

## Saunders, Richard L. - PDR

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**From:** Breil, Peter D. - CSR  
**Sent:** Monday, July 19, 2021 8:31 AM  
**To:** PDR Land Use Admin  
**Subject:** 5605 Grove Ave comments

Hello,

I am in support of the SUP at 5605 Grove Ave, ORD. 2021-196, as a resident and neighbor to the project. The project benefits from being low density, with primary use during normal business hours. It will add to the architectural diversity of the area with an attractive design. The investment is also high value, and will increase the taxable value of the property, while enhancing the neighborhood value as well. Lastly, as an adjoining property owner – I live at 125 Granite Ave – the owner has been easy to work with and responsive to my concerns. The fencing, exterior lighting choices, and investment in a green parking lot to enhance drainage will all benefit the neighbors. Through these choices and others, the developer has demonstrated a commitment to being a good neighbor.

I intend to speak at the meeting as well.

Thanks,

Pete Breil

## Saunders, Richard L. - PDR

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**From:** Christina Bier <christinamsweeney@gmail.com>  
**Sent:** Thursday, March 18, 2021 7:39 PM  
**To:** PDR Land Use Admin; Addison, Andreas D. - City Council;  
contact@westhamptoncitizensassociation.com  
**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.

Good Evening,

My name is Christina Sweeney Bier, and I along with my husband and two children are residents of the Tuckahoe Terrace neighborhood. I am writing to you all to voice my support and excitement for the 5605 Grove avenue project. We are big walkers (and runners) so we constantly walk up and down the grove and libbie area to shop, eat and just enjoy the walkability of our neighborhood. The idea of this beautiful, and most importantly permanent office building added to the landscape, excites me. The design is tasteful while fitting into the current landscape. Having more functional and attractive spaces in the neighborhood will only add to the value and appeal of this special part of Richmond. Since moving here this Fall, I have noticed that some buildings & houses are used for short term leases then become vacant, so to have a new and expertly executed space only will enhance this area.

Please reach out if I can provide additional support or commentary on this exciting project.

Have a great night.

Sincerely,  
Christina Sweeney Bier  
115 Matoaka Road

## Saunders, Richard L. - PDR

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**From:** Brian Carney <bccarney@gmail.com>  
**Sent:** Friday, April 23, 2021 11:51 AM  
**To:** PDR Land Use Admin  
**Subject:** 5605 Grove Avenue

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Good Morning,

My name is Brian Carney and I live in the Libbie and Grove area and also work in one of the new buildings at 5702 Grove Avenue. I am writing this letter in support of the proposed building at 5605 Grove Avenue and the continued rejuvenation of the Libbie and Grove area. As a long-term resident of Richmond, I have been very pleased with the progress made in this area over the last several years and am excited to see continued efforts to attract more people and small businesses to the area. I thoroughly enjoy working in our new building on Grove Avenue and the feedback from people who have visited our office has been overwhelmingly positive. I have seen the plans for the building at 5605 Grove Avenue and believe it will be a continuation of the great work done to redevelop our current space. I have no doubt the proposed building will be a highly desirable space that will attract people to this area for years to come. The space we occupy at Libbie and Grove Avenue has generated a lot of excitement from people who live and work in this area and I am very pleased to see another proposed building that will further the redevelopment of this great part of town.

If there's anything I can do to further support this project, please let me know.

Sincerely,

Brian Carney

## Saunders, Richard L. - PDR

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**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Wednesday, July 14, 2021 1:09 PM  
**To:** Saunders, Richard L. - PDR  
**Subject:** FW: Proposed Grove Ave Redevelopment

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> On Jan 15, 2021, at 9:57 AM, Brad Jones <[jones.wallace@gmail.com](mailto:jones.wallace@gmail.com)> wrote:

>

>

> Good morning Emily,

>

> My name is Brad Jones and my wife Maggie and I live not far from you at 15 Roslyn Road on the corner of Grove and Roslyn. I wanted to reach out to express our support for the proposed redevelopment of Kim Faison's store by Brock Saunders. Brock and his wife Alexandra are old friends from our Collegiate days. They are great people and based on the renderings I have seen, I think their design will add to the neighborhood in a positive way. It seems fairly modest in scale and the materials look to be good quality.

>

> I hope you will give the project consideration and I hope to meet you around the neighborhood soon.

>

> Sincerely,

> Brad Jones, Jr.

## Saunders, Richard L. - PDR

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**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Wednesday, July 14, 2021 1:10 PM  
**To:** Saunders, Richard L. - PDR  
**Subject:** FW: 5605 Grove Avenue project

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On Mon, Dec 21, 2020 at 9:34 AM Dan Millen <[dcmillen@gmail.com](mailto:dcmillen@gmail.com)> wrote:

Philip and Andreas,

Good morning and Happy Holidays. I hope my email finds you well. I feel inclined to reach out regarding Brock Saunders and his 5605 Grove Avenue project. My wife and I have known Brock and Alexandra for several years and see them often. We live at 98 Tuckahoe Blvd which is close to 5605 Grove Avenue.

Brock has shared his plans and FWIW we couldn't be more supportive. We have been so pleased and impressed but not surprised with how thoughtful Brock has been with the planning and design.

Thank you for your time. If you have any questions for me please don't hesitate to reach out.

Have a great week.

Kind regards,  
Dan

Dan Millen  
Richmond, Va

## Saunders, Richard L. - PDR

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**From:** Balatgek, Katrina <Katrina.Balatgek@McKesson.com>  
**Sent:** Tuesday, March 23, 2021 11:33 AM  
**To:** Saunders, Richard L. - PDR  
**Subject:** 5605 Grove 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.

Hello,

My name is Katrina Balatgek and I live at 3516 Hanover Avenue. I am emailing you today in strong support of the 5605 Grove Avenue project. As someone who lives right near this area and attended college at the University of Richmond, I could not be more excited about this proposal to rejuvenate the Libbie/Grove area. I have long thought that the residential homes serving as commercial offices was something that needed to be updated and after looking through the development plan, I believe this is an opportunity to improve not just this specific area, but the city of Richmond. As a young professional, there is a shortage of suitable office buildings in this area that would attract talented individuals and this would help fix that issue by providing high quality jobs for the city.

On a personal note, Brock Saunders could not be a better fit to lead this development. He is an enthusiastic and passionate business leader in the city and extremely devoted to helping improve his hometown. I know that whatever project he gets behind, will be successful and it will be for the betterment of this city. He is the perfect person for the job and I believe this is an opportunity that can't be missed.

Please feel free to contact me with any questions and if there is anything else I can do to support this project, let me know!

Thanks,

### **Katrina Balatgek**

Account Manager | p 804.956.6165 | [katrina.balatgek@mckesson.com](mailto:katrina.balatgek@mckesson.com)  
McKesson Medical-Surgical

**McKesson** | 9954 Mayland Drive, Richmond, VA 23233 | [www.mckesson.com](http://www.mckesson.com)

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## Saunders, Richard L. - PDR

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**From:** Vick, Peter <Peter.Vick@colliers.com>  
**Sent:** Wednesday, April 21, 2021 3:37 PM  
**To:** Saunders, Richard L. - PDR; Addison, Andreas D. - City Council;  
contact@westhamptoncitizensassociation.com  
**Subject:** RE: Support for 5605 Grove Ave

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Yes, I am. I live at 28 Willway Ave, so right down Grove Avenue and my children go to St. Bridgets, so we frequent the area daily.

**Peter Vick**  
Senior Vice President  
Mobile +1 804 814 9977  
[peter.vick@colliers.com](mailto:peter.vick@colliers.com)

**Colliers International**  
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Richmond, VA 23230 | United States  
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**From:** Saunders, Richard L. - PDR <Richard.Saunders@richmondgov.com>  
**Sent:** Wednesday, April 21, 2021 3:35 PM  
**To:** Vick, Peter <Peter.Vick@colliers.com>; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>;  
contact@westhamptoncitizensassociation.com  
**Subject:** RE: Support for 5605 Grove Ave

Thank you Mr. Vick. Are you a resident in the area?

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**From:** Vick, Peter [<mailto:Peter.Vick@colliers.com>]  
**Sent:** Wednesday, April 21, 2021 3:33 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>; Addison, Andreas D. - City Council  
<[Andreas.Addison@richmondgov.com](mailto:Andreas.Addison@richmondgov.com)>; Saunders, Richard L. - PDR <[Richard.Saunders@richmondgov.com](mailto:Richard.Saunders@richmondgov.com)>;  
[contact@westhamptoncitizensassociation.com](mailto:contact@westhamptoncitizensassociation.com)  
**Subject:** Support for 5605 Grove Ave

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All, I wanted to reach out to voice my support for the newly proposed office building at 5605 Grove. I truly believe this is a well thought out project that continues the revitalization of the Libbie Grove corridor in creating a modern mixed use environment that should benefit the nearby residents and businesses. I live in the immediate area and feel strongly projects like this will have a positive effect on the City not only from a tax base, but also by removing a dilapidated building that is far past its useful life. I was actually involved in the sale of the building, as I represented the Seller in this sale to the individual proposing this development. I spent a lot of time in the existing structure, which is past its useful life, to say the least, which was a major reason my client decided to sell it. The condition of the interior is past the point of renovation with current state of the structure being in disrepair, but its layout is a lot not conducive to any business today. What is being proposed is tastefully designed and will fit in aesthetically with the area and new project such as the Westhampton, which have been a great addition to the area in my opinion. Please let me know if there is anything else I can do or provide to help make this project a reality.

Thank you

**Peter Vick**

Senior Vice President

Mobile +1 804 814 9977

[peter.vick@colliers.com](mailto:peter.vick@colliers.com)

**Colliers International**

2221 Edward Holland Drive | Suite 600

Richmond, VA 23230 | United States



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## Saunders, Richard L. - PDR

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**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Wednesday, March 17, 2021 4:36 PM  
**To:** Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR  
**Subject:** FW: 5605 Grove Ave Project

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I will forward you emails that I have been forwarded for your file.

Begin forwarded message:

**From:** Abby Fishero <[abby.fishero@gmail.com](mailto:abby.fishero@gmail.com)>  
**Date:** December 22, 2020 at 3:18:33 PM EST  
**To:** [philiphart4609@gmail.com](mailto:philiphart4609@gmail.com), Kirkland Hagerty <[kirkland.hagerty@gmail.com](mailto:kirkland.hagerty@gmail.com)>  
**Cc:** [andreas.addison@gmail.com](mailto:andreas.addison@gmail.com)  
**Subject:** 5605 Grove Ave Project

To the civic association leaders of Tuckahoe Terrace and Westhampton:

Good afternoon. I'm writing to express our support for the proposed redevelopment of 5605 Grove Avenue.

Our property, 202 Seneca Rd, abuts the corner of 5605 Grove Ave, and it is visible from our back yard. As such, we would be wary of any redevelopment to the site that detracted from the broader neighborhood charm. Having seen the design study for the project, we are fully supportive of the proposal put forth by Brock Saunders and believe it would only enhance the Westhampton neighborhood (which we so love).

We also know Brock to be a person of integrity who has dedicated much effort to specific and successful initiatives to improve our city (including SaveRVARestaurants), and appreciate his intention to revitalize the property at 5605 Grove Ave for his own use as a business office. We've known Brock personally for several years, trust his character and standards, and are excited about the prospect of him bringing new life to the property at 5605 Grove.

Thank you for your consideration,

Abby and Brian Fishero  
202 Seneca Rd, Richmond, VA 23226  
(804) 477-4900

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## Saunders, Richard L. - PDR

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**From:** Harry Thalhimer <harry@thalhimerheadwear.com>  
**Sent:** Monday, April 5, 2021 4:31 PM  
**To:** PDR Land Use Admin; Saunders, Richard L. - PDR; Addison, Andreas D. - City Council  
**Cc:** Marcia Thalhimer  
**Subject:** FW: Brock Saunders, Owner/Developer of 5605 Grove Avenue, Response to WCA

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Ladies and Gentlemen:

Please accept this letter as our hearty endorsement of the development plans for 5605 Grove Avenue. As neighbors and active users of the Libbie/Grove neighborhood, we welcome the proposed building as a wonderful addition. Based on the renderings we have seen and knowing Brock Saunders as well as we do, we know this will be a first rate property that will not only add value to our neighborhood, it will enhance its aesthetics and add a small group of new high-quality tenants to help support the commercial and retail base of the neighborhood. As we all see from the empty and closed store fronts due the devastating impact of COVID-19, this development could not come at a better time.

I know there are always different points of view to any issue. In this case, a well-designed, well-built project that will tastefully add value to an important quadrant in the city by someone who lives in and loves the neighborhood is something to be embraced and supported. My wife, Marcia, and I are fully supportive of this project and hope you will do everything possible to enable this to go through as expeditiously as possible.

Feel free to contact either of us if you would like to discuss this further - by email or by phone. Many thanks for your favorable consideration of this important undertaking!

Regards,

Harry Thalhimer

206 Ampthill Road  
Richmond, VA 23226  
Tel 804 282-6132

**Harry R. Thalhimer, President**  
**Thalhimer Headwear**  
**4825 Radford Avenue Suite 100**  
**Richmond, Virginia 23230**

**Tel** 804 355-1200  
**Toll Free** 888 977-3344  
**Fax** 804 355-9985

**Cell** 804 301-2345  
**Email** [harry@thalhimerheadwear.com](mailto:harry@thalhimerheadwear.com)  
**Website** [www.thalhimerheadwear.com](http://www.thalhimerheadwear.com)

## Saunders, Richard L. - PDR

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**From:** Thomas Arrington <Thomas.Arrington@pfgc.com>  
**Sent:** Thursday, April 22, 2021 1:21 PM  
**To:** Saunders, Richard L. - PDR  
**Subject:** Re: Proposed Office Building : 5605 Grove Avenue

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301 Lock Lane  
23226

Thomas Arrington  
Director of Sales  
917.647.5110

On Apr 22, 2021, at 1:01 PM, Saunders, Richard L. - PDR  
<Richard.Saunders@richmondgov.com> wrote:

**External mail:** This email originated outside of PFG. Do not click links, open attachments, or respond if it appears to be suspicious.

Thank you Mr. Arrington. Do you mind providing your address for the record?

Thanks,  
Rich

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**From:** Thomas Arrington [mailto:Thomas.Arrington@pfgc.com]  
**Sent:** Thursday, April 22, 2021 12:33 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>; Saunders, Richard L. - PDR <Richard.Saunders@richmondgov.com>; contact@westhamptoncitizensassociation.com  
**Cc:** Thomas Arrington <Thomas.Arrington@pfgc.com>  
**Subject:** Proposed Office Building : 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.

Good Afternoon,

I am writing as a resident and patron of the Libbie Grove area to voice my support for the new office building. This is a wonderful time to have someone like Brock Saunders and his team add to the legacy of this retail corridor. The proposed rendering shows a bright, clean, modern office space that will add value to the community by offering a commercial option outside of the outdated residential style commercial spaces currently lining Grove Avenue.

COVID-19 changed the timeline and landscape of many business and their need for commercial space. The proposed building and what it will bring to the area is a development opportunity that most municipalities would tightly wrap their arms around to not let slip by. It is my hope that in voicing my support the planning commission will do just that –embrace this exciting next chapter of an area that we all know and love.

The Libbie Grove corridor is a tangible piece of the culture of this community. We are very grateful for Brock Saunders and his team for opting to move their business from the county to the City of Richmond.

If there is anything else, I may provide to more clearly define my support for this project, please advise.

Many thanks,

Thomas F. Arrington III

**Thomas Arrington**

Director of Sales

917.647.5110 | [Thomas.Arrington@pfgc.com](mailto:Thomas.Arrington@pfgc.com)

<image002.jpg>

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## Saunders, Richard L. - PDR

---

**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Wednesday, March 17, 2021 4:36 PM  
**To:** Saunders, Richard L. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** FW: 5605 Grove Avenue

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Begin forwarded message:

**From:** Joshua Cooper <[Joshua.Cooper@raymondjames.com](mailto:Joshua.Cooper@raymondjames.com)>  
**Date:** December 22, 2020 at 9:31:57 AM EST  
**To:** [philiphart4609@gmail.com](mailto:philiphart4609@gmail.com), [kirkland.hagerty@gmail.com](mailto:kirkland.hagerty@gmail.com)  
**Cc:** [andreas.addison@gmail.com](mailto:andreas.addison@gmail.com)  
**Subject:** 5605 Grove Avenue

Good Morning,

I am writing to express my support for the proposed project at 5605 Grove Avenue, the former home of Kim Faison Antiques. My current address is 304 Seneca Road, a stone's throw away from the proposed project. My wife and I also maintain an office at 5407 Patterson Avenue. As someone who lives and works in the area I believe that this project will be a great benefit to Tuckahoe Terrace and the Westhampton neighborhoods.. Executive office space is in short supply, and the proposed project has the potential to both provide much needed office space and to do so in a manner that compliments the existing character of the historic neighborhood surrounding it. I have known the applicant, Brock Saunders, both personally and professionally for a number of years and am confident that his vision will enhance quality of life for those who live and work in the area. I support this project and ask that you do the same by approving the required Special Use Permit.

W. Josh Cooper  
Cooper Financial Group  
1671 Jefferson Davis Highway, Suite 101  
Fredericksburg, Virginia 22401  
Direct: 540-899-0940 // Mobile: 540-850-8484  
<http://www.cooperfg.com/>

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## Saunders, Richard L. - PDR

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**From:** John Klim <Klim@lafayettesquare.com>  
**Sent:** Tuesday, April 27, 2021 6:00 PM  
**To:** Saunders, Richard L. - PDR  
**Subject:** Re: Support for 5605 Grove Avenue Development Plans

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Sure thing - should have included.

307 Clovelly Road  
Richmond, VA 23221

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**From:** Saunders, Richard L. - PDR <Richard.Saunders@richmondgov.com>  
**Sent:** Tuesday, April 27, 2021 5:01:33 PM  
**To:** John Klim <Klim@lafayettesquare.com>  
**Subject:** RE: Support for 5605 Grove Avenue Development Plans

Thanks John. Can you just give me your address?

---

**From:** John Klim [mailto:Klim@lafayettesquare.com]  
**Sent:** Tuesday, April 27, 2021 4:18 PM  
**To:** contact@westhamptoncitizensassociation.com; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>; Saunders, Richard L. - PDR <Richard.Saunders@richmondgov.com>; PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** Support for 5605 Grove Avenue Development Plans

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Ladies and Gentlemen:

Please accept this letter as my endorsement for the 5605 Grove Avenue development plans.

As long-time residents and active users of the Libbie/Grove neighborhood, my family and I welcome the proposed building as a positive addition to the area. Based on the renderings as well as our friendship with Brock Saunders, we are confident this will be a first-class property that will add value to the neighborhood, while enhancing its aesthetics and adding a small group of high-quality tenants to support the neighborhood's retail base. In fact, I would be interested leasing space from Brock for a new office. COVID-19 has obviously had a significant and adverse impact on our retail base, and this development could not come at a better time for the area.

If there's anything I can do to further support this project, please let me know.

Regards,  
John

**John E. Klim**  
Managing Director

804.837.1331  
[klim@lafayettesquare.com](mailto:klim@lafayettesquare.com)  
[www.lafayettesquare.com](http://www.lafayettesquare.com)



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## Saunders, Richard L. - PDR

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**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Wednesday, March 17, 2021 4:39 PM  
**To:** Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR  
**Subject:** FW: 5605 Grove Avenue

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**From:** Michael Schewel  
**Sent:** Thursday, January 7, 2021 2:27 PM  
**To:** philiphart4609@gmail.com  
**Cc:** emilyfbauer@gmail.com; andreas.addison@gmail.com  
**Subject:** 5605 Grove Avenue

Dear Phil,  
I hope this finds you well.

I'm writing you in your capacity as President of the Westhampton Citizens Association, concerning the proposed project to redevelop the antique store site at 5605 into a small office building (the "5605 Project"). My understanding is that the project will require a Special Use Permit. Priscilla and I live at 318 Greenway Lane, or about ½ mile from the site. We shop and (pre-pandemic) dined often in that area, and we walk or drive to the Libbie and Grove area at least several times each week.

The 5605 Project is being developed by an entity owned by Brock and Paul Saunders. I have known Brock and Paul since they were in kindergarten. They are terrific and reliable young men. My understanding is that this office building will serve as the offices for their own business. I am certain they will build this building to the highest standards, a standard they can be proud to occupy.

I have looked closely at their development and building plans, and questioned Brock Saunders about those plans. The building will be a well-designed low intensity use with plenty of parking. The upper story will be set back from Grove. Both the building profile and its mass will be entirely appropriate for the site. The plan is consistent with the City's newly adopted Richmond 300 plan. Because of the attraction of the site with its proximity to Libbie and Grove, and the new development that has been undertaken in this area, I think it's highly likely that any other user of this site would seek to develop a more intensive use than that contemplated for the 5605 Project.

I hope the Westhampton Citizens Association will support a Special Use Permit for the 5605 Project. I have taken the liberty of copying Emily Bauer of the Stonewall Court Civic Association and our councilman, Andreas Addison.

Thanks very much for considering this.

Regards,  
Mike

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## Saunders, Richard L. - PDR

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**From:** Addison, Andreas D. - City Council  
**Sent:** Tuesday, March 23, 2021 6:24 PM  
**To:** Barker Squire  
**Cc:** Saunders, Richard L. - PDR; Wagner, Daniel M. - City Council Office; Ebinger, Matthew J. - PDR  
**Subject:** Re: 5605 Grove Ave Project Feedback

Barker,

Thank you for sharing your thoughts about this proposed project. I have copied staff from PDR to include your letter in their process.

Happy to serve.

Andreas Addison (*he/him*)  
First District City Council  
804.646.5935 office  
[andreas.addison@richmondgov.com](mailto:andreas.addison@richmondgov.com)  
<http://firstdistrictva.com/>

On Mar 22, 2021, at 8:44 AM, Barker Squire <[barker.squire@gmail.com](mailto:barker.squire@gmail.com)> wrote:

**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 Mr. Addison,

My name is Barker Squire, and I am a Westhampton Citizens Association member who frequents the Libbie/Grove area of our neighborhood. The convenience and distinct feel of this area were key factors in attracting my wife and I to the neighborhood a few years ago.

I am writing to express my support for a project under consideration at 5605 Grove Avenue. The proposed building is exactly the type of development that my wife and I would like to see more of. If we are going to mix neighborhoods with commercial activities--and clearly that is part of what makes the neighborhood convenient and special--we should do so in an effective manner.

From my understanding, the proposed building would provide more office space to people who live in the area. What's more village-like than walking to work? Furthermore, I would much rather see a well-designed, purposeful and efficient building than five old homes that have been half heartedly converted into antique dealerships.

As citizens, one of our responsibilities is to be stewards of our past while building a future that accommodates more productivity in environmentally conscious spaces. The proposed building fits the bill. Let's not get in the way of projects that are going to move the neighborhood forward.

Please let me know if there is anything I can do to help make the proposed building a reality.

Sincerely,

Barker Squire

4614 Stuart Avenue

## Saunders, Richard L. - PDR

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**From:** Jim Bonbright <jbonbright@lindencapital.net>  
**Sent:** Wednesday, April 21, 2021 4:35 PM  
**To:** PDR Land Use Admin; Addison, Andreas D. - City Council; Saunders, Richard L. - PDR; 'contact@westhamptoncitizensassociation.com'  
**Subject:** 5605 Grove Avenue

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Dear Members of the Richmond Development, Design, and/or Oversight Community,

My name is Jim Bonbright and my family lives at 4711 Pocahontas Avenue in Richmond's 1st District. I am writing this e-mail to you to express my support for Mr. Saunders' plan to construct a new, primarily two-story office building at 5605 Grove Avenue. I understand per his rendering he envisions using high-end brick material and incorporating substantive landscaping. I further understand he is proposing low-density usage. I believe all of this is in keeping with the nature of our beautiful neighborhood and recommend your approval of his plan.

Thank you for your time spent considering this matter.

All my best,

Jim

James C. Bonbright, III, Esq.  
President  
Linden Capital LLC  
1021 East Cary Street  
Suite 1200  
Richmond, VA 23219  
Tel. 804-780-0420  
[www.lindencapital.net](http://www.lindencapital.net)

## Saunders, Richard L. - PDR

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**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Wednesday, March 17, 2021 4:37 PM  
**To:** Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR  
**Subject:** FW: Local Support for 5605 Grove Ave Project

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**From:** Whit Wall  
**Sent:** Tuesday, December 22, 2020 8:44 PM  
**To:** [philiphart4609@gmail.com](mailto:philiphart4609@gmail.com); [kirkland.hagerty@gmail.com](mailto:kirkland.hagerty@gmail.com)  
**Cc:** [andreas.addison@gmail.com](mailto:andreas.addison@gmail.com)  
**Subject:** Local Support for 5605 Grove Ave Project

Philip and Kirkland,

Thanks so much for hosting the Zoom videos today regarding the 5605 Grove Avenue office project. My wife Kate and I live at 5301 Matoaka Rd in Tuckahoe Terrace and are excited about the prospect of new and improved office space coming to the area. We are good friends with the Saunders and have known them since we were kids. Brock is an honest, hard-working, and transparent guy who will be respectful of the community as it currently exists and wants nothing more than to see this area thrive. Kate and I believe that improving the function and appearance of the commercial and retail space along Grove Avenue will do nothing but increase the general appeal of this area, further enhance residential property values, and be additive to Richmond City revenues.

If there's anything we can do to further support this project, please let us know. Otherwise, have a happy holiday!

- Whit and Kate Wall

---

**Whit Wall | GreenFront Energy Partners**  
6243 River Rd, #3 | Richmond, VA 23229  
(o) 804.905.8467 | (m) 804.338.4476  
[wwall@greenfrontenergy.com](mailto:wwall@greenfrontenergy.com)

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## Saunders, Richard L. - PDR

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**From:** Breil, Peter D. - CSR  
**Sent:** Wednesday, March 31, 2021 5:43 PM  
**To:** Saunders, Richard L. - PDR  
**Subject:** 5605 Grove Ave

Hi Rich,

I want to follow up on our conversation about the plans for 5605 Grove. Just a reminder – my house is 125 Granite Ave, directly behind this location.

I met with Jennifer Mullen, the owner, the architect, and the landscape designer (sorry, I'm terrible with names). We reviewed their updated plans for a 6' fence with 2' latticework on top, the landscaping, the 3' bollard parking lot lighting (which had been 16') and the drainage plan. I am satisfied that their current plans address my concerns.

I want to let you know that they have been responsive to my concerns. I will be supporting the project. Thank you for reaching out to me to get my input and share their plans with me.

Best regards,  
Pete

Pete Breil  
Director of Citizen Service & Response  
City of Richmond  
804-646-6046  
[Peter.Breil@richmondgov.com](mailto:Peter.Breil@richmondgov.com)  
311 Non-Utility Customer Service  
RVA311.com

## Saunders, Richard L. - PDR

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**From:** Chris Thompson <thomascthompson92@gmail.com>  
**Sent:** Tuesday, March 23, 2021 8:24 AM  
**To:** Saunders, Richard L. - PDR  
**Cc:** PDR Land Use Admin; Addison, Andreas D. - City Council;  
contact@westhamptoncitizensassociation.com  
**Subject:** Re: 5605 Grove Avenue Project

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Thank you! My address is 6004 Monument Avenue and I own the home next door at 6002 Monument Avenue, as well.

Thanks,  
Chris

On Tue, Mar 23, 2021 at 8:19 AM Saunders, Richard L. - PDR <[Richard.Saunders@richmondgov.com](mailto:Richard.Saunders@richmondgov.com)> wrote:

Chris, can you also provide your address?

---

**From:** Chris Thompson [mailto:[thomascthompson92@gmail.com](mailto:thomascthompson92@gmail.com)]  
**Sent:** Monday, March 22, 2021 5:07 PM  
**To:** Saunders, Richard L. - PDR <[Richard.Saunders@richmondgov.com](mailto:Richard.Saunders@richmondgov.com)>; PDR Land Use Admin <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>; Addison, Andreas D. - City Council <[Andreas.Addison@richmondgov.com](mailto:Andreas.Addison@richmondgov.com)>; [contact@westhamptoncitizensassociation.com](mailto:contact@westhamptoncitizensassociation.com)  
**Subject:** 5605 Grove Avenue Project

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Greetings,

My name is Chris Thompson, and I live just a minute or so from the Libbie/Grove area. I also own a rental property right near this area. As a lifelong Richmonder, I could not be more happy about the 5605 Grove Avenue Project. The architectural design in the proposal would be a major improvement to the area and provide my generation's workforce with a place of future employment. I do not believe that the current strategy

of having residential homes serve as office buildings is optimizing this area's potential. As a young professional and someone with generations of family members who also live in Richmond, we are all excited about this project and believe it would be a great opportunity to improve the area.

Finally, I would like to provide a few personal notes about Brock Saunders. I have known him and his family for years and you could not ask for a better leader to help develop this area. We both graduated from The Collegiate School in town and he is known by all as someone with tremendous character and a passion for Richmond. I wish this city was lucky enough to have more residents like Brock (and the entire Saunders family) that are here to help this city grow and become a better place to live and raise a family.

Please do not hesitate to give me a call with any questions you may have regarding this project.

All the best,

Chris Thompson

Work: 804-298-2933

Cell: 804-218-0098

## Saunders, Richard L. - PDR

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**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Thursday, March 18, 2021 2:32 PM  
**To:** Saunders, Richard L. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** FW: 5605 Grove Ave Project

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Jennifer D. Mullen, Esq.  
804-977-3374

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**From:** Carr, Brandt <bcarr@harriswilliams.com>  
**Sent:** Thursday, March 18, 2021 2:14 PM  
**To:** Andreas.Addison@richmondgov.com; PDRLandUseAdmin@richmondgov.com;  
contact@westhamptoncitizensassociation.com  
**Cc:** Elizabeth Hodge <elizabeth.m.hodge@gmail.com>  
**Subject:** 5605 Grove Ave Project

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](http://www.harriswilliams.com)

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## Saunders, Richard L. - PDR

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**From:** Brock Saunders <brock.saunders@jrcc.net>  
**Sent:** Monday, May 3, 2021 11:00 AM  
**To:** Addison, Andreas D. - City Council; Saunders, Richard L. - PDR; Jennifer Mullen  
**Subject:** FW: Libbie-Grove Project

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I've received so many emails like this this morning...always nice to hear.

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**From:** Carrie Roth <[carrie@ccrerouted.com](mailto:carrie@ccrerouted.com)>  
**Sent:** Monday, May 3, 2021 9:21 AM  
**To:** Brock Saunders <[b@summitaction.com](mailto:b@summitaction.com)>  
**Subject:** Libbie-Grove Project

Brock - Good morning. I'm super excited about the project you are working on in the Libbie-Grove area - think it will fit in quite nicely in the neighborhood. Thank you for all you continue to do for our community. Have a great week - CCR

**Carrie Roth** | Founder



**Strategic Growth + Communications Consultancy**  
c: (804) 387-7617

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not be suitable for certain investors. No assurance can be given that the investment objectives of the investment will be achieved. Any historical price or value is as of the date indicated. Information is provided as of the date of this material only and are subject to change without notice. Sender has no obligation to correct, update or supplement the information provided. PAST RESULTS ARE NOT NECESSARILY INDICATIVE OF FUTURE PERFORMANCE.

March 30, 2021

Mr. Matthew Ebinger  
Planning Supervisor  
City of Richmond  
City Hall, 900 E. Broad Street  
Richmond, VA 23219

Dear Mr. Ebinger:

I am a resident of the Glenburnie neighborhood and writing to express my support for the SUP request for 5605 Grove Avenue.

The developers have revised the plans several times in response to feedback from the City and adjacent neighborhoods. They have been flexible and responsive throughout the review process. I believe the current proposal aligns well with the character of the Libbie/Grove area and will be quite additive. It also fits the vision of the Richmond 300 plan.

I encourage the City to approve the permit and I welcome this project to the area.  
Thank you for your consideration.

Sincerely,

Steven DeLuca  
5500 Bewdley Road  
Richmond, VA 23226

Cc: Richard Saunders  
Councilman Andreas Addison

## Saunders, Richard L. - PDR

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**From:** Addison, Andreas D. - City Council  
**Sent:** Thursday, March 18, 2021 7:05 PM  
**To:** Saunders, Richard L. - PDR; Wagner, Daniel M. - City Council Office  
**Subject:** Fwd: 5605 Grove Project

Wanted to share this letter of support with you as well.

Happy to serve.

Andreas Addison (*he/him*)  
First District City Council  
804.646.5935 office  
[andreas.addison@richmondgov.com](mailto:andreas.addison@richmondgov.com)  
<http://firstdistrictva.com/>

Begin forwarded message:

**From:** Eliza Heyward <[elizaheyward@gmail.com](mailto:elizaheyward@gmail.com)>  
**Subject:** 5605 Grove Project  
**Date:** March 18, 2021 at 11:11:26 AM EDT  
**To:** [meredithggreen@gmail.com](mailto:meredithggreen@gmail.com), [andreas.addison@gmail.com](mailto:andreas.addison@gmail.com)

Hi Meredith and Andreas,

I hope you are both well. I think I'm a bit late in sending this email, but I wanted to express my support for the 5605 Grove Project that the Saunders have planned. I think it will be a wonderful addition to the area. I live nearby on Oak Lane, and have been in Glenburnie on Tuckahoe Blvd for 10+ years. Apologies for the tardy email, I intended to send a while ago and life got a little hectic:)

Thanks so much and please let me know if there's anything else I can do.

Best,

Eliza Heyward

## Saunders, Richard L. - PDR

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**From:** Glenn Moore <gmoore@meyerbaldwin.com>  
**Sent:** Thursday, April 15, 2021 10:08 AM  
**To:** Saunders, Richard L. - PDR  
**Subject:** SUP Application for 5605 Grove Avenue

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Richard,

Thank you for speaking with me regarding the subject matter this morning. I have had a chance to review the parking requirements for in the Grove/Libbie Parking Overlay District, which begins just a half block west of the subject property. It appears that if the Overlay District provisions were applicable, an office building of 11,320 square feet would require 21 to 22 off-street parking spaces (depending on rounding conventions). The applicant for the subject project is proposing 15 spaces for the 11,320 square foot building. If appropriate limitations on the type of office use are included in the SUP ordinance, the proposed off-street parking could be adequate.

Thanks again for your input in our conversation this morning.

Glenn

Glenn R. Moore  
Meyer Baldwin Long & Moore LLP  
5600 Grove Avenue  
Richmond, VA 23226

[gmoore@meyerbaldwin.com](mailto:gmoore@meyerbaldwin.com)

Office – 804 835-5029

Mobile – 804 356-5479

Facsimile – 804 285-7779

Website – [www.meyerbaldwin.com](http://www.meyerbaldwin.com)

## Saunders, Richard L. - PDR

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**From:** Peyton Jenkins <peyton@altonlane.com>  
**Sent:** Sunday, April 25, 2021 9:00 PM  
**To:** PDR Land Use Admin; Addison, Andreas D. - City Council; Saunders, Richard L. - PDR; contact@westhamptoncitizensassociation.com  
**Cc:** Brock Saunders  
**Subject:** In Support of 5605 Grove Avenue

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Mr. Saunders, Mr. Addison and other value members of our City:

My name is Peyton Jenkins and I'm the Co-founder and President of Alton Lane. Our company's roots and heart are here in Richmond with a showroom at 304 Libbie Avenue and our HQ in Scott's Addition. We love this city and a thriving Richmond is critical for us. The Libbie/Grove area has been home to our Richmond showroom since 2014. In this space our Richmond showroom has grown into the most productive of our 14 stores. For Libbie and Grove to continue to thrive we need to not only attract the local population that lives in the area and drives into the area but also appropriate commercial uses that bring a consistent day time user to the area who can support the food, beverage and soft goods of the area. We also need developments & redevelopments that spur and encourage additional and appropriate growth for the area.

With the good fortune of knowing Mr. Saunders for nearly my entire life I can speak to his deep desire to help grow our city and to the sturdy ethics and sense of equity that drives his decision making. With this knowledge and having reviewed his plans, I fully and enthusiastically support Mr. Saunders' proposed redevelopment of 5605 Grove Avenue as both a resident of the area and as a business owner.

Thank you for your consideration of this letter.

Sincerely,  
Peyton

--

Peyton Jenkins  
President

**ALTON LANE**  
3121 W. Leigh St., Richmond, VA 23230

## Saunders, Richard L. - PDR

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**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Thursday, March 18, 2021 8:22 AM  
**To:** Saunders, Richard L. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** FW: Office Project proposed on Grove

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Begin forwarded message:

**From:** Alison Wickizer <alison7881@yahoo.com>  
**Date:** March 17, 2021 at 3:10:49 PM EDT  
**To:** PDRLandUseAdmin@richmondgov.com  
**Cc:** andreas.addison@richmondgov.com  
**Subject: Office Project proposed on Grove**

I've reviewed the plans for the proposed project at 5605 Grove Avenue. I understand some of my neighbors have been organizing an opposition to this project, but wanted to reach out and voice my opinion. I think this looks like a great use of the property, and is in keeping with other recent development in the area. I live around the corner on Granite Avenue in a newer home that I bought in 2019, and am only a few homes away from the property at issue. There is a lot of construction going on in this area, and the project seems to really align with the residential and the commercial projects that have previously been approved in the surrounding few blocks.

Alison Wickizer Toepp

## Saunders, Richard L. - PDR

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**From:** Jennifer Mullen <JMullen@rothjackson.com>  
**Sent:** Wednesday, July 14, 2021 12:58 PM  
**To:** Saunders, Richard L. - PDR  
**Subject:** FW: 5605 Grove Ave

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

**From:** Reilly Marchant <[reilly.marchant@gmail.com](mailto:reilly.marchant@gmail.com)>  
**Date:** Wed, Apr 28, 2021 at 11:00 AM  
**Subject:** 5605 Grove Ave  
**To:** <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>, <[Andreas.Addison@richmondgov.com](mailto:Andreas.Addison@richmondgov.com)>, <[Richard.Saunders@richmondgov.com](mailto:Richard.Saunders@richmondgov.com)>, <[contact@westhamptoncitizensassociation.com](mailto:contact@westhamptoncitizensassociation.com)>

Good morning,

I am writing this letter as my endorsement of the proposed development at 5605 Grove Ave. As a former resident and current user of the Libbie/Grove neighborhood, I welcome the building as a new positive addition. I have known Brock Saunders for many years and know that this building and his presence will only enhance the neighborhood and benefit its quality commercial tenants and residents.

I believe the building he has proposed is a tasteful and well thought addition that is needed in the neighborhood. I support the project fully and am happy to answer any questions or concerns.

Regards,  
Reilly Marchant

804-837-1118

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