

Saunders, Richard L. - PDR

From: Comcast <jtrading@comcast.net>
Sent: Sunday, July 18, 2021 8:39 PM
To: Ebinger, Matthew J. - PDR; Bill Hamill
Subject: Fwd: City of Richmond Planning Commission

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Sent from my iPad

Begin forwarded message:

From: Comcast <jtrading@comcast.net>
Date: July 18, 2021 at 8:35:31 PM EDT
To: PDRLandUseAdmin@richmondgov.com
Subject: City of Richmond Planning Commission

I wish to voice my opposition to the proposed building at 5605 Grove Ave. My reasons:

Lack of parking in residential neighborhood. 14 offices and 15 parking spaces is not sufficient . There is no estimate of number of people who will staff offices, or number of clients who will be in the offices during business hours. While there is an attempt to have employees walk, ride bikes, shower in the office, there is no way to enforce this.

The obvious result will be parking spilling over into Tuckahoe Terrace and Glenburnie neighborhoods. While the owner of the property recently moved to Cary St Rd, he has not lived in the Westhampton neighborhood until recently, having formerly grown up in the Collegiate area and worked in NYC.

The developers of Fraiche and Westhampton theatre faced similar parking problems and made changes to accommodate both parking and design to be compatible with the residential neighborhoods. The proposed design of the exterior of the proposed building can be found in commercial shopping centers. The exterior design is not compatible with other small homes which have been converted to commercial use.

I ask that you consider my remarks in your decision.

Sincerely,

Jacqueline S Westfall
109 South Wilton Rd
Richmond, Va, 23226
Email: jtrading@comcast.net

Sent from my iPad

Saunders, Richard L. - PDR

From: Robin Bassett <rrbassett@verizon.net>
Sent: Monday, July 19, 2021 8:47 AM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR; Addison, Andreas D. - City Council
Subject: Fwd: development at 5605 Grove Ave.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To the Planning Staff: I understand that today there is a planning commission meeting that will discuss the proposed demolition of the current structure at the above referenced address. As a long time resident of that neighborhood, I had reached out to you in March to share some thoughts on the proposal. It has been brought to my attention that my letter has not been included with the Letters of Opposition that you will see today. It's frustrating to learn that this is the case. I'm reaching out again to share my opinion that the demolition of the existing building and construction of a larger modern one will not benefit our neighborhood. I've attached a copy of my first letter to you which explains the reasons I've concluded this. I hope you will consider my reasoning. Our neighborhood is trusting that our opinions are valued by your commission and that you will be a backstop to the ongoing commercialization of a neighborhood that prefers to retain its residential character.

Thank you,
Robin Bassett

335 Oak Lane
Richmond, Va. 23226

Begin forwarded message:

From: Robin Bassett <rrbassett@verizon.net>
Subject: development at 5605 Grove Ave.
Date: March 17, 2021 at 9:24:25 AM EDT
To: PDRLandUseAdmin@richmondgov.com, "andreas.addison@richmondgov.com" <andreas.addison@richmondgov.com>
Cc: contact@westhamptoncitizensassociation.com

To the Planning Staff and Councilman Addison: I've just been made aware of the plans submitted to demolish an existing structure and construct a modern office building on the above referenced property. As a resident of the neighborhood for over 20 years, it has been disheartening to watch recent large scale development projects change the fabric and feel of the community. I'm writing to ask that as you consider this proposal, you see it in a continuum of projects that have added disruption to the neighborhood in the form of construction headaches, traffic and parking congestion, and architectural blight. At some point, there has to be a line drawn on the changes that are allowed to be made to a unique residential and commercial area that has been thriving for a long time. The particular structure proposed for 5605 Grove Ave. is a good starting point for letting developers know that the City is committed to honoring the historical

evolution of the neighborhood. The structures in this particular block were originally residences which, over time, transitioned to small businesses while maintaining residential facades. They are a buffer between the commercial sector to the west and the residential sector to the east, both in appearance and low traffic generated.

Because the proposed office building does not fit with the transitional nature of its location in style, size or function, I encourage you to decline this proposal and make a statement that the City is committed to allowing its neighborhoods to maintain a large degree their natural evolution.

Thanks for your consideration,

Robin Bassett

Saunders, Richard L. - PDR

From: Amanda Macaulay <atmacaulay@icloud.com>
Sent: Monday, July 19, 2021 8:31 AM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR
Subject: 5605 Grove Ave

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Sirs,

This is to register my total opposition to the proposed building for 5605 Grove Ave.

I have lived in this area all my life & have seen many changes to Westhampton which is not all bad, but this is more than change.

This building not only violates the city's zoning laws for size, height, positioning & on/site parking, but it also will have a negative affect on the value of the adjacent neighborhood to which it is too close.

Seneca is a residential area where people are living & children are playing, sometimes running into the street.

I also do not understand why my council person, Mr Addison, has not been responsive to his many constituents who have spoken out against this project & helped in finding some compromises.

This is one more large step in the destruction of the "village feel" of our neighborhood. The traffic has already gotten terrible. This will only make it worse with no added value.

This is your opportunity to show that zoning laws work for people like me, my neighbors & friends as well as for developers.

Deny them the Special Use Permit.

Sincerely,
Amanda T. Macaulay
502 Henri Rd.

Sent from my iPhone

Saunders, Richard L. - PDR

From: Nancy Greenway <nrgreenway@gmail.com>
Sent: Monday, July 19, 2021 9:25 AM
To: PDR Land Use Admin
Subject: 5605 Grove

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello:

This is to express my opposition to the design and size of the proposed building at 5605 Grove. The other businesses in the Libbie/Grove commercial area have, in making improvements and building new structures, for the most part respected the character of the neighborhood in both profile and design. The current proposal does neither, and would set an unsettling precedent.

Please request redesign!!

Nancy Greenway
6331 Ridgeway Rd

Sent from my iPhone

Saunders, Richard L. - PDR

From: gillylaw@comcast.net
Sent: Monday, July 19, 2021 8:49 AM
To: Ebinger, Matthew J. - PDR
Subject: 5605 Grove Ave

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I am opposed.

Sent from my iPhone

Saunders, Richard L. - PDR

From: timoshea7@gmail.com
Sent: Friday, March 19, 2021 2:32 PM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council; contact@westhamptoncitizensassociation.com
Subject: FW: 5605 Grove Avenue Proposed Project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon. I want to express my family's firm opposition to the proposed development project at 5605 Grove Avenue. I am in agreement with all concerns raised by the Westhampton Citizens Association in the email below. In summary, this project fails to provide a transitional buffer to residences, the scale of the project is way off current use and aesthetic criteria, parking is inadequate, etc. Please reject this proposal in its entirety. Thanks for your efforts.

Tim O'Shea
804-938-0695
15 Stonehurst Green
Richmond, VA 23226

Begin forwarded message:

From: Westhampton Citizens Association <members@westhamptoncitizensassociation.com>
Date: March 16, 2021 at 3:57:06 PM EDT
To: Members WCA <members@westhamptoncitizensassociation.com>
Subject: 5605 Grove Avenue Proposed Project

I want to make you aware of a proposed office building project that the WCA Board of Directors believes could adversely affect the buffering between residential neighborhoods and commercial areas around the Libbie/Grove intersection. A loss of such buffering could negatively impact the value of some residences in adjacent neighborhoods.

Furthermore, as currently designed, the project could set a precedent encouraging additional commercial developments of a scale and density that make it difficult to sustain the village-like feel of the Libbie/Grove area that WCA members have indicated they value.

For these reasons, we encourage you to familiarize yourself with the proposed project and, if you share our concerns, to express your opinions as the City considers possibly issuing a special use permit allowing the project to proceed.

Project Description: The project is located at 5605 Grove Avenue, where the Faison Antiques business operated.

- The new owner is seeking a special use permit for demolishing the existing two-story residential structure and garage containing 3,240 square feet and constructing a three-story commercial office building containing 11,320 square feet.
- The property is on the south side of Grove and is immediately adjacent to homes on Seneca Road in the Tuckahoe Terrace neighborhood.

- You may view the project plans at:
<https://www.dropbox.com/s/k6j83ndi5ybpcbe/01.%20SUP%20Plans.pdf?dl=0>.
- A photograph of the current building and a rendering of the propose building are attached.

Our Concerns:

- The proposed project would undermine the transitional nature of the 5600 block of Grove.
 - o This block buffers the single-family residential neighborhoods to the east (most immediately, Tuckahoe Terrace and Glenburnie) from the more intensely commercial areas closer to the Libbie/Grove intersection.
 - o All of the buildings on the block (with only one exception) were constructed as, and continue in appearance as, single-family residences, even though they are currently used for low-traffic commercial establishments.
- The scale and positioning of the proposed office building is inappropriate for this transitional block.
 - o The building would be almost 4 times larger than the existing buildings on the property. The house in which the antique business operated was one of the larger buildings on the block and this highlights how the proposed project would increase the scale of buildings on the block.
 - o The proposed building would be about 85 feet wide and will cover almost the entire front of the lot except for the driveway. The front of the current building is about 53 feet wide.
 - o Setbacks will also be materially different, with the front setback being as close to the front lot line as 11 feet and the west side setback being only 3 feet, whereas the existing front building is set back 25 feet and more from Grove Avenue and 27 feet from the west lot line.
 - o The height of the proposed building is also a concern. Unlike the current building, which has a residential-style sloped roofline, the proposed building will be 28 feet high along the entire 85 feet of its box-like front façade and will be 36 feet high in the back.
- Parking in the area will be affected by this office building. The City’s planning department staff says a building of this size would normally require 30 parking spaces, but the project plans call for only 15 parking spaces on the site. As additional parking is needed, cars will be parked on the street and this may spill over into adjacent neighborhoods.

WCA Actions: The Land Use Committee of the WCA has met with the owner of the property several times and has outlined our concerns. We’ve also had conversations with the City’s planning department staff and with our City Council member, Andreas Addison. The Board of Directors of the WCA has considered the project and has decided to oppose it as currently designed.

The WCA is not opposed to development in the Libbie/Grove/Patterson area, including commercial development. However, we believe development should complement and enhance the existing village-like scale and feel in the area, which the City’s new Master Plan endorses. Furthermore, in this specific block, we believe buildings should reflect the block’s special transitional role.

Registering Your Opinion: I encourage you to express your views about this project. Please send your comments to the City’s planning staff at PDRLandUseAdmin@richmondgov.com and also to our City

Council member, Andreas Addison, at andreas.addison@richmondgov.com. Please also send your comments to the WCA at contact@westhamptoncitizensassociation.com.

Thank you for your prompt attention to this important matter.

Philip Hart
President
Westhampton Citizens Association
contact@westhamptoncitizensassociation.com



Saunders, Richard L. - PDR

From: Adam Martin <aamartin81@gmail.com>
Sent: Monday, March 22, 2021 8:05 PM
To: PDR Land Use Admin
Subject: Proposed 5605 Grove Ave Re-development

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear City Planning Team,

I am writing to express my concerns about proposed re-development of the property at 5605 Grove Ave. We have attended information sessions with our local neighborhood associations (Tuckahoe Terrace and Westhampton Citizens Association) as well as a Zoom meeting with the developer, Mr. Saunders. Through these meetings, I have not received a suitable explanation for the proposed SUP to change setbacks and parking restrictions to meet the plans of a project whose scale is not in keeping with the neighborhood or the city's master plan. As it stands, the developer is asking to reduce the current setbacks while proposing a building whose size and industrial design are not suited for a transitional location between small businesses and a residential neighborhood. We are likewise concerned about the building's design.

The facade resembles a warehouse and approval in its current rendering would be all the more unfortunate for having replaced a neighborhood friendly colonial style business.

My wife and I, as well as many neighbors with whom we have spoken, support tasteful and increased density development. We were proponents of the redevelopment of the Westhampton Theater, and anticipate that such thoughtful change will continue to benefit our community. I write asking that you require the developer to adjust their design to more appropriately respect the atmosphere of the neighborhood. Some examples would be requiring a multi-depth street facing facade (similar to the style of the former Westhampton Theater property), more appropriate setbacks, and standard parking requirements to protect neighborhood overflow from a building whose functions may evolve in time.

I appreciate your time and consideration and look forward to hearing from you.

Sincerely,

Adam A. Martin, MD
106 Tuckahoe Blvd
Richmond, VA 23226

Saunders, Richard L. - PDR

From: deutschrm@aol.com
Sent: Wednesday, March 24, 2021 10:14 AM
To: PDR Land Use Admin
Subject: proposed building at 5605 Grove Ave.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Morning

I would like to express my deep dissatisfaction with the proposed building at 5605 Grove Ave.

NO NO and more no.

It is out of scale for the block .

The parking is insufficient as we already have cars parked all the way down Grove ave. with the added activity on Grove and we have no desire for the spill over parking to come to our street (Seneca Road).

The building is not designed in the character of the Westhampton "village"

The height of the building will be an eyesore in our backyard and the idea of the rooftop patio.... yikes. they will be looking down on our backyards.... weird !!

Many Thanks

Mary Beth Deutsch
118 Seneca Road

ROBERT HARRISON MITCHELL

March 17, 2021

Dear Sir,

I am writing to express my concern and opposition to the proposed project at 5605 Grove Ave., which abuts my neighborhood, Tuckahoe Terrace. I understand the developer wants approval to override several long time restrictions that are typical for buildings like this and used throughout the city. This is entirely unacceptable. Those restrictions were implemented for lots of good reasons, not the least of which is to protect the community. As a former commercial banker, I financed the construction of countless buildings, all of which had to comply with various requirements.

In addition to enforcing restrictions which were developed to keep our community safe and attractive, I am most concerned about the following:

- The first is that the building is too big and detracts from the neighborhood. The Libbie/Grove area presents a village-like atmosphere, and developments like this one show complete disregard for this and completely undermine the village and community feel.
- Second, it seriously affects an already bad parking situation. According to the city planning office, a building of this size requires 30 parking spots, yet the building is only providing 15 spots. Of all the buildings I've financed, parking spaces was one of the most important requirements of a new building as it ensured the building occupants had a place to park and it kept cars off the street. We already have too many cars parked on streets in our community creating safety concerns for pedestrians and children.
- In addition 15-30 more cars is only going to exasperate the increased traffic that's already causing problems. It now takes two if not three or four light changes to get through Libbie. This delay and large numbers of cars are not safe and creating additional safety issues by forcing people like me to cut through our neighborhoods where lots of children are at play.
- Another concern is that the building and parking completely cover the property and essentially remove all the green space that is typical for the neighborhood. Now it will simply be a commercial space with no transition to the residential areas.
- My last major concern is their request to be exempt from our set back limits particularly one side in which they want to reduce the space to 3 feet. Those limits were made for lots of good reasons, perhaps the most important being privacy, safety, and the protection of green space. Those set backs have really helped protect our neighborhood and forced lots of homeowners to adjust their plans for the benefit of the community. If people living in the community have to abide by them, then it's even more important from someone from outside the community follow them. Overruling those limits sets a bad precedent and makes it easier for the next project and the project after that to obtain waivers and slowly erode the many wonderful things about our neighborhood as well as the Libbie/Grove village.

In closing, I support lots of projects but only if they make sense. **That it needs multiple waivers of covenants, restrictions and laws to protect our community proves it does not make sense.** Moreover it's only going to worsen the parking and traffic which creates numerous safety issues.

Thank you,



Rob Mitchell
1 Tuckahoe Ave
804-366-1584

Saunders, Richard L. - PDR

From: Ann Kramer <annhkramer@gmail.com>
Sent: Friday, March 19, 2021 6:42 PM
To: PDR Land Use Admin
Cc: andreas.addison@richmondgov.com; Andy Bennett
Subject: 5605 Grove Ave project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am writing to the Planning Committee, my City Councilman, and my contact for the Westhampton Civic Association as a resident of Tuckahoe Terrace which is between Grove Ave and Cary St. Rd. and directly neighboring 5605 Grove Ave.

The Grove/Libbie corridor is a popular and trendy area which is growing and changing yearly now. The updates and expansions done at Westhampton Theater, the Chadwick building and the Tyber have been well designed both functionally and architecturally to fit in with the charm of our shopping and dining village.

Upon seeing the design of the structure replacing 5605 Grove Ave., I must say I was appalled. There is not one single redeeming feature to this nondescript design which looks like a warehouse or hotel.

Respectfully,

Ann Kramer
3 Tuckahoe Boulevard

Saunders, Richard L. - PDR

From: Susan Aprahamian <saprahamian12@gmail.com>
Sent: Monday, April 5, 2021 8:08 AM
To: PDR Land Use Admin
Subject: 5605 Grove Avenue Building Project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As a resident of the Hampton Gardens neighborhood for the last 23 years, we would like to express our concern over the proposed demolition of the house at 5605 Grove Avenue and the building of the disproportionately large office building. We must preserve the integrity and history of our neighborhood and respect its residential nature. Please consider the parking implications of this decision as well.

We are very alarmed by this proposed project. Thank you for listening to our concerns.

Susan and Matt Aprahamian
14 Greenway Lane

Sent from my iPhone

Saunders, Richard L. - PDR

From: Charles Fox <ckphox@icloud.com>
Sent: Tuesday, March 16, 2021 6:00 PM
To: PDR Land Use Admin
Subject: 5605 Grove Ave. proposed project

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For all the reasons outlined by the Westhampton Citizens Association, I am adamantly opposed to the ugly, inappropriate building proposed at Libbie & Grove. Please do not approve that project.

Charles Fox
15 Towana Rd.
23226

Saunders, Richard L. - PDR

From: JORDAN BALL <jball11@verizon.net>
Sent: Thursday, March 18, 2021 11:36 AM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council; contact@westhamptoncitizensassociation.com
Subject: Special Use Permit. 5605 Grove Ave.

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My wife and I want to express our objection to any change in the zoning or issuance of any special use permits for the 5600 block of Grove Ave. This block serves as a transition from residential to commercial and is a much needed buffer for the nearby residents.

In addition, if the SUP were granted for 5605 Grove, parking would be adversely affected for not only the residents but also for the commercial tenants in the nearby area.

Please do not grant this permit or make any other zoning changes in this area.

Jordan & Pat Ball

99 Maple Ave.

Sent from my iPhone

Saunders, Richard L. - PDR

From: Joe Cashin <cashinfamily29@gmail.com>
Sent: Thursday, March 25, 2021 11:48 AM
To: PDR Land Use Admin
Subject: Fwd: 5605 grove ave special permit

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

From: Joe Cashin <cashinfamily29@gmail.com>
Date: Thu, Mar 25, 2021 at 11:44 AM
Subject: 5605 grove ave special permit
To: <PDRLandUseAdmin@richmondgov.com5605>

I am a long time resident of the Grove/Libbie and would strongly like to object to the proposed new construction at 5605 Grove Ave. Our lovely residential area is being over taken by new construction> We do not need even more traffic and parking problems along this corridor. We do not need a office complex structure and traffic in our area on top of all the other projects what have been allowed

Your Sincerely

Joseph Cashin
105 Seneca Rd
Richmond Va 23226

Saunders, Richard L. - PDR

From: Audyn O'Rourke <audyn.or@gmail.com>
Sent: Wednesday, March 17, 2021 11:22 AM
To: PDR Land Use Admin; Addison, Andreas D. - City Council;
contact@westhamptoncitizensassociation.com
Subject: 5605 Grove Avenue Proposed Project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Morning,

I am writing in reference to the 5605 Grove Avenue proposed development project. I own 112 Seneca Rd, just a few houses down from where this building will be.

I've been excited about the business growth at the Grove/Libbie area - the unique small businesses bring a great level of activity and energy to the area that continue to help raise the appeal of the area and property values. While the 5605 purchase and business moving in is a positive as the area continues to carefully grow, the proposed building structure, design and parking lot itself are going to have a negative affect on the appeal of our street and property values. For those homes that back up to the building, the removal of trees, the activity/noise of cars/patrons, the large parking lot lights, and the 3 story height of the building itself and modern/industrial roof profile will completely change the insulated feel of what they purchased, the historical village feel of the street and what future buyers would have paid a premium for. If I were in one of those homes I would be incensed about the loss of privacy, increase of noise, drop in home appeal/perception and ultimately value. As someone a few houses down I am also very concerned about the height of the building and incongruous design of the roof profile. This proposal completely removes the physical transition into the residential area and creates a distinct and abrupt divide between the business and the residential area - creating a high physical barrier that will be visual from the wider area/Seneca road, and removing all trees which provide privacy, character, biodiversity and help control energy costs. As a buyer I would have not paid the premium I did to live on this street had this abrupt business to neighborhood divide existed and I am very concerned about what it will do to my own property value and loss of appeal it will create for future buyers.

Please continue forward with the project, but please reconsider what can be done from a design and landscaping perspective to make the building and it's parking lot fit more naturally into the space, preserving the transition to the residential area and maintain privacy and noise control for the homes directly behind it and in the very near vicinity. Changes to the roof profile, lighting and landscaping would go a long way to make the area welcome the business and feel it is a welcome addition, versus the current proposal that will create tension with the area and the people the business will call neighbors and potential clients.

Thank you for your consideration,
Audyn O'Rourke
804.712.8840
112 Seneca Rd

Saunders, Richard L. - PDR

From: Dion Christopher <cjdion@yahoo.com>
Sent: Friday, March 19, 2021 4:57 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Subject: 5605 Grove Avenue Special Use Permit

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To Whom it May Concern - our family lives at 116 Seneca Road, which is only a few houses down from this proposed development on the same street (backyards are adjacent). I want to first say that I am for the idea of 'creative destruction' and a continued focus on the Libbie/Grove area as a center of activity for the City. It is a wonderful area and am glad that developers, businesses and restaurants believe it has long-term value as a sub-neighborhood - we want it to continue to thrive and it will thrive with thoughtful new projects that better use the available land over the coming years and decades. I also appreciate that this will be an office/commercial building and not a residential building from a traffic perspective and the 'day parts' that this building will most likely be utilized/inhabited.

That said, I'm very concerned about the current proposal and renderings for 5605 Grove. The scale of the project is quite different from the existing footprint of the two buildings - I'm certain it optimizes for rentable square footage, but it will appear downright monolithic in comparison with the other buildings on the street and the homes in the surrounding area. It will be very close to the street (unlike all the other buildings). Additionally, while the building appears to be less imposing from the front rendering, the building is 36 feet tall in the rear, which will essentially be looking directly into mine and my fellow neighbors' back yards with a bird's eye view. We very much value our privacy and oppose this scale, particularly in the rear of the building. Lastly, given the sheer size of the building in terms of square footage, the current proposal for 15 parking slots is laughable. Much of Grove avenue has cars parked along it in that area much of the day from the various businesses and restaurants already. More parking is required to avoid having cars parked up our street (Seneca Road) all day in a residential neighborhood where we have a large number of young children often playing outside.

Thanks for taking my comments and concerns. Please feel free to call me. We can show you how the glass and steel third floor of the building will look right into our backyards.

-Chris Dion
116 Seneca Road
804.405.2398

Saunders, Richard L. - PDR

From: Eric Burfeind <eebee63@gmail.com>
Sent: Wednesday, March 17, 2021 10:55 AM
To: PDR Land Use Admin; contact@westhamptoncitizensassociation.com; Addison, Andreas D. - City Council
Subject: 5605 Grove Avenue

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Absolutely no.

I thought about subtle ways to lead into this conclusion, but it is so obvious that I cannot believe it is even being proposed. The demolishing of perfectly useful period structures and replacing them with behemoths has got to stop.

We recently purchased 118 Granite Avenue for many reasons, but the two most important were 1) Moving into this wonderfully village-like setting and 2) to do everything we can to preserve this 100 year old home while making slight modifications to adapt to modern day living. While we are not opposed to progress, turning a neighborhood into a business district is off the table.

Concerns are:

- The proposed building is too large for that space and does not come close to fitting into the Westhampton architecture. It's a hideous eyesore
- Parking will spill into neighborhoods as it already does on the north side of Granite beside Mango
- The height will make it visible for all that live on Granite
- Construction traffic will be lengthy, disrupting and ridiculous at an already quite busy intersection that is a gateway to the Granite Avenue residential area.
- Removes that "transition" area of single family housing that is being used as commercial, making it too abrupt
- Traffic hazard/visibility, especially for the scores of students who walk to and from school on Grove Avenue
- Other options are available for the greedy buyer, such as a small cul-de-sac with 3-4 single family homes.
- Will set precedent for someone to do the same thing across the street and down the block
- Continues to denigrate the desirability of the village feel we embrace

In conclusion, there are zero benefits to construction of this building for the residents and merchants of Westhampton. Citizens of the Westhampton area will gain nothing from this building or improve our quality of living here, much as an upscale restaurant or additional local boutiques would.

Eric and Elizabeth Burfeind
118 Granite Avenue

Saunders, Richard L. - PDR

From: Richard Deutsch <rdeutsch@ctebg.com>
Sent: Tuesday, March 30, 2021 10:16 AM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council
Subject: 5605 Grove Avenue - Planned Construction

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am concerned about the impact of the above-mentioned construction on our neighborhood.

The change in the view from our backyard will be extreme. Also the increase in traffic and parking volume is also worrisome.

Please consider limiting this project to the current code restrictions, which I understand would not allow a third floor.

Thank you,

Richard Deutsch
118 Seneca Road
Richmond VA 23226
Cell 804-370-9843
rdeutsch@ctebg.com

Saunders, Richard L. - PDR

From: Mark Pounders <mark@winbus.com>
Sent: Tuesday, March 16, 2021 7:00 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Cc: contact@westhamptoncitizensassociation.com
Subject: 5605 Grove Avenue Proposed Project

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As home owners just a couple of blocks away from this proposed development, we believe development should complement and enhance the existing village-like scale and feel in the area, which the City's new Master Plan endorses. Furthermore, in this specific block, we believe buildings should reflect the block's special transitional role. Obviously, this proposed plan does neither and other developments in the area that have not met this criteria have been detrimental to both property values and aesthetics. It is for this reason that we hope you oppose the plan and encourage the developer to design something more conducive to the area.

Thank you,
Mark & Jennifer Pounders
406 Maple Avenue

Saunders, Richard L. - PDR

From: CHRISTIANNA Z BLANTON <christazblanton@gmail.com>
Sent: Thursday, March 18, 2021 5:18 PM
To: PDR Land Use Admin
Subject: Planned construction at 5605 Grove

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As a resident of the neighborhood around your planned office building at the 5605 Grove , my husband and I are extremely opposed to this office building. It is not at all in keeping with the neighborhood around this location! We strongly recommend that the planning committee reject this project.

Chris and Charlie Blanton
505 Henri Rd
Richmond, Ava. 23226

Sent from my iPhone

Saunders, Richard L. - PDR

From: Wilson Trice <wtrice@t-mlaw.com>
Sent: Tuesday, March 16, 2021 4:24 PM
To: PDR Land Use Admin
Cc: Andreas Addison
Subject: 5605 Grove Avenue Proposed Project

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Ladies and Gentlemen;

I am a resident in the Westhampton area at 4204 Kingcrest Parkway. I am opposed to the plan to build a new office building on this site, on which currently stands a structure which is compatible with the adjoining residential neighborhoods to the east and consistent with the neighborhood's interest in retaining the 5600 block as a transitional block before the strictly commercial area to the west of the site. An office building of this size would be very disruptive to the Seneca neighbors and the additional required parking to serve it will undoubtedly increase the on-street parking on Gove Avenue, which is already creating a bottleneck for two lanes of eastbound traffic in that block.

Wilson R. Trice

ThompsonMcMullan, P.C.

P 804.698.5929 | F 804.780.1813

wtrice@t-mlaw.com | t-mlaw.com

[Twitter](#) | [LinkedIn](#) | [Facebook](#)

100 Shockoe Slip | 3rd Floor | Richmond, Virginia 23219

MERITAS LAW FIRMS WORLDWIDE

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Saunders, Richard L. - PDR

From: ron.cain@wellsfargoadvisors.com
Sent: Tuesday, March 16, 2021 4:52 PM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council
Subject: 5605 Grove Ave rezoning

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To the Land Use Administration and Andreas Addison...All, I live at 4701 Rolfe Rd, Richmond VA 23226 and I am strongly opposed to rezoning 5605 Grove Ave to allow for that hideous structure to be built. Please keep it residential. Thanks..Ron

Ronald A. Cain Jr.
Managing Director
Wells Fargo Advisors
1021 East Cary Street 22nd Floor
Richmond,VA 23219
Sent with BlackBerry Work
(www.blackberry.com<<http://www.blackberry.com>>)

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WFA123456

Saunders, Richard L. - PDR

From: Patricia Young <beemaw@msn.com>
Sent: Sunday, March 21, 2021 10:32 PM
To: PDR Land Use Admin
Subject: 5605 Grove Avenue

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern:

Once again, the City is trying to make our formerly lovely neighborhood into a little Manhattan!!!

My husband and I have lived in this area all of our lives. Many of the changes the Planning Commission and the City Council have made have created traffic and parking nightmares on Grove, Patterson, Cary, Libbie, and even Granite. It is going to get even worse if this building, which is WAY too big, too tall, and not at all in keeping with the existing buildings, is allowed.

The bicycle paths are ridiculous and cause collisions and even more collisions. We take our walks many days on Grove and see bicyclists continually merrily going through red lights! We may live in what you call a walkable neighborhood, but between the increase in car traffic and bicyclists, it is no longer a safe area in which to walk!

The pandemic may have lured people to think that things are not too bad in our area, but when things return to normal and the restaurants can have full capacity, they will once again see what a mess Grove, Cary, Patterson, and Libbie are. This new project at 5605 is not even providing the required number of parking places. We often walk at 8 AM, and in normal times cars have already completely filled the street in front of 5605 Grove and across the street even down into Seneca in Glenburnie and Tuckahoe Terrace.

We request that the SUP for this building not be approved!!! As you very well know, more SUP applications will certainly follow until our family, quiet area will be no more!!!

Patsy and Bill Young
5405 Tuckahoe Ave.
Richmond, VA 23226

Saunders, Richard L. - PDR

From: Betsy Tompkins <manakinbetsy@gmail.com>
Sent: Monday, March 29, 2021 7:16 PM
To: PDR Land Use Admin
Subject: special use permit for 5605 Grove Ave

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This looks like a quality project, and certainly an ambitious one. It seems that the developer needs just a bit more acreage to fit in all he/she envisions.

There is a dearth of parking everywhere in the Libbie Grove corridor. Zoning would normally require 30 parking spaces for a building the size of this project. I am counting on the City and City Council to deny a variance on parking space requirements. The developer describes 14 office spaces in the building. Where will the clients and visitors park?

I see also noted by City Zoning concern about the 12' drive aisle being too narrow for more than one car to utilize at a time- and I wonder also how construction crews and vehicles are going to negotiate the space as currently proposed.

16' tall light poles are not neighbor friendly, nor is the lack of landscape vegetation along contiguous borders. Some adjustment in those areas would be welcome.

Elizabeth Tompkins
5409 Tuckahoe Ave

Saunders, Richard L. - PDR

From: johndperrin <johndperrin60@gmail.com>
Sent: Sunday, March 21, 2021 9:45 AM
To: PDR Land Use Admin
Subject: 5605 Grove Ave Proposed Project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I'm writing to oppose the above commercial development project. This would negatively impact the residential neighborhood and potentially over time the tax base that exists currently based on the unique nature of the area / village concept. The value realized by the city from this project and one investor group is outweighed by the negative impact on the many residential homeowners who oppose it.

The city has many other areas / options for commercial developers to consider for this type of project that don't create controversy and impact a high tax base neighborhood for the city.

thanks for considering my views

john perrin
5423 Tuckahoe Ave, Richmond, Va, 23226

Saunders, Richard L. - PDR

From: Jill Traywick <jilltraywick@gmail.com>
Sent: Saturday, March 20, 2021 11:19 AM
To: PDR Land Use Admin
Subject: 5605 Grove Avenue Proposed Project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To: City Planning Staff
From: Cris and Jill Traywick

Ref: 5605 Grove Avenue

As residents (5906 Grove Avenue) in the immediate area affected by the subject project since 1984, we express our concern regarding the proposed development of this property at 5605 Grove Ave.

This is an established non-transient neighborhood. The village-like quality is what makes it attractive to long term residents. Many of our neighbors do not have the luxury of off-street parking. In the years that we have lived here, the parking issue has grown and become an issue not only for the residents, but also patrons of the already established businesses in the Maple, Grove, Libbie, Three Chopt corridor.

The obvious parking and traffic issues that will increase with this proposed project will add additional burdens on the schools and neighbors nearby - not only in parking issues, but also traffic and safety of the pedestrians.

Finally, the rendering of this proposed building is not in keeping with this neighborhood, architecturally or aesthetically.

In conclusion, we oppose this project.

Thank you
Jill and Cris Traywick
5906 Grove Avenue
jilltraywick@gmail.com

Saunders, Richard L. - PDR

From: Susan Williams Jones <susan.jones@thesteelgroupsir.com>
Sent: Thursday, April 8, 2021 6:44 PM
To: contact@westhamptoncitizensassociation.com
Cc: PDR Land Use Admin; Addison, Andreas D. - City Council
Subject: 5605 Grove

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Philip - I hope you are doing well and enjoying the start of spring!

Basil and I vehemently oppose the proposed development by Brock Saunders for 5605 Grove Avenue. We both grew up in the west end, within walking distance of the highly desirable Libbie/Grove area, and have lived nearby for our entire lives. Self-serving projects like Brock's will undoubtedly diminish and eventually destroy the neighborly feel of this unique part of the city. We treasure where we live, shop, dine and gather, and we contend that this proposal does not merit consideration on any level.

Contrary to Brock's contention that he respects the "village-like" feel of the area, this proposed plan involves a jarring, hideous transformation of a charming piece of property. The astonishingly condescending tone of Brock's rebuttal is a strong indication that he doesn't "get" the idea of preserving any sort of neighborhood feel with his plan. It seems clear that he approaches this as just another business venture for personal reward, with no regard for neighborhood concerns or input. Increased traffic and unattractive commercial buildings will negatively impact not only those of us who live nearby but also those who visit this area for its charm, walkability, convenience and wide variety of shopping and dining options.

We fervently hope that this proposal does not get approved, and we will join in any needed effort to support the WCA and the preservation of this very special part of Richmond.

Thank you for all your hard work on behalf of the WCA.

All the best,
Susan and Basil Jones
6100 Howard Road
23226

Susan Williams Jones, Realtor®
The Steele Group Sotheby's International Realty
6726 Patterson Avenue
Richmond, VA 23226
Office 804.282.3136
Mobile 804.814.0334
susan.jones@thesteelgroupsir.com

Distinguished Achiever

Licensed in Virginia

Saunders, Richard L. - PDR

From: Randy Robins <randyrobins@comcast.net>
Sent: Tuesday, March 16, 2021 5:19 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Cc: contact@westhamptoncitizensassociation.com
Subject: 5605 grove ave proposed project

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I am very much opposed to this project as it does even more damage to the residential aspect of the area. Parking and traffic congestion have become much worse in the area as a result of the changes in the libbie grove area and this project would only add to the negative impact of the changes in the area.

Randolph Robins, 6123 St. Andrews Lane 23226

Saunders, Richard L. - PDR

From: Rand Robins <randrobins@gmail.com>
Sent: Tuesday, March 16, 2021 5:59 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Subject: 5605 Grove

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I am opposed to this project on aesthetic, neighborhood character, and traffic/congestion grounds. The neighborhood has changed a lot over my lifetime and many of those changes have not been for the better. This would only accelerate that trend of huge bulky buildings into a space that isn't roomy enough for modern commercial office space.

Rand Robins
6427 Roselawn Road

Saunders, Richard L. - PDR

From: Nancy Grey <nancy.j.grey@gmail.com>
Sent: Monday, April 5, 2021 11:07 AM
To: PDR Land Use Admin
Subject: 5605 Grove Avenue Proposed Project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am writing to oppose the SUP application for 5605 Grove Avenue. As a longtime resident of Glenburnie, I have significant concerns about the height, size and set-back of the current proposal. The implications for on-street parking in an already limited area are concerning, and the architectural design is not in keeping with the residential and village-like feel of the commercial district.

Thank you.

Nancy J. Grey
510 Tuckahoe Blvd.
Richmond, VA 23226
704-582-9713 (c)
nancy.j.grey@gmail.com

Saunders, Richard L. - PDR

From: Angle, Robert A. <robert.angle@troutman.com>
Sent: Thursday, March 18, 2021 8:42 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Cc: contact@westhamptoncitizensassociation.com
Subject: 5605 Grove Avenue Proposed Project

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Hello –

My wife and I live at 200 Tuckahoe Blvd and just wanted to note our opposition to this project. We do not think it is in keeping with the neighborhood, both in style and in size.

Thank you,

Robert & Eleanor Angle

□ □

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Saunders, Richard L. - PDR

From: Bonnie Andrews <bonniepcandrews@gmail.com>
Sent: Monday, March 22, 2021 5:32 PM
To: Addison, Andreas D. - City Council; PDR Land Use Admin
Cc: contact@westhamptoncitizensassociation.com
Subject: 5605 Grove Avenue

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Dear Sirs,

I am a resident (and voter) on Granite Avenue that moved here for the village atmosphere and friendly neighborhood found "On the Avenues". I was shocked to see the proposed plan for 5605 Grove Avenue. It is huge, cold and unfriendly. Every plan that is presented does not automatically deserve to be approved. Mine you, I am not opposed to new business but I am opposed to ill fitting plans.

Councilperson Addison, please roll up your sleeves and work with the owner to amend these problems or convince your co-council members to VOTE NO.

Sincerely,
Bonnie Andrews

Sent from my iPad

Saunders, Richard L. - PDR

From: Judith Carpenter <judithcarpenter@mac.com>
Sent: Sunday, March 28, 2021 10:57 AM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Cc: Westhampton Citizens Association
Subject: 5605 Grove Avenue

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Sirs,

I write concerning the proposed project at 5605 Grove Avenue. This proposal should, and must be denied. The negative ramifications of such a project are many, and they will cause irreversible harm to the area.

While a business (Faison Antiques) has operated on the property for years, because it occupied a former residence, it blended nicely with the neighborhood and provided a soft transition. It also sat back from the street and provided an open feel. The proposed project, with buildings almost 4 times larger than the existing buildings on the property, appears to cover the entirety of the lot. The large, singularly unattractive, 3 story structure and the paltry 3 foot setback looming over Grove is not acceptable and is contrary to the "village feel" that attracts residents and customers to this area. It will dramatically increase pressure on neighboring areas in terms of parking, additional commercial lighting, industrial trash removal and more. Replacing the current buildings/landscaping with what is proposed will be killing the goose that laid the golden egg.

The residents in this area work hard to maintain not only their own properties, but the integrity of the area as a whole. This is a large factor in the desire of more and more people to live here. Many people like myself have lived in the immediate vicinity for as many as 60 years or more. My great-grandmother built some of the earliest homes close by, so my roots in the area are deep. We love the village of Westhampton and we are concerned about the flash of the quick buck that can erode and destroy the unique charm and desirability of areas like ours.

For this project, and for the inevitable ones that will follow, I implore you to consider the deleterious effects of unbridled "redoing" and replacing of what makes our area special and unique. Once that character is erased/removed, it can never be replaced, and the tax revenues from surrounding areas will decline precipitously.

For these reasons, I add my voice to those of the Westhampton Citizens Association and other residents in strong opposition to this project.

Thank you for your prompt attention to this important matter.

Judy Carpenter
judithcarpenter@mac.com

Saunders, Richard L. - PDR

From: Beth Cashin <lovejoecashin@gmail.com>
Sent: Thursday, March 25, 2021 8:44 AM
To: PDR Land Use Admin
Subject: 5605 Grove Avenue special Use Permit

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am writing to oppose the variance requested for the multi-level office facility at [5605 Grove Avenue](#). The neighborhood is zoned R-4 Single-Family Residential District for good reason.

I believe that the building itself will cause substantial detriment to the public good and to the residential neighborhood. This type of proposed structure will tower over existing residential properties and devalue the properties. I also believe the proposed parking is insufficient for an already congested area.

I implore you to vote against the special use permit for this high rise non-residential building. Thank you for your attention.

Yours sincerely,
Susan E. Cashin (Beth)
[804-285-0489](tel:804-285-0489)
Sent from my iPhone

Sent from my iPhone

Saunders, Richard L. - PDR

From: Sharon Dion <sharondanna@yahoo.com>
Sent: Wednesday, March 17, 2021 11:35 AM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Cc: contact@westhamptoncitizensassociation.com
Subject: Opposition to proposed plan at 5605 Grove Ave

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Hello,

I am writing to you today to express my fervent opposition to the current structure, as designed, on 5605 Grove Ave. A three-story, 11,320 square foot commercial office building is completely out of place in that spot, or quite frankly, in this neighborhood.

I live on Seneca Rd., which will be directly behind this proposed monstrosity. People on the 3rd floor will be able to see into my backyard, see my children playing.

Please do not approve these plans as drafted. The developer needs to go to a more spacious, more commercial area if he wants to build a building like this!

Thank you for your time and consideration.

Sharon Dion

Saunders, Richard L. - PDR

From: autovacva@aol.com
Sent: Friday, April 2, 2021 3:47 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council;
contact@westhamptoncitizensassociation.com
Subject: Re: 5605 Grove Avenue Proposed Project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

This reply is prompted by the email I received today with the developer's response to the WCA concerns. I agree with the prior WCA concerns raised and most specifically in retaining "village" feel of the neighborhood. This, I think, is most directly affected by the proposed architecture. In today's email most of the photographs of "comparable" buildings are of the worst examples of architecture in the neighborhood. I submit that most people would not want those buildings built today and I think the developer makes a mistake in comparing his project to them. The Muhleman, Carreras, and other mostly adjacent cubic brick buildings I don't think are what the neighborhood should aspire to, particularly in *new* development. The Westhampton Theater project, while perhaps larger than I would have liked, at least is of more pleasing architecture with setbacks, walkways, seating areas and overhangs to break up the design. I understand that an office building is a different use, but perhaps the architect could get a bit more creative than an essentially rectangular box of a building (I am aware of the proposed incorporated angle) with basic commercial looking windows. The neighborhood deserves better.

Edward Anderson

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

From: Kelly Polk <kcpolk@me.com>
Sent: Tue, Mar 16, 2021 4:59 pm
Subject: Fwd: 5605 Grove Avenue Proposed Project

Kelly Shaheen Polk
9 Paxton Road
Richmond, VA 23226
(cell) 804-405-2117
(home) kcpolk@me.com

Klop Properties, LLC
(web) www.klopproperties.com
(office) kellypolk@klopproperties.com
5806 Grove Avenue #112
Richmond, VA 23226
<https://www.instagram.com/klopproperties/>
<https://www.facebook.com/klopprop/>

Begin forwarded message:

From: Westhampton Citizens Association <contact@westhamptoncitizensassociation.com>
Subject: 5605 Grove Avenue Proposed Project
Date: March 16, 2021 at 3:55:03 PM EDT

To: Members WCA <members@westhamptoncitizensassociation.com>

I want to make you aware of a proposed office building project that the WCA Board of Directors believes could adversely affect the buffering between residential neighborhoods and commercial areas around the Libbie/Grove intersection. A loss of such buffering could negatively impact the value of some residences in adjacent neighborhoods.

Furthermore, as currently designed, the project could set a precedent encouraging additional commercial developments of a scale and density that make it difficult to sustain the village-like feel of the Libbie/Grove area that WCA members have indicated they value.

For these reasons, we encourage you to familiarize yourself with the proposed project and, if you share our concerns, to express your opinions as the City considers possibly issuing a special use permit allowing the project to proceed.

Project Description: The project is located at 5605 Grove Avenue, where the Faison Antiques business operated.

- The new owner is seeking a special use permit for demolishing the existing two-story residential structure and garage containing 3,240 square feet and constructing a three-story commercial office building containing 11,320 square feet.
- The property is on the south side of Grove and is immediately adjacent to homes on Seneca Road in the Tuckahoe Terrace neighborhood.
- You may view the project plans at:
<https://www.dropbox.com/s/k6j83ndi5ybpcbe/01.%20SUP%20Plans.pdf?dl=0>.
- A photograph of the current building and a rendering of the propose building are attached.

Our Concerns:

- The proposed project would undermine the transitional nature of the 5600 block of Grove.
 - o This block buffers the single-family residential neighborhoods to the east (most immediately, Tuckahoe Terrace and Glenburnie) from the more intensely commercial areas closer to the Libbie/Grove intersection.
 - o All of the buildings on the block (with only one exception) were constructed as, and continue in appearance as, single-family residences, even though they are currently used for low-traffic commercial establishments.
- The scale and positioning of the proposed office building is inappropriate for this transitional block.
 - o The building would be almost 4 times larger than the existing buildings on the property. The house in which the antique business operated was one of the larger buildings on the block and this highlights how the proposed project would increase the scale of buildings on the block.
 - o The proposed building would be about 85 feet wide and will cover almost the entire front of the lot except for the driveway. The front of the current building is about 53 feet wide.
 - o Setbacks will also be materially different, with the front setback being as close to the front lot line as 11 feet and the west side setback being only 3 feet, whereas the existing front building is set back 25 feet and more from Grove Avenue and 27 feet from the west lot line.
 - o The height of the proposed building is also a concern. Unlike the current building, which has a residential-style sloped roofline, the proposed building will be 28 feet high along the entire 85 feet of its box-like front façade and will be 36 feet high in the back.

- Parking in the area will be affected by this office building. The City's planning department staff says a building of this size would normally require 30 parking spaces, but the project plans call for only 15 parking spaces on the site. As additional parking is needed, cars will be parked on the street and this may spill over into adjacent neighborhoods.

WCA Actions: The Land Use Committee of the WCA has met with the owner of the property several times and has outlined our concerns. We've also had conversations with the City's planning department staff and with our City Council member, Andreas Addison. The Board of Directors of the WCA has considered the project and has decided to oppose it as currently designed.

The WCA is not opposed to development in the Libbie/Grove/Patterson area, including commercial development. However, we believe development should complement and enhance the existing village-like scale and feel in the area, which the City's new Master Plan endorses. Furthermore, in this specific block, we believe buildings should reflect the block's special transitional role.

Registering Your Opinion: I encourage you to express your views about this project. Please send your comments to the City's planning staff at PDRLandUseAdmin@richmondgov.com and also to our City Council member, Andreas Addison, at andreas.addison@richmondgov.com. Please also send your comments to the WCA at contact@westhamptoncitizensassociation.com.

Thank you for your prompt attention to this important matter.

Philip Hart
President
Westhampton Citizens Association
contact@westhamptoncitizensassociation.com



AFT

15 GROVE AVE. DESIGN STUDY

18 DECEMBER 20



Saunders, Richard L. - PDR

From: ginnysmith0303@gmail.com
Sent: Wednesday, March 17, 2021 1:39 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Subject: Proposed commercial building at 5605 Grove

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Sirs

I oppose the demolition of 5605 Grove and the construction of a 3 story commercial building in its place.

I believe this project will adversely affect the buffering between residential neighborhoods and commercial areas around the Libbie/Grove intersection. A loss of such buffering could negatively impact the value of some residences in adjacent neighborhoods.

Furthermore, as currently designed, the project could set a precedent encouraging additional commercial developments of a scale and density that make it difficult to sustain the village-like feel of the Libbie/Grove area that west end residents value.

Development of this nature devalues the residential property in the area and will adversely affect the city because the net affect of lowered property values will depress real estate tax revenue to the City and more than offset the tax increase relative to 5605 Grove.

The scale and positioning of the proposed office building is inappropriate for this transitional block.

- o The building would be almost 4 times larger than the existing buildings on the property. The house in which the antique business operated was one of the larger buildings on the block and this highlights how the proposed project would increase the scale of buildings on the block.
- o The proposed building would be about 85 feet wide and will cover almost the entire front of the lot except for the driveway. The front of the current building is about 53 feet wide.
- o Setbacks will also be materially different, with the front setback being as close to the front lot line as 11 feet and the west side setback being only 3 feet, whereas the existing front building is set back 25 feet and more from Grove Avenue and 27 feet from the west lot line.
- o The height of the proposed building is also a concern. Unlike the current building, which has a residential-style sloped roofline, the proposed building will be 28 feet high along the entire 85 feet of its box-like front façade and will be 36 feet high in the back.

Parking in the area will be affected by this office building. The City's planning department staff says a building of this size would normally require 30 parking spaces, but the project plans call for only 15 parking spaces on the site. As additional parking is needed, cars will be parked on the street and this may spill over into adjacent neighborhoods.

As a west end resident and property owner, I am not opposed to development in the Libbie/Grove/Patterson area, including commercial development. However, I do believe development should complement and enhance the existing village-like scale and feel in the area, which the City's new Master Plan endorses. Furthermore, in this specific block, I believe buildings should reflect the block's special transitional role.

Thank you for your prompt attention to this important matter.

Ginny Smith
ginnysmith0303@gmail.com

Sent from my iPhone

Saunders, Richard L. - PDR

From: Kirkland Hagerty <kirkland.hagerty@gmail.com>
Sent: Friday, March 19, 2021 8:14 AM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Subject: Opposition to 5605 Grove Ave.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning,

I am writing to oppose the SUP application for 5605 Grove Ave. As a longtime resident of Tuckahoe Terrace, I have significant concerns over the height, size, and set-back of the current proposal; the implications for on-streeting parking in an already limited area; and the architectural design not in keeping with the residential and village-like feel of the commercial district.

Kirkland Hagerty
206 N. Wilton Rd.

--

Kirkland Mitchell Hagerty
804.366.1709
kirkland.hagerty@gmail.com

Saunders, Richard L. - PDR

From: Jean Harrell <jeanharrell@rocketmail.com>
Sent: Wednesday, March 17, 2021 6:54 PM
To: PDR Land Use Admin
Subject: 5605 Grove Ave.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear sirs:

As residents of Granite Avenue, we would like to register our very strong objection to the office building proposed to be built on the site of the Faison Antiques ,5605 Grove Avenue. It is a completely inappropriate corruption of the neighborhood concept, and would generate even more traffic and parking issues than we currently endure.

Surely there are far more suitable places for such development, such as Scott's Addition or Short Pump. We ask that you oppose this misguided effort.

Sincerely yours, Jean & Henry Harrell

Sent from my iPad

Saunders, Richard L. - PDR

From: Scott Hetzer <gscotthetzer@gmail.com>
Sent: Tuesday, March 16, 2021 5:43 PM
To: PDR Land Use Admin
Subject: 5605 Grove Avenue Proposed Project

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As someone who has lived in the neighborhoods around this address for 40+ years, I am completely opposed to this project.

The proposed project undermines the transitional nature of this block of Grove. The small businesses in this block currently serve as a nice transition to the more commercial projects west of this block, and all the buildings on this block were originally single family homes and still maintain that appearance.

The scale and positioning are not appropriate for this transitional block. The proposed building is nearly 3x the size of the existing structure, the size is massive and too tall for this space, and the setbacks are much too tight.

The architecture is dramatically different and box like structure including a flat roof would stick out like a sore thumb in this block.

And parking is insufficient. Already, parking in the Libbe & Grove area insufficient and this simply expands that problem.

The Westhampton area enjoys wonderful neighborhoods, beautiful homes and limited commercial projects... and is hard to find and replicate in other cities and locations. Let's be thoughtful about how additional development fits in to this desirable area.

Scott Hetzer
gscotthetzer@gmail.com

Saunders, Richard L. - PDR

From: Margaret Ivey <mivey2@richmond.edu>
Sent: Friday, March 19, 2021 10:42 AM
To: PDR Land Use Admin
Cc: Margaret Ivey
Subject: 5605 Grove Avenue

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To Whom It May Concern:

I am writing in reference to the proposed project at 5605 Grove Avenue. While I do not oppose further development in the area, I am opposed to the proposed project. Tearing down the current house for a large office complex will totally change the character of the neighborhood, which has a village like atmosphere that I love. As designed, the building is very unattractive and looks like it belongs in an office park, at best. I fully support the efforts of those opposed to this project. Having lived in this neighborhood for over thirty years, I hope you will reject the requested special use permit.

Thank you for your consideration.

Sincerely,
Margaret E. Ivey

Saunders, Richard L. - PDR

From: Kirstine Wilson <m.kirstine.wilson@gmail.com>
Sent: Tuesday, March 16, 2021 4:36 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Subject: 5605 Grove Avenue

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Hi,

I am writing to share my objections to the 5605 Grove Avenue proposal. As a Glenburnie resident, I feel this would be the beginning of a slippery slope of commercial connecting with residential. Currently, there is a transition between the commercial part of Libbie/Grove with Glenburnie and Tuckahoe Terrace which all residents like and we need to maintain the village-like feel of our neighborhood.

The proposed height and width of the building will be completely disproportionate with the other buildings on the block and across the street.

Parking and traffic has already become a major issue in the area, this will only exacerbate this problem. This will mean people going to that building who cannot find parking will have to find parking in the adjacent neighborhoods. In both Glenburnie and Tuckahoe Terrace, children freely play in the streets and this building will put that in jeopardy given the natural safety concerns.

I am all for commercial development that increases land and home values; however, this proposal does not feel in-line with that as it will negatively impact home and land values in the neighborhood.

Separately, and not a concern, but renderings of the proposed building do not fit the aesthetic of the neighborhood at all. It does not blend in, it will stick out like a sore thumb. If we have to endure this addition to the neighborhood, at least make it blend in more and look less like an 1980s doctors office.

Thanks,

M. Kirstine Wilson

Saunders, Richard L. - PDR

From: Jan Nelson <jannelson28@gmail.com>
Sent: Wednesday, March 17, 2021 3:45 PM
To: Saunders, Richard L. - PDR
Cc: Glenburnie Civic Association
Subject: Your support needed - 5506 Grove Avenue SUP

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Richard -- As you are aware, there is wide interest in **the proposed redevelopment of 5605 Grove Avenue**. I would like to register my concern for the plan, as currently proposed, and on behalf of all residents in the Tuckahoe Terrace and Glenburnie residential communities, request your support and voice to drive for a better outcome. Here are the concerns with the existing proposal that is now in front of our officials:

[1] **The proposed building is too large and will overwhelm this transitional Grove Avenue block.** The modest existing buildings are being replaced by a three-story, 85 foot wide office building consisting of 11,320 square feet that is four times larger than any other building in the area.

[2] **The SUP seeks to waive R-4 zoning standards which are violated by the plans** - the new building is 5' taller than the existing structure and much closer to the street. Allowable setbacks at the lot lines are being significantly reduced - the front setback from 25' to 11' and the side setback from 27' to 3'.

[3] **The big-box design of the office building is very commercial in appearance and is out of character** with the residential facades and design elements of the other businesses on the block.

[4] **City standards require 30 parking spaces for an 11K square foot building and the SUP application only provides for 15 spaces on site**, with 15 spaces "waived" by the SUP pushing more vehicles onto our neighborhood streets. *Given the current parking congestion that has already been created by recent development in the Grove & Libbie Avenues area, request that any proposal include provisions for ALL NEEDED PARKING within the boundaries of the lot -- NOT ON SURROUNDING STREETS WHICH ARE ALREADY CONGESTED.*

[5] **There are other businesses along this transitional stretch of Grove Avenue in converted homes authorized by SUPs, but they have maintained the neighborhood look and feel for a natural transition** from the Tuckahoe Terrace and Glenburnie neighborhoods to the Grove/Libbie commercial area.

I support the **alternative ideas** that have already been submitted by the GCA Development Committee to the City Planning

Department recommending that (1) the size of the building should be scaled back considerably (to no more than 6,000 square feet); (2) the footprint should remain within the existing front and side-yard setbacks; (3) the design elements should be modified to incorporate residential facades compatible with neighboring structures, along with eliminating excessive exterior lighting; and (4) most importantly, the site plan should be reconfigured to support sufficient off-street parking behind or underneath the building to accommodate building occupant vehicles.

The residential, mixed use and business communities of Grove & Libbie Avenues are among the most desirable in Richmond, and all of us desire that it continue to be a great place to live and work. Your support of an alternative development plan for 5605 Grove Avenue is urgently needed.

Thank you,
Jan Nelson, EdD, PCC
Nelson Coaching & Consulting, LLC
513 Tuckahoe Boulevard
Glenburnie, RVA, 23226
Tel: +1 414.708.9788
eMail: jannelson28@gmail.com

Saunders, Richard L. - PDR

From: Jeppe von Platz <vonplatz@gmail.com>
Sent: Wednesday, March 17, 2021 4:27 PM
To: Addison, Andreas D. - City Council; Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR
Cc: Glenburnie Civic Association
Subject: 5605 Grove Avenue

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Hi!

My name is Jeppe Platz. I'm the happy owner of 706 Seneca Road, 23226, Richmond, VA. This means that I live in the Glenburnie neighborhood.

I write to voice my opposition to the proposed development at 5605 Grove Avenue.

I am not opposed to development as such, but development has to take place in a manner that is consistent with the general architectural style of the area (smaller houses, typically colonial style, front greenery, etc.).

The proposed building is a very large, rectangular, featureless slab that is wholly dissonant with the general architectural style of the area; pushing right up against the street, so as to impose its blandness the harder on passersby.

The Libbie/Grove area is attractive (and attractive to developers), because of the residential-commercial mix, because of the nice houses and plenty of green space, and because we've avoided Mall-style buildings. Let's keep it attractive.

So, I ask that you please consider if there's a better way to develop the plot.

Thank you for all your work!

All the best,

-Jeppe.

Saunders, Richard L. - PDR

From: Tommy <tmerritt51@gmail.com>
Sent: Monday, March 22, 2021 8:05 AM
To: Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR; Addison, Andreas D. - City Council
Subject: Fwd: 5605 Grove Avenue SUP

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Sent from my iPhone

Begin forwarded message:

From: Tommy <tmerritt51@gmail.com>
Date: March 21, 2021 at 9:02:42 PM EDT
To: Andreas.addison@richmondgov.com
Subject: 5605 Grove Avenue SUP

Ms Addison

I'm writing to you as a concerned resident adjacent to the proposed construction project on 5605 Grove Avenue. As a property owner I'm concerned the proposed plan will not favor the current property value of my house. I have been a part of this Grove area for over 50 years. There have been significant changes to the area like the removal of the theater and new retail businesses. I'm not a big fan of all the changes but one thing they did do was keep the integrity and charm of the area. The design for the new building takes away from the charm, introducing a strong office look. I don't think you should get your design ideals from a new building on the corner of Granite and Patterson. A great example of a building that ruins the charm of the area.

The current design proposal does not have adequate parking for the number of potential employees and/or visitors, ultimately forcing cars to find parking on residential streets like Seneca Road where I currently reside.

The square footage and height of the building is significantly bigger than any house east of Granite. The 3 level design adds what I believe to be a significant privacy issue for anyone living near the building on Seneca Road. Not sure of the importance to the business to have an outside third level area that overlooks residential properties especially when there are restaurants/bars in walking distance. Also this is an aspect that could potentially decrease the value of my property.

The city has set standards for a reason. I don't think this project deserves a SUP. It is asking for changes that are detrimental to the neighborhood. The size of the building and parking requirements are just a few of the zoning issues. If the city approves these zoning violations what will be next? This just opens the door for other investors to change the charm of the area. Please don't let this happen!

Thanks
Tommy Merritt
120 Seneca Road

Sent from my iPhone

Saunders, Richard L. - PDR

From: lisa merritt <5merrittsnva@gmail.com>
Sent: Sunday, March 21, 2021 8:13 PM
To: Saunders, Richard L. - PDR
Subject: 5605 Grove Avenue SUP

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> Mr. Saunders,

>>

>> I am writing to express my concerns over the 5605 Grove Avenue property that was sold to the James River Capital Corp,

>>

>> !. The new proposed building is too large for the Grove Avenue block - it is almost 4 times what is there now. Not only is it way too large the structure itself does not even keep the character of the buildings and houses in the Grove and Libbie area. The building proposed has a commercial appearance which will not blend with existing structures that all have similar appearances. The charm of this area is the neighborhood look and this proposed building does not keep that look.

>>

>> 2. The proposed building is also way too tall. With the proposed height , especially with an outdoor area, there will be direct line of sight/ view into homes on Seneca Road. This cannot be diminished with trees as the structure is too tall to allow for that. Not only is it a privacy issue it also has the potential to impact resale values.

>>

>> 3. There is not enough parking onsite for a building that size, which means that overflow will bleed onto an already crowded street and possibly onto neighborhood streets such as Seneca. The area is already hard to see kids, bikes, runners ect. due to the curve of the road. Having more cars in a business that size will make that worse and make more safety risks to a strip that is heavily used not only by the people that live close by but to those using it to walk to businesses. This goes back to the building is too big for the area.

>>

>> 4. A building this size will have lighting that will definitely impact the houses around them due to the large scope of the structure.

>>

>> This structure is just not compatible with the neighborhood. It is too large and too tall and the scope of the building doesn't even allow for its own parking. The beauty and charm of this area is the neighborhood feel with buildings that match that and this structure does not keep with the size, density or characteristic of the Glenburnie area. Not only are the aesthetics a concern but the potential safety concerns because of the size of the building to the residents that live here.

Thank you for your time,

>>

>> Lisa Merritt

>> 120 Seneca Road

>>

>

Saunders, Richard L. - PDR

From: John Alrich-Altman <jalrichaltman@gmail.com>
Sent: Thursday, April 22, 2021 8:22 AM
To: Addison, Andreas D. - City Council
Cc: Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR
Subject: 5605 Grove Ave

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Councilman Addison-

I am writing to you to express my reservations about the proposed office building at 5605 Grove Avenue. I live in Glenburnie, serve on the GCA land use committee, and have followed this SUP process with interest since learning about it earlier this year.

The proposed structure, while located in the new Master Plan's "transitional zone," will set precedents for square footage, height, waived setbacks, and insufficient parking. It will significantly change the character of the transitional zone at the very edge of residential Grove Avenue. Most concerning, it will shoehorn all of these changes through the SUP process onto a residentially zoned parcel. Armed with this potential precedent, I fear what others may propose for similarly situated parcels, whether they be in the designated transitional area or not. For all of these reasons, I cannot support the SUP as I currently understand it.

Please appreciate that I did not come to my position easily. This is not an act of NIMBY-ism. I am a proponent of property rights. I have been a large landowner in the crosshairs of anti-development and anti-growth advocates. I am a limited partner in the Westhampton Commons project, and I believe that the redevelopment of the Westhampton theater has been a net benefit to our community. Most importantly, I am a firm believer in smart growth and the inevitability of change. At the end of this process, I sincerely hope that the applicant will be able to enjoy working in his new building that is more than adequate to his stated purposes and complimentary to the neighborhood that we all love.

Thank you for your consideration. While I've been privy to some of PDR's comments and thoughts on the project, I did want to appeal directly to you as your constituent. I would appreciate any opportunity to learn more about your thoughts on this project. Please do not hesitate to contact me at jalrichaltman@gmail.com or (804) 338-8947.

-John Alrich-Altman
5507 Kingsbury Rd

Saunders, Richard L. - PDR

From: Ebinger, Matthew J. - PDR
Sent: Monday, March 22, 2021 12:19 PM
To: Saunders, Richard L. - PDR
Subject: FW: Grove Avenue

Please see below.

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Marianne Svoboda [mailto:drjoe761@aol.com]
Sent: Saturday, March 20, 2021 11:29 AM
To: Ebinger, Matthew J. - PDR <Matthew.Ebinger@Richmondgov.com>
Subject: Grove Avenue

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I speak from experience of the detrimental impact of this type of building in a residential neighborhood.

As a native of Washington, DC, I have seen the high end of North West DC where I grew up descend from lovely intersection of Connecticut Avenue and Davenport Street to an area of Thai restaurants, fast food drive thru restaurants, car washes, quick marts, and pay for parking lots. Within 2 blocks is also where Senators Smoot and Stennis, and Vice President Truman lived when I was a little girl. I remember walking down the hill to see the "big" cars that were to take Truman to the White House the day that President Roosevelt died.

We spend millions on improving areas and yet we can't bear to see some blocks where everything works. So, what does the City do?

In the name of progress they destroy the very essence of what makes a group of streets "a neighborhood".

Do you wonder why people are leaving the city?

Please do not approve the zoning for this disastrous, ugly, and ill conceived money grabbing project.

Most sincerely, Marianne Svoboda
6016 Saint Andrews Lane
Richmond, VA 23226 804-683-0550

Saunders, Richard L. - PDR

From: Gretchen Japhet <gjaphet@me.com>
Sent: Thursday, March 25, 2021 9:06 AM
To: Addison, Andreas D. - City Council; Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR
Subject: 5605 Grove Ave SUP

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To all:

I am the homeowner at 210 Seneca Rd. Please know that I am opposed to the project as it has been presented. Years ago a SUP was issued to Kim Faison for her antiques store. She was a fantastic neighbor and was the perfect transition between the more commercial businesses on Grove to our residential area. The proposed project is very different. We are already experiencing safety and traffic issues due to increased use of parking on Grove Avenue; this will only make it worse. Many is the day when the weather is nice that people are parking on Seneca to walk up to stores and restaurants on Grove. The height of the proposed building will be invasive to residents on Seneca and Granite in many aspects: privacy, security, light, and noise.

I do not support the SUP as it is written now. I am all for progress and certainly for more progressive residential projects, but not this one. Please consider the residents of the immediate area; we will be affected in a large way!

Best, Gretchen

Gretchen Japhet
804.356.1442 (cell)
gretchenjaphet@comcast.net
gjaphet@me.com

Saunders, Richard L. - PDR

From: Anne Daniel <anne.daniel@verizon.net>
Sent: Friday, March 19, 2021 9:21 AM
To: Saunders, Richard L. - PDR
Subject: 5605 Grove Avenue

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I am just concerned that this is not a great transition to the closest neighbors.. Too tall in the back so it will overlook everyone's yards.. Not enough parking.. so if not enough parking spots.. they will be parking on Seneca.

Is there anyway to make it a smaller footprint. Sure would be nice.

Anne Daniel
Seneca Road

Saunders, Richard L. - PDR

From: don gehring <dcgehring@yahoo.com>
Sent: Tuesday, March 16, 2021 11:11 AM
To: Saunders, Richard L. - PDR
Cc: Joe Andrews
Subject: SUP Application/5605 Grove Avenue

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Hi Rich,

Hope all is well with you. Thanks again to you and Mr. Ebinger for meeting with representatives of the Westhampton Citizens Association and the Glen Burnie Citizens Association.

I was hoping you might update us on where the City staff analysis stands at this point, and what we can expect in the future.

Also, I just wanted to emphasize some guiding principles or standards of Richmond 300 which we believe support our position that Mr. Saunders' proposed complex is entirely too large and not in keeping with the neighborhood's village like feel the report supports:

“Building size, density, and zoning characteristics for these areas may vary depending on historical densities and neighborhood characteristics.”

“Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas.”

“Future development should generally complement existing context.”

The intent is to provide “commercial and residential uses that provide neighborhood services to nearby residential communities.”

We do not believe Mr. Saunders office complex meets these standards. It does not complement the adjacent residential neighborhoods and would serve as precedent for future non-compliant development in the transitional block.

As always, thanks for your consideration. Don

Saunders, Richard L. - PDR

From: edjwriter@verizon.net
Sent: Thursday, March 18, 2021 10:39 AM
To: Saunders, Richard L. - PDR
Cc: Glenburnie Civic Association
Subject: Special Use Permit for 5605 Grove Avenue

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Gentlemen:

As a homeowner in the Glenburnie neighborhood of the Westhampton community, I am writing to oppose approval of the proposed SUP for the property at 5605 Grove Avenue. Both the visual and logistical impact of the replacement structure on that property as planned are undesirable in my view.

For the record, I am a big fan of modern architecture — the Institute for Contemporary Art at VCU, the CoStar building downtown (formerly Mead-Westvaco) and the Federal Reserve Bank building are some of my favorites. At the same time, I am also a big fan of the traditional character of the Westhampton “village” that adjoins my neighborhood. This small area is a unique feature of our city along with many of the individual homes, neighborhoods, churches, schools and even commercial structures that comprise Westhampton. I’d certainly call this one of the true destination areas in Richmond.

I hold undergraduate and graduate degrees in the history of art and worked both at VMFA and on the creative side of the advertising and design industry for more than 40 years, so I fancy my opinion of architecture to be an informed one. I recognize that true architectural gems are not likely to arise very often from small commercial projects in an area such as ours. But based on the rendering of the building proposed for 5605 Grove, that project is the exact opposite of a gem. It is out of scale with its surroundings — including the homes and neighborhoods that will be affected by it. It appears to me to be more of a builder-designed structure than an architect-designed structure. Whatever its design source, the building is blandly unattractive and will clearly stand out like sore thumb in its surroundings. It could be a real setback for residents and businesses along Grove Avenue and on adjacent streets.

The Glenburnie Civic Association Development Committee has submitted detailed comments on the impact of the current proposal on traffic, parking, streetscape and overall quality of life in our part of town. I concur with their stand on this issue. I hope this proposal can be sent back to the drawing board — and that adding to the city’s commercial real estate tax base will not be the primary consideration.

Ed Jones

Ed Jones

edjwriter@verizon.net

Home: 804.282.1352

Mobile: 804.216.3947

Saunders, Richard L. - PDR

From: Ebinger, Matthew J. - PDR
Sent: Monday, March 22, 2021 3:05 PM
To: Saunders, Richard L. - PDR
Subject: FW: Saunders Headquarters Building

FYI

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: PDR Land Use Admin
Sent: Monday, March 22, 2021 3:04 PM
To: Ebinger, Matthew J. - PDR <Matthew.Ebinger@Richmondgov.com>
Subject: FW: Saunders Headquarters Building

From: Catherine Bredrup [<mailto:kitbredrup@gmail.com>]
Sent: Monday, March 22, 2021 1:50 PM
Cc: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>; contact@westhamptoncitizensassociation.com
Subject: Saunders Headquarters Building

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Andreas and the City Planning Committee

I am writing to express my opposition to the proposed Saunders Headquarters building. I believe the proposed building would negatively impact the attractiveness and desirability of our neighborhood due to the proposed building's large footprint, industrial design and height. In addition, the building would extend the commercial look of the area east of Granite Avenue at the expense of a highly attractive residential neighborhood that generates significant tax revenue for the city of Richmond.

I hope you will reject the proposed building, maintain the existing commercial border and help families maintain the residential attractiveness of our neighborhood.

Thank you for your consideration.

Kit Bredrup

March 20, 2021

TO: City Planning Staff:

RE: SUP-086014-2021

The Richmond 300 Master Plan consistently uses the word “village” to describe the Westhampton neighborhood. Please look at the two pictures below and decide which one fits the “village” description and which one does not.



Current building at 5605 Grove Ave.



Proposed building at 5605 Grove Ave.

While further business use is not my objection, this SUP as described is: **demolish existing building and construct new three-story office building with off-street parking.** I wholeheartedly agree with the WCA’s statement:

“Furthermore, as currently designed, the project could set a precedent encouraging additional commercial developments of a scale and density that make it difficult to sustain the village-like feel of the Libbie/Grove area that WCA members have indicated they value.”

I fear if this is approved we are going to cause serious damage to the “golden goose” that makes this area so desirable and tax revenue positive. If approved as presented, how can we ever deny, and not appear biased towards this SUP, any future SUP that involves demolishing an existing building to make way for “new” construction.

I strongly oppose passing SUP-086014-2021 as presented.

Mary Beth Nolan
521 Granite Ave.
Richmond, VA 23226

Saunders, Richard L. - PDR

From: Mollie Mitchell <mmitchell8874@icloud.com>
Sent: Wednesday, March 17, 2021 10:15 AM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Cc: contact@westhamptoncitizensassociation.com
Subject: 5605 Grove Avenue RVA 23226

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the City of Richmond Planning Department and Councilman Addison:

I am writing to express my concern about the proposed project and special use permit at **5605 Grove Avenue**.

As a lifelong resident of the City of Richmond, and a 20-year neighbor to this proposed project, I am concerned about its potential negative impact. Currently, the commercial area along Libbie/Grove blends nicely into the residential portion because the properties in the 5600 block of Grove are former residences now housing commercial entities. To replace these aesthetically pleasing properties with industrial grade, architecturally-lacking office buildings would desecrate the current buffering and transition, visually and physically, while potentially decreasing the value of some residences in adjacent neighborhoods.

Furthermore, as currently designed, the project could set a precedent encouraging additional commercial developments of a scale and density that make it difficult to sustain the village-like feel of the Libbie/Grove area that residents value.

The scale and positioning of the proposed office building is inappropriate for this transitional block. The building would be almost 4 times larger than the existing buildings on the property. The current house is one of the larger buildings on the block and this highlights how the proposed project would increase the scale of buildings on the block. The proposed building would be about 85 feet wide and will cover almost the entire front of the lot except for the driveway. The front of the current building is about 53 feet wide. Setbacks will also be materially different, with the front setback being as close to the front lot line as 11 feet and the west side setback being only 3 feet, whereas the existing front building is set back 25 feet and more from Grove Avenue and 27 feet from the west lot line.

The height and appearance of the proposed building are also of concern. Unlike the current building, which is an attractive residence with a well-sloped roofline, the proposed building will be 28 feet high along the entire 85 feet of its box-like front façade and will be 36 feet high in the back, with a flat roof. The modern style and color scheme do not complement the existing structures nearby nor add any attractive elements. Parking in the area will also be affected by this office building. According to the City's planning department, a building of this size would normally require 30 parking spaces, but the project plans call for only 15 parking spaces on the site. This corridor already suffers from limited parking. As additional parking is needed, cars will be parked on the street and this may spill over into adjacent neighborhoods.

I know firsthand the attraction to this part of town. I love living and raising my family here. In the midst of our residential neighborhoods, we have wonderful restaurants and shops and this area is convenient to all other parts of the city. Development can be a positive thing, but it must be done correctly and with thoughtful consideration. Why should we risk the character and charm of our neighborhood to allow construction like we

see in Short Pump? This project is utterly uninspired and out of place for our quaint part of the city. It is our job, me as a resident and you as a city leader, to protect and steward the wonderful resources our city offers and we should not submit to those who do not consider the best interests of our city.

I urge you to preserve the integrity of the Libbie/Grove corridor. These developers should go back to the drawing board and provide a more thoughtful design and a more appropriate scale if they wish to build in this neighborhood. As a devoted City of Richmond resident, I urge you to look out for our fair city's best interest now and into the future and not be bullied by these developers who are only interested in their own financial gain.

I appreciate your thoughtful consideration of these issues and hope you will help us maintain the character of our beloved community.

Sincerely,

Mollie Mitchell
RVA 23226

Saunders, Richard L. - PDR

From: Randy Robins <joaniewrobins@gmail.com>
Sent: Tuesday, March 16, 2021 6:25 PM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Cc: contact@westhamptoncitizensassociation.com
Subject: Proposed project 5605 Grove Ave

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The proposed project at 5605 Grove Ave is inappropriate for the area. A special use permit should not be issued for this project.

I oppose this project for several reasons as follows:

It will undermine the transitional nature of the 5600 block of Grove.

A building as proposed is inappropriate in size and scale for the lot.

The setback will bring the structure too close to the sidewalk/street.

The height of the proposed building is not in keeping with the adjacent properties.

Parking in the area is already a huge problem. An office building will bring additional daytime vehicular traffic to an area that cannot handle the existing parking/traffic requirements.

Perhaps a scaled down plan reflecting the current transitional neighborhood style would be acceptable. The City's new Master Plan endorses the existing village-like scale and feel in the area. Why would the City Planners begin making exceptions to a new Master Plan when it is "new"?

As an area resident I would be very disappointed to watch the Libbie Grove area lose it's charm with this type of commercial office building taking up space.

Joanie Robins

Saunders, Richard L. - PDR

From: rosemarieabundy@gmail.com
Sent: Wednesday, March 17, 2021 9:22 AM
To: PDR Land Use Admin
Subject: FW: 5605 Grove Avenue Proposed Project
Attachments: 20201221_134750 (1).jpg; 20201205_155744 (3).jpg

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

From: rosemarieabundy@gmail.com <rosemarieabundy@gmail.com>
Sent: Wednesday, March 17, 2021 9:16 AM
To: PDRLanduseAdmin@richmond.gov
Cc: 'Addison, Andreas D. - City Council' <Andreas.Addison@richmondgov.com>
Subject: FW: 5605 Grove Avenue Proposed Project

Please do not allow this project to proceed as planned!!!.

I am forwarding a portion of the Westhampton Citizens Association opinion on the project with which I completely agree.

In addition to the loss of buffering negatively impacting the value of homes nearby, the project is completely inappropriate for this neighborhood in design and scale. It looks like a warehouse building that should be in an industrial park.

Furthermore, as currently designed, the project could set a precedent encouraging additional commercial developments of a scale and density that make it difficult to sustain the village-like feel of the Libbie/Grove area that WCA members have indicated they value.

Project Description: The project is located at 5605 Grove Avenue, where the Faison Antiques business operated.

- The new owner is seeking a special use permit for demolishing the existing two-story residential structure and garage containing 3,240 square feet and constructing a three-story commercial office building containing 11,320 square feet.
- The property is on the south side of Grove and is immediately adjacent to homes on Seneca Road in the Tuckahoe Terrace neighborhood.
- You may view the project plans at:
<https://www.dropbox.com/s/k6j83ndi5ybpcbe/01.%20SUP%20Plans.pdf?dl=0>.
- A photograph of the current building and a rendering of the propose building are attached.

WCA Concerns:

- The proposed project would undermine the transitional nature of the 5600 block of Grove.

- o This block buffers the single-family residential neighborhoods to the east (most immediately, Tuckahoe Terrace and Glenburnie) from the more intensely commercial areas closer to the Libbie/Grove intersection.
- o All of the buildings on the block (with only one exception) were constructed as, and continue in appearance as, single-family residences, even though they are currently used for low-traffic commercial establishments.
- The scale and positioning of the proposed office building is inappropriate for this transitional block.
 - o The building would be almost 4 times larger than the existing buildings on the property. The house in which the antique business operated was one of the larger buildings on the block and this highlights how the proposed project would increase the scale of buildings on the block.
 - o The proposed building would be about 85 feet wide and will cover almost the entire front of the lot except for the driveway. The front of the current building is about 53 feet wide.
 - o Setbacks will also be materially different, with the front setback being as close to the front lot line as 11 feet and the west side setback being only 3 feet, whereas the existing front building is set back 25 feet and more from Grove Avenue and 27 feet from the west lot line.
 - o The height of the proposed building is also a concern. Unlike the current building, which has a residential-style sloped roofline, the proposed building will be 28 feet high along the entire 85 feet of its box-like front façade and will be 36 feet high in the back.
- Parking in the area will be affected by this office building. The City's planning department staff says a building of this size would normally require 30 parking spaces, but the project plans call for only 15 parking spaces on the site. As additional parking is needed, cars will be parked on the street and this may spill over into adjacent neighborhoods.

The WCA is not opposed to development in the Libbie/Grove/Patterson area, including commercial development. However, we believe development should complement and enhance the existing village-like scale and feel in the area, which the City's new Master Plan endorses. Furthermore, in this specific block, we believe buildings should reflect the block's special transitional role between residences on one side and small commercial buildings (designed as residences) on the other.

Saunders, Richard L. - PDR

From: Pat Schwarzschild <pschwarzschild@gmail.com>
Sent: Tuesday, March 16, 2021 4:33 PM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council; Philip Hart
Subject: 5605 Grove Avenue Application fir Special Use Permit

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To the members of the Richmond City Planning Office, I am writing to express my strong objection to the application for a special use permit at 5605 Grove Avenue. I have lived in this area for over 39 years and have paid and still pay significant real estate taxes to the city. I have reviewed the details of the planned construction and consider the proposal to be very inappropriate to the neighborhood and believe it will result in a diminution in property values of the homes in that area, will increase traffic, create parking problems and destroy the overall feel of a neighborhood that has thrived for many decades. This residential neighborhood has a small number of houses used for offices and shops that have appropriately and respectfully preserved the look and feel of the surrounding residences. The city will inflict an irrevocable blow if it permits this intrusion. Not only will this one proposed commercial building adversely impact the appearance and feel of the neighborhood, the volume of traffic and street parking, it will invite other such commercial developments that will certainly destroy the quality and village nature of the entire Cary Street, Grove and Libbie Avenue area. I urge you to deny this application.

Patricia Schwarzschild

Sent from my iPhone

Saunders, Richard L. - PDR

From: Spitzer, Andrew <aspitzer@harriswilliams.com>
Sent: Wednesday, March 17, 2021 8:52 AM
To: Andreas D. Addison; PDR Land Use Admin
Cc: Julee Spitzer
Subject: 5605 Grove

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Ladies and gentlemen,

I wanted to address a recent update we received on the proposed office project at 5605 Grove Ave.

As nearby residents, we have watched the redevelopment of the Libbie/Grove/Patterson area with interest and excitement for the past two decades. I recall what it was when I was growing up and how much more vibrant it is today. I have never written about previous projects (although I did submit a survey on the west Hampton school project) and largely deferred to the judgment of the zoning and planning teams. You all are good at what you do. In general we have been supportive of more thoughtful investment and development in the area vs less. In fact I would have preferred the original Westhampton theater design and to have moved forward with the BP project.

With that in mind, I am compelled to address the 5605 project. To put it bluntly, I see no redeeming qualities that support the proposal. I acknowledge I am not fully informed on the matter, but from what I have seen, it is the wrong building, wrong purpose, and wrong location. The design aesthetic is cheap and architecturally lacking. It's scale and infringement on traditional lot lines only emphasizes how out of place the building is for the neighborhood. Parking is problematic and this makes it worse for nearby residents and business. All of whom should receive priority when deciding to make accommodations for new development. Frankly, I am challenged to understand how any form of redesign works like it has in other projects given the stated use.

I appreciate your consideration and all the work you all do to ensure our neighbor grows in a thoughtful and consistent way.

Kind regards,
Drew Spitzer
Harris Williams
(c) 804-307-1509

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Harris Williams is an SEC-registered broker-dealer and member of FINRA and SIPC.

Saunders, Richard L. - PDR

From: Catherine Thomas <catherineellentomas@gmail.com>
Sent: Wednesday, March 17, 2021 8:19 PM
To: PDR Land Use Admin
Subject: NO TO 5605 Grove

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There is already too much traffic at Libbie and Grove. The design plans are too big and ugly!!!! Clearly this person does not care about Richmond and maintaining charm! THIS BUILDING IS NOT NEEDED!!!! We do not need the charm of this area destroyed! Clearly, the builder just cares about money and greed! Tell the builder to pack up their bags and get out of here!!!!!!!!!!!!

Saunders, Richard L. - PDR

From: Ginger Trice <gingertrice@gmail.com>
Sent: Tuesday, March 16, 2021 9:26 PM
To: PDR Land Use Admin
Subject: 5605 Grove Ave

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Please oppose this project.

Sent from my iPhone

Saunders, Richard L. - PDR

From: Bill Jones <woj3@erols.com>
Sent: Friday, March 19, 2021 10:42 AM
To: Addison, Andreas D. - City Council
Cc: PDR Land Use Admin; contact@westhamptoncitizensassociation.com
Subject: 5605 Grove Avenue Proposed New Construction

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Andreas,

I have reviewed the Saunders' proposal for the referenced project and suggest that it is totally inappropriate for this site. A box design that is better suited for an industrial park not a residential setting...even if some would try to put it in the "transitional" category. The style, scale, and use, as well as way insufficient on-site parking, would have a detrimental effect on the village atmosphere that we wish to maintain as best as possible in the area. Further, the project will increase an already disastrous traffic situation that the City has failed miserably to control...from rampant speeding to stop/yield violations.

Don't approve the SUP as submitted, and require significant changes to conform to thoughts of mine as above, and others as well.

W. O. Jones, III
839.6013

Saunders, Richard L. - PDR

From: Peter Powell <pwwp5502@gmail.com>
Sent: Tuesday, March 16, 2021 4:01 PM
To: PDR Land Use Admin
Subject: 5605 Grove Ave project

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My wife and I oppose this completely unnecessary project, It is also on a blind curve going east on Grove and would be very dangerous. Peter & Ethel Powell / 5502 Cary St. Rd.

Dear All,

I write to request that the proposed building design for 5605 Grove Avenue be denied.

I lived in Glenburnie for 47 years and have lived at 6001 Grove Ave. for the last 18 years. The beauty of living in this area is the "village - like" atmosphere. There has been a great effort to maintain a sense of being able to walk from your home to the more commercial area for shopping and then transitioning to your school and houses of worship. The blocks have been kept visually along Grove Avenue with this look of graceful transition. The proposed office building will definitely disrupt the current setting.

When I purchased my home in Glenburnie the deed clearly stated that no one could build a boarding house or stable or blacksmith shop on Grove or Patterson Avenues bordering the neighborhood. I am not suggesting that we not allow any commercial establishments in the area but I do hope that they can be done on a scale that is in keeping with the existing look. I also have grave concerns about the additional parking which will spill over into Glenburnie and Tuckahoe Terrace.

Thank you for your consideration of my thoughts.

Respectfully,
Carroll Keiger

--

Carroll B. Keiger '72
Director of Residents and Events Coordinator
804.288.2804 ext.3088
www.st.catherines.org

Saunders, Richard L. - PDR

From: Carr, Brandt <bcarr@harriswilliams.com>
Sent: Thursday, March 18, 2021 2:14 PM
To: Addison, Andreas D. - City Council; PDR Land Use Admin;
contact@westhamptoncitizensassociation.com
Cc: Elizabeth Hodge
Subject: 5605 Grove Ave Project

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Andreas / staff members of the City of Richmond Land Use Administration / members of the Westhampton Citizens Association,

I am writing today on behalf of myself and my wife, Elizabeth Carr, to voice our support for the proposal to revitalize the property at 5605 Grove Avenue. As a resident of both the Westhampton area and Tuckahoe Terrace neighborhood, we are in general excited about the idea of a new structure that will attract upstanding local businesses as tenants. In this case specifically, however, doing so via a building that is architecturally appealing and blends well with the neighborhood is an opportunity that we, as a neighborhood, absolutely cannot afford to miss out on. The proposed plans look amazing, and we are highly confident of the benefit this investment will bring to the community. To this end, we strongly urge the neighborhood and city to approve this project as proposed.

Also, on a personal note, I want to say a few words in support of Brock himself. In short, you could not ask for a better, or more pro-Richmond person to be spearheading this development. Despite living only a mile or two away from each other growing up in Richmond's West End, Brock and I did not know each other until we both moved to New York City after college graduation—almost 15 years ago now—and were randomly seated about 20 feet away from each other deep within the bowels of Citigroup's Greenwich Street headquarters. He wore shirts / sweatshirts reflecting well-known Richmond institutions frequently and proudly, and he spoke often about how he looked forward to getting back to Richmond / all the things that he wanted to accomplish there after our two-year program at Citigroup had ended. And though things like the Great Recession and more recently the COVID-19 pandemic may have thrown some wrenches in the works along the way, true to his word, and now alongside his wife and family, he is doing exactly what he set out to do all these year ago—make our hometown a better place. In this respect, I wish I knew more folks in Richmond like him and hope you will join me in supporting this and—no doubt—future projects that he will lead.

Please do not hesitate to reach out with any questions or if helpful to discuss live—I am at your service and would be glad to do so.

All the best,
Brandt

Brandt Carr
Harris Williams
1001 Haxall Point, 9th floor
Richmond, VA 23219
Phone: 804-887-6018
Cell: 804-787-3921
Fax: 804-648-0073
www.harriswilliams.com

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Harris Williams is an SEC-registered broker-dealer and member of FINRA and SIPC.

Saunders, Richard L. - PDR

From: Bill Hamill <bill.hamill@gmail.com>
Sent: Monday, July 19, 2021 7:23 AM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR; Addison, Andreas D. - City Council; rodney@thewiltonco.com; Wagner, Daniel M. - City Council Office
Subject: Opposition to SUP for 5605 Grove Avenue

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As a Westhampton resident for 30 years, I am strongly opposed to the proposed building at 5605 Grove.

The building does not adequately respect the transitional nature of its location between adjacent residential neighborhoods and the larger commercial areas around the Libbie/Grove intersection. This is counter to the Richmond 300 Master Plan, which:

- Calls for new developments to be mindful of "*historical densities and neighborhood characteristics*" (page 58);
- Explicitly calls for new buildings "*stepping down in height adjacent to residential areas*" (page 58); and
- Prescribes development in the Westhampton Node to be in a manner that "*complements and enhances the existing village-scale feel of the area*" (page C-14, 15).

Instead, if approved, the building:

- Would be of a size and design that's starkly inconsistent with the transitional nature of the block;
- Would reduce the buffering between the residential and commercial areas;
- Could, as a result, negatively affect the value of some residences in adjacent neighborhoods; and
- Would likely aggravate parking problems on Grove and could result in spillover parking in nearby residential areas.

Furthermore, if a building of this size/design is approved within a residential/commercial transition area, it will set a precedent encouraging:

- Similar inappropriate buildings in other transition areas; and
- New development in the Libbie/Grove commercial areas of a scale/density that undermines the village-like feel that:
 - is valued by essentially all residents and shoppers; and
 - should be maintained according to the Master Plan.

Finally, there is more substantial opposition to this building than there is support, as indicated by the more than 2-to-1 ratio of letters of opposition vs. letters of support. In addition, there's opposition from nearby civic associations that represent many more residents. With this level of opposition, there's a simple question of fairness to many residents who would lose protections written into the zoning laws and endorsed by the Richmond 300 Master Plan.

For all these reasons, I urge you to exercise your authority and reject this SUP application.

Bill Hamill
5 Virginia Avenue

July 19, 2021

Dear Sir/Madam:

I am writing to express my grave concern on the proposed SUP at 5605 Grove Avenue. As an immediate neighbor, on Seneca Road, I will be directly affected by what will become of this property. Whereas the proposed building bears a nice facade, it will be a stark and unwelcome contrast to the current home of the former Faison Antiques. Though I have several concerns, among those most important to me are the height of the building, the potential loss of the present mature trees that provide a visual buffer, stormwater management, and personal property value.

As I understand the current building limitations regarding height, the proposed SUP at 5605 Grove Avenue is requesting beyond what is allowable. I highly encourage, if not beg you, to deny the excess height that is asked. In fact, I see no value in the third level of this building as it has other design elements that lend itself to conducting business outdoors. A building taller than my own house, despite any setbacks, is not desirable as a neighboring property.

To my knowledge the current fence will be removed and the parking area repaved. What will come of the mature trees that provide a buffer between my 206 Seneca Road property and 5605 Grove Avenue? I respectfully request that a certified arborist be contacted to assess the value of the trees and advise upon the best way to work around the trees so that they can be maintained. A new fence might create a physical boundary but any proposed new plantings will take years beyond my own to recreate a visual buffer like that which currently exists.

Another concern, which is already an incredible and constant issue in our yard, is that of stormwater management. How will the construction at 5605 Grove Avenue impact my property? What measures will be implemented to ensure that my yard doesn't become more like a swamp instead of a backyard to enjoy with my family and friends? Please seek advice from the appropriate experts regarding stormwater runoff and management.

Finally, how will my personal property value be affected by the proposed SUP at 5605 Grove Avenue. Seneca Road is a highly desired location in the beloved Tuckahoe Terrace neighborhood and such a coveted extension of the Libbie & Grove corridor. Will it remain so if 5605 Grove Avenue is approved with a SUP to become a modern office building that exceeds its neighbors in height?

I urge you to consider the livelihoods of neighbors and respectfully ask that you decline the SUP for 5605 Grove Avenue. A profitable business is not measured by the size of its building; please return to the drawing board while asking yourself if you would want to neighbor such development.

Respectfully,
Megan Kayser

Saunders, Richard L. - PDR

From: Rebecca Satterfield <rbsatter4304@icloud.com>
Sent: Sunday, July 18, 2021 8:27 PM
To: PDRLandUseAdin@richmondgov.com; Ebinger, Matthew J. - PDR; Addison, Andreas D. - City Council; rodney@thewiltonco.com; Vonck, Kevin J. - PDR; dave@johannasdesign.com; lawmanchem@yahoo.com; Saunders, Richard L. - PDR
Subject: Special Use Permit No. 2009-200-204

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Dear Members of the Planning Commission,

As a member of the Westhampton Citizens Association, I have been closely watching what will happen to the property owned by Kim Faison at 5605 Grove Avenue. My concern is that there will be a more significant parking problem in a area I love and take pride in. I have lived in Richmond for exactly fifty years and seventeen of those years my family and I lived at 110 Tuckahoe Boulevard, so I know this neighborhood well. I, as well as friends and family, have always enjoyed shopping in the stores located on Grove and Libbie. I can easily testify that trying to park on Libbie or Grove or in nearby parking lots has certainly become increasingly difficult. My objection with the Saunders Office building is there are not enough parking spaces which will greatly affect an already congested area. I am afraid that many of the shops will not survive if their customers become frustrated by not locating a parking space, and the entire area will lose the village appeal that attracts so many to the near west end. In addition, I also think the planned building is just too large to be located behind the residential houses on Seneca Road. I very much hope the City's Planning Commission will not grant the Special Use Permit No. 2009-200-204 on Monday, July 19th.

Sincerely,
Becky Satterfield

4304 Dover Road
Richmond, VA 23221
804-938-6004

Saunders, Richard L. - PDR

From: Ginger Bacon <copelandfield@gmail.com>
Sent: Sunday, July 18, 2021 6:21 PM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council; Saunders, Richard L. - PDR
Subject: 5605 Grove Avenue Special Use Permit application SUP-086014-212

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To: Mr. Matthew J. Ebinger, Secretary to the Planning Commission

I am writing this email to oppose the 5605 Grove Avenue Special Use Permit (SUP).

Parking and congestion is a huge issue already for the Grove Avenue business area which includes the 5600 block of Grove Avenue. Adding 17 more potential cars daily will cause spillage into the neighborhoods and reduce current neighborhood street parking. Whatever is built on the 5605 site should have to accommodate the minimum parking requirement of the current zoning in order to prevent significantly worse congestion. Many children walk and/or ride bikes to area schools and increased traffic is a safety concern. Currently Seneca Road at Patterson Avenue has become a single lane during working hours due to the employees of the surrounding businesses needing parking. This is what will happen to Seneca Road at Grove Avenue if the SUP is allowed. Additionally, it is already very hard to safely turn on Grove Avenue and Patterson Avenue when leaving the Glenburnie neighborhood because of the increased number of parked cars. Why would we want to make a bad situation worse?

Also, 5605 Grove Avenue is a transitional block that buffers the adjacent neighborhoods and I think a smaller office building with some residential feel would be appropriate. The currently proposed building as designed looks like it belongs in Scott's Addition and not in Westhampton. If the building were smaller, then the setbacks could be kept per current zoning requirements versus being reduced to 11 feet on the front lot line and 3 feet from the west lot line.

Simply put, the proposed building is too big and the proposed parking is inadequate for the lot.

Thank you for the opportunity to comment.

Respectfully submitted,

Virginia Gilliam Bacon
5503 Kingsbury Road
Richmond, VA 23226

Saunders, Richard L. - PDR

From: Harriet Schnell <hkhschnell@gmail.com>
Sent: Monday, July 19, 2021 9:24 AM
To: PDR Land Use Admin
Cc: matthew.Ebinger@richmondgiv.com
Subject: Grove Avenue SUP...

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The building proposal for Grove Avenue between Granite and Seneca Rd is not transitional. It's going to create more parking problems for this area, much of which is residential. I've attended meetings conducted by the city with regard to parking issues and I've not seen or heard of anything constructive being offered. A long range plan for parking has not been offered.

For these reasons, I object to the approval of this project.

Harriet Schnell

Sent from my iPhone

City of Richmond
Planning Commission

June 19, 2021

Re: Special use of property 5605 Grove Avenue

To whom it may concern:

Thank you for receiving my comments regarding proposed use of 5605 Grove Avenue, (the "Property").

We live at 118 Seneca Road. The view of the Property's existing yellow garage/shed is prominent from our yard. The size and style of this existing structure blends nicely with the existing neighborhood.

The proposed use of the Property will create some parking and traffic issues, but I feel those will be minor, and development is generally a good thing.

My concern is the inclusion of a third story. This would create a stark change from the existing landscape. The commercial aspect will change what we understood to be a "buffer zone" between the residential and commercial areas.

Most importantly, occupants of this third floor will look down on the private space of several back yards.

I urge the Commission to limit the proposed use to two floors.

Thank you,

Richard and Mary Beth Deutsch
118 Seneca Road
Richmond, VA 23226
(804) 370-9843

Saunders, Richard L. - PDR

From: Knox Hubard <ckh0409@verizon.net>
Sent: Sunday, July 18, 2021 8:26 PM
To: PDR Land Use Admin
Cc: mathew.ebiner@richmondgov.com
Subject: 5605 Grove Avenue project and July 19 meeting

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Ladies and Gentlemen,

I have concerns about the proposed development. The size, 3 stories, would not be appropriate for this location and could cause loss of value to nearby residential properties.

Thank you for your consideration of my concern as a nearby resident.

C. Knox Hubard
5603 Matoaka Road

Knox Hubard
804.201.6608

Saunders, Richard L. - PDR

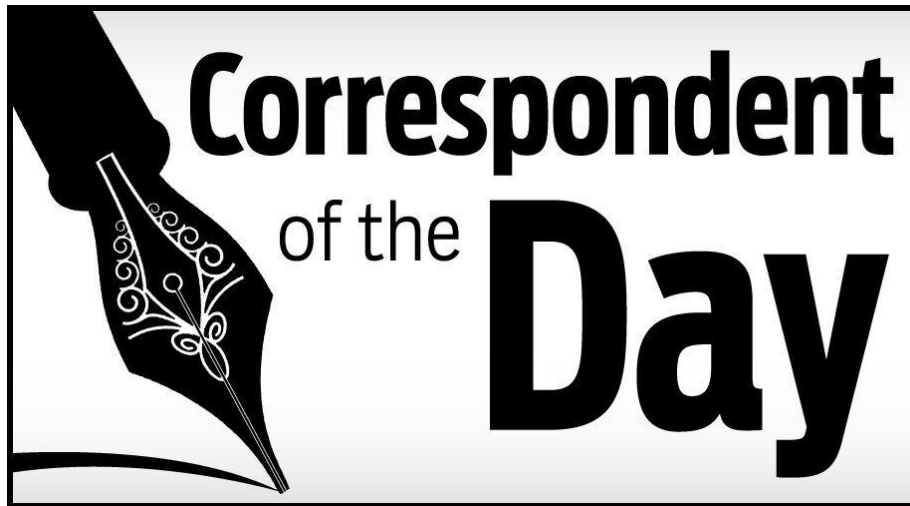
From: Ingrid Davis <ingridhdavis@icloud.com>
Sent: Sunday, July 18, 2021 10:53 PM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR
Subject: Property on Grove Avenue

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Please, please do not approve the construction on Grove Avenue. The proposed design is not at all consistent with the village atmosphere that we have, and wish to continue. As you can appreciate our area is rapidly expanding.....most for the better but we have to keep in mind the charm and character of what we are trying to preserve. Libbie/Grove is perhaps the most consistently charming part of our city. Please don't allow it to slip into another professional development. Libbie/Grove is a neighborhood surrounded with homes and families that will be walking to markets/shops, not industrial office buildings. Please protect our Libbie/Grove.
Thank you

Sent from my iPad

Richmond Times Dispatch, Correspondent of the Day, July 11, 2021: City planning changes ruin Westhampton village



Editor, Times-Dispatch:

In March 2020, the Richmond Times-Dispatch ran an informative front-page story on “Richmond’s Changing Neighborhoods.” It might be time to revisit the subject, however, because the Westhampton segment captioned “Libbie and Grove keeps village feel ...” no longer is accurate. Excessive development along Grove Avenue commencing in 2017 with the Westhampton Theater mixed-use project has ruined the neighborhood. Parking and traffic in the area have exploded, and residents in the Tuckahoe Terrace, Glenburnie and Westview neighborhoods now must dodge cut-through vehicles and compete for parking adjacent to their own homes. Moreover, in 2019 the city approved a huge five-story development on the old Westhampton School site at Patterson and Libbie avenues, including 128 apartments, commercial properties and a medical office building. Extreme density has overwhelmed the so-called Westhampton “village feel.” Sadly, things are about to get worse.

The Richmond Department of Planning and Development Review (PDR) has fast-tracked a zoning change for a hearing before the city’s Planning Commission on July 19. The change calls for demolishing the Kim Faison Antiques shop at 5605 Grove Avenue and constructing a three-story, 11,320-square-foot office building that is nearly four times larger than the existing structure on the site. The proposed big-box building violates all existing zoning requirements for height, front and side yard setbacks and is much closer to the sidewalk — permanently disfiguring the Grove Avenue streetscape. Even more troubling is PDR’s decision to ignore parking standards that require 30 parking spaces for a building approved to house 30 employees (not including visiting clients and consultants). PDR is recommending only 15 spaces. Where will people park? This is a planning failure that will increase parking congestion in the already burdened adjacent neighborhoods. The Planning Commission or City Council must amend the proposal to reduce the building size and address the inadequate parking allocation.

Gregory Lucyk