

From: [Jon Ondrak](#)
To: [Thompson, Daniel W. - PDR](#)
Cc: [Robertson, Ellen F. - Council Member](#); [Andy Condlin](#); [Margaret Freund](#); [Hani Atallah](#); [Chris Farag](#); [Olinger, Mark A. - PDR](#)
Subject: Ordinance No. 2016-102 to Authorize the conditional use of the property known as 100 South 14th Street for the purpose of authorizing a nightclub
Date: Friday, April 15, 2016 7:47:40 PM

April 15, 2016

Mr. Willy Thompson, Sr. Planner
Planning and Development Review
City of Richmond
900 East Broad Street
Richmond, VA 23219
By Email: daniel.thompson@richmondgov.com

Re: Ordinance No. 2016-102 to Authorize the conditional use of the property known as 100 South 14th Street for the purpose of authorizing a nightclub, upon certain terms and conditions; and hearing before the Planning Commission of the City of Richmond to review appropriateness for the same

Dear Willy,

My company, Fulton Hill Properties, LLC, represents 140 Virginia Street, LLC, the owner of certain real property in the City of Richmond located at 140 Virginia Street, a 50,000 square foot mixed use development, commonly known as the Lady Byrd Hat Factory. I also represent, ELF, LP, which is the owner of the property located at 101 and 115 S. 15th Street, a 108,000 square foot mixed use development, commonly known as Canal Crossing.

As an owner of multiple properties near the subject property we support the applicant's request for conditional use, authorizing a nightclub use at this premises. This use is consistent with nearby uses, and will enhance the surrounding neighborhoods of Shockoe Bottom and Shockoe Slip. Furthermore, encouraging a variety of retail uses with varied operating hours encourages additional non-retail uses, providing other opportunities to Richmond's citizens.

We encourage you, and the Planning Commission to support the applicant's request without delay. I remain,

Very truly yours,

Fulton Hill Properties | Jon Ondrak | COO | office 804.226.9555 | mobile 804.229.6232 | 1000 Carlisle Avenue, Suite 215, Richmond, VA 23231 | fultonhillproperties.com

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CC: The Hon. Ellen Robertson, Richmond City Council, by email
Mr. Mark Olinger, City of Richmond; by email
Mr. Andrew Condlin, Esq.; by email
Ms. Margaret Freund; by email
Mr. Chris Farag, Southern Railway Tap House; by email
Mr. Hani Atallah; by email