi-family Residential.

A mix of commercial, mixed-use, and residential (single-, two- and multi-family) land uses are present in the vicinity of the subject property.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$2,000 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: May 29, 2018

CITY COUNCIL PUBLIC HEARING DATE: June 25, 2018

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, June 18, 2018

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: 5800 Patterson Avenue is the subject of a Deed of Ground Lease (Ord. No. 2012-230-218) and Performance Agreements.

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Proffered Conditions, Surveys, Map

STAFF: Matthew J. Ebinger, AICP, Principal Planner
Land Use Administration (Room 511) 646-6308

PDR O&R No. 18-36



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov>

Project Name/Location

Property Address: 5800 Patterson Avenue - see attached

Date: 12-22-17

Tax Map #: _____ Fee _____

Total area of affected site in acres: 5.995 acres

(See page 6 for fee schedule please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4

Existing Use: Vacant School site owned by EDA and leased to Bon Secours

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Medical Office Building and other B-7 Uses

Existing Use: Vacant School site owned by EDA and leased to Bon Secours

Is this property subject to any previous land use cases?

Yes No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Bon Secours-St. Mary's Hospital c/o James W. Theobald

Company: Hirschler Felscher

Mailing Address: P.O. Box 500

City: Richmond

Telephone: (804) 771 9513

State: VA Zip Code: 23218-0500

Fax: (804) 644 0957

Email: jtheobald@hif-fmw.com

Property Owner: See Attached.

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____

City: _____

Telephone: ()

State: _____ Zip Code: _____


Fax: ()

Email: _____

Property Owner Signature: See Attached

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF
RICHMOND, VIRGINIA, a political subdivision of the
Commonwealth of Virginia – as to 5800 Patterson
Avenue

By:  (SEAL)
Name: Julious P. Smith, Jr.
Title: Chairman

APPROVED AS TO FORM:

n/a
Bonnie M. Ashley, General Counsel to the Authority

**WESTHAMPTON SCHOOL
APPLICATION/PROPERTY INFORMATION**

Property Owner Information:

Bon Secours St. Mary's Hospital of Richmond, Inc. c/o Stephan F. Quiriconi Bon Secours Richmond Health System 5875 Bremo Road, Suite 705 Richmond, Virginia 23226 (804) 281-8301 Stephan_Quiriconi@bshsi.org	Economic Development Authority of the City of Richmond c/o Jane Ferrara 501 East Main Street Richmond, Virginia 23219 804-521-4002 jane.ferrara@richmondgov.com
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Property Owner	Property Address	Tax Map Number	Acreege	Current Zoning
Bon Secours St. Mary's Hospital of Richmond, Inc.	5800 Park Avenue	W0210116011	.191	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5804 Park Avenue	W0210116009	.181	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5806 Park Avenue	W0210116008	.169	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5808 Park Avenue	W0210116007	.189	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5803 Pratt Street	W0210116013	.177	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5802 Park Avenue	W0210116010	.186	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5810 Park Avenue	W0210116006	.193	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5812 Park Avenue	W0210116005	.210	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5801 Pratt Street	W0210116012	.177	R-4

Bon Secours St. Mary's Hospital of Richmond, Inc.	5805 Pratt Street	W0210116014	.088	R-4
Economic Development Authority of the City of Richmond	5800 Patterson Avenue	W0210140001B	4.234	R-4
Total Acreage			5.995	

BON SECOURS – ST. MARY'S HOSPITAL OF
RICHMOND, INC., a Virginia non-profit corporation

By: Francine Barr
Name: Francine Barr
Title: CEO

December 21, 2017

APPLICANT'S REPORT

Rezoning Request

Addresses: 5812 Park Avenue, 5810 Park Avenue, 5800 Park Avenue, 5804 Park Avenue, 5806 Park Avenue, 5808 Park Avenue, 5803 Pratt Street, 5802 Park Avenue, 5801 Pratt Street, 5805 Pratt Street, 5800 Patterson Avenue

Map Reference Numbers: W0210116005, W0210116006, W0210116011, W0210116009, W0210116008, W0210116007, W0210116013, W0210116010, W0210116012, W0210116014, W0210140001B

Submitted to:	City of Richmond Department of Community Development Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Bon Secours – St. Mary's Hospital of Richmond, Inc. 5801 Brems Road Richmond, Virginia 23226
Prepared by:	Hirschler Fleischer, Attorneys at Law 2100 East Cary Street Richmond, Virginia 23223

Introduction

The applicant, Bon Secours – St. Mary's Hospital of Richmond, Inc. ("Bon Secours"), requests rezoning to the B-7 zoning district with proffered conditions to authorize the development of a medical office building and future reuse of the existing Westhampton School structure for B-7 uses. The proposed project at this location assists Bon Secours achieve its *Vision* of advancing the Bon Secours tradition of good help to those in need. This request is in furtherance of the Westhampton School project described in the 2013 Performance Agreement (the "Performance Agreement") between the City of Richmond (the "City"), the Economic Development Authority ("EDA") and Bon Secours.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The school portion of the subject property is located on the north side of Patterson Avenue, the west side of Libbie Avenue, and the south side of Park Avenue. The portion of the subject property located on the north side of Park Avenue, the West Side of Chase Street, and the south side of Pratt Street is being held for future development. The subject property is referenced by the City Assessor as 11 tax parcels, 5812 Park Avenue, 5810 Park Avenue, 5800 Park Avenue, 5804 Park Avenue, 5806 Park Avenue, 5808 Park Avenue, 5803 Pratt Street, 5802 Park Avenue, 5801 Pratt Street, 5805 Pratt Street and 5800 Patterson Avenue. Seven parcels are improved with a single-family detached house owned by Bon Secours. The eleventh parcel has an unused structure on the subject property that was formerly the Westhampton School. This parcel will continue to be owned by the EDA subject to a long-term lease with Bon Secours. The subject property contains a total of approximately 5.995 acres of land area.



The single-family detached rental homes were constructed in 1946 and are one story in height.

The surrounding uses are:

1. A recreational playing field to the west.
2. Residential properties to the north across Park Avenue.

3. The Reinhart Guest House at St. Mary's Hospital to the north.
4. Commercial properties to the south across Patterson Avenue.
5. Residential properties to the east across Libbie Avenue.
6. Commercial property to the east across Libbie Avenue (corner of Libbie and Patterson).

EXISTING ZONING

The property's underlying zoning classification is R-4 Single-Family Residential, which does not permit the proposed use.

The surrounding properties in the City of Richmond are generally zoned R-4 Single Family Residential and B-2 Retail.

MASTER PLAN DESIGNATION

The Master Plan recommends "Mixed Use" for the subject property which includes a combination of office, retail, personal service, general commercial and service uses. Taken with the uses in the area, the proposed use is in keeping with the Master Plan designation, as well as with the Bon Secours - St. Mary's Hospital Master Plan which was developed as part of the charrette that was conducted in 2009. This request is also in furtherance of the Performance Agreement.

Proposal

PROJECT SUMMARY

In furtherance of the Westhampton School property reuse described in the 2013 Performance Agreement, the Applicant plans to develop a new three-story, 55,000 square foot medical office building and other B-7 uses in the future. The 10 single-family parcels are for future development/programming. Main vehicular accesses to the site will be via the existing curb cut on Park Avenue and the existing curb cut on Patterson Avenue.

Tree coverage will be provided in accordance with the requirements of the Zoning Ordinance. Landscape buffers will be provided at each site boundary. Buffers will be at least five feet wide. Outdoor lighting on the site and at the building will provide the minimum lighting necessary to ensure adequate safety, night vision, and comfort, and not create or cause excessive glare onto adjacent properties and public street rights-of-way. The height of lighting structures will not exceed 35 feet.

The proposed rezoning for uses in the B-7 Zoning District with proffered conditions will have little traffic impact on the area. The site was a former school which had a greater impact on the area. The local streets (Libbie and Patterson) have the ability to handle the anticipated traffic. Service/delivery vehicles will make infrequent visits to the building.

December 21, 2017

Page 4

Currently, the Property is unused and ripe for development/reuse. Taken with the uses in the area, the proposed use is in keeping with the Master Plan designation, as well as with the Bon Secours - St. Mary's Hospital Master Plan which was developed as part of the charrette that was conducted in 2009. This request is also in furtherance of the Westhampton School project described in the 2013 Performance Agreement. The proposed request supports all these goals. The development will assist Bon Secours in achieving its Vision of advancing their tradition of good help to those in need.

PROFFERS

Your applicant submits the attached proffers to mitigate potential inconsistencies with the proposed use of the subject property and the surrounding community.

Very truly yours,

Charles H. Rothenberg

CHR:lm

9348859.1 077777.00079

**SECOND AMENDED AND RESTATED
PROFFERED CONDITIONS
MAY 23, 2018**

The property owners/applicants in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of the City of Richmond (the "City"), for themselves and their successors or assigns, proffer that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the applicants, or its agent. In the event this request is denied or approved with conditions not agreed to by the applicants or its agent, the proffers shall immediately be null and void and of no further force or effect.

1. Prohibited Uses. The following uses shall not be permitted on the Property:
 - a. Auto service centers;
 - b. Building materials and contractors' sales and storage yards;
 - c. Marinas;
 - d. Tourist homes.
 - e. Breweries, excluding a microbrewery accessory to a restaurant.
 - f. Manufacturing uses of under 15,000 square feet of area excluding small scale accessory manufacturing/warehousing/distribution establishments such as a coffee house that roasts coffee beans on premises and distributes roasted coffee beans therefrom.
 - g. Uses permitted in the M-1 and M-2 districts and not otherwise listed as permitted uses in the B-7 district.
 - h. Wholesale, warehouse and distribution establishments excluding small scale accessory manufacturing/warehousing/distribution establishments such as a coffee house that roasts coffee beans on premises and distributes roasted coffee beans therefrom.
 - i. Contractors' shops.
 - j. Laundromats and dry cleaning facilities excluding dry cleaning pick up stations.
 - k. Funeral homes and crematoria.
 - l. Catering businesses as a primary use.

- m. Communications centers and telephone repeater stations operated by public service corporations.
 - n. Movie theaters (as a principal use) and bowling alleys.
 - o. Greenhouses and plant nurseries as a primary use.
 - p. Grocery stores exceeding 12,500 square feet in size.
 - q. Janitorial and custodial service and supply establishments as a principal use.
 - r. Pet shops and boarding kennels.
 - s. Drive-up facilities.
 - t. Motor fuels dispensing not to preclude charging stations.
 - u. Nightclubs.
 - v. Retail sales of liquor as a primary use.
 - w. Distilleries producing liquor.
 - x. Self-service auto washing facilities and automatic auto washing facilities operated by attendants as a primary use.
 - y. Radio and television broadcasting studios and offices.
 - z. Service businesses that service, repair or rent audio or video equipment, home appliances, furniture, personal recreational equipment, home yard and garden equipment, tools, locks, office machines and similar household or business items; provided, however, computer service and repair shops and bicycle rentals and bicycle sharing facilities shall be permitted.
 - aa. Showrooms and display areas for goods which are sold at both wholesale and retail on the premises exceeding 7,500 square feet in size.
 - bb. ATMs accessible from the exterior of buildings.
 - cc. Wireless communications facilities except on alternative support structures.
 - dd. Uses owned and operated by governmental agencies.
2. Building Height. No building shall exceed five (5) stories in height, provided that in no event shall any building exceed sixty six (66) feet in height, exclusive of chimneys, parapets, mechanical screens set back more than ten (10) feet from the interior face of the exterior wall of the building, or other architectural design features. For purposes of this proffer, Patterson Avenue shall be deemed the street frontage of the lot.

3. Plan of Development. A Plan of Development for any building or parking area on the Property shall be filed regardless of the floor area of the building or number of spaces of the parking area.


4. Dwelling Units. Where any dwelling units, other than single-family detached, single family attached or two-family dwellings, are located in buildings fronting Patterson or Libbie Avenues, a minimum of 5,000 square feet of the ground floor of such buildings shall be devoted to other principal uses permitted in the B-7 District, excluding those that are prohibited in Proffered Condition 1, and such uses shall have a depth of not less than 20 feet along the Patterson or Libbie Avenues frontage. The foregoing requirement does not apply to any existing school building in which dwelling units may be located.

[SIGNATURE PAGES TO FOLLOW]

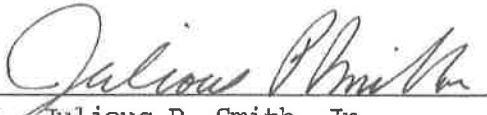
[SIGNATURE PAGE TO SECOND AMENDED AND RESTATED PROFFERED
CONDITIONS CASE NO: RZON-028101-2017]

[SIGNATURE PAGE TO SECOND AMENDED AND
RESTATED PROFFERED CONDITIONS]

BON SECOURS – ST. MARY'S HOSPITAL OF
RICHMOND, INC., a Virginia non-profit corporation

By: 
Name: STEVE QUIRK
Title: TREASURER

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF
RICHMOND, VIRGINIA, a political subdivision of the
Commonwealth of Virginia – as to 5800 Patterson
Avenue

By:  (SEAL)
Name: Julious P. Smith, Jr.
Title: Chairman



May 25, 2018

By Electronic Mail

Mr. Mark Olinger
Director, Planning and Development Review
City of Richmond
900 East Broad Street; Room 511
Richmond, Virginia 23219

Re: RZON-028101-2017; Westhampton School Site

Mr. Olinger:

The purpose of this letter is to respond to a request from you, Councilman Addison, and others, regarding Bon Secours' position on preserving the existing school buildings at the Westhampton School site.

Unfortunately Bon Secours was forced to announce, in December 2016, that it was not financially viable to relocate its nursing school to the Westhampton School site. At that time, Bon Secours also announced that it planned to demolish the existing school buildings to make room for a new medical office building.

After that announcement, Bon Secours heard loud and clear the reaction from elements of the community interested in preserving the school buildings. In response to those concerns, Bon Secours spent several months working with internal and external stakeholders to find a path forward that could lead to preservation.

On August 24, 2017, Bon Secours announced its plans to locate a new three-story medical office building behind the existing 1917 School building, on Libbie Avenue. Bon Secours also announced its plan to request that members of the development community submit creative proposals for the highest and best use for the Westhampton School footprint. Those interested were given broad parameters and told only that the plans must (1) complement the health care being provided on the St. Mary's Hospital campus, (2) help address the health needs of the community, and (3) be consistent with Bon Secours' faith-based values. Proposers were also told that preference would be given to any proposal that preserved at least the 1917 portion of the School.

At the August 24, 2017 meeting, and in countless meetings since that time, Bon Secours has consistently stated that it is unable to unequivocally commit to preserving the school buildings at this time. Bon Secours continues to evaluate the eleven proposals it has received for the redevelopment of the Westhampton School footprint, primarily for financial viability, and to ensure they comply with the parameters given the proposers.



The property is currently zoned R4, which allows two-story residential homes; the Westhampton School is grandfathered. Until the property is re-zoned to B7, and proposers are assured that the proposals they have submitted could actually be pursued on the property, the financial viability of the proposals cannot be fully vetted by Bon Secours.

We do not want to promise the community that we will preserve any of the school buildings before the development community and market tell us whether it is financially viable. Bon Secours made a mistake in December 2016 when it announced that the nursing school would be relocated to the site, and that the 1917 building would be preserved, before it fully understood the financial viability of that project. We do not want to make that mistake again.

However, if the zoning application is approved, Bon Secours' analysis of developers' proposals can proceed in a more thorough and expeditious manner, as some proposers will then be able to provide more in-depth design plans, and detailed financial information, required to fully vet the financial viability of those plans.

We believe that seeking the re-zoning and fully evaluating the proposals that we have received gives us the best chance to generate a plan that (1) preserves at least the 1917 building, (2) allows us to exceed the economic development thresholds established by the City and the Economic Development Authority, and (3) leads to a project that complements the health care being provided on the St. Mary's Hospital campus, helps address the health needs of the community, and is consistent with Bon Secours' faith-based values.

While there is not clear consensus among the community and stakeholders about whether the Westhampton School should be saved, Bon Secours desires to preserve at least the 1917 portion of the School because it is the right thing to do. The past eighteen months that have brought us to this point illustrate our desire to preserve, and we will preserve if it is financially viable.

Sincerely,

A handwritten signature in black ink that reads "Rhodes B. Ritenour". The signature is written in a cursive style with a large, prominent initial "R".

Rhodes B. Ritenour
Vice President, External and Regulatory Affairs