

**From:** [JULIE PRICE](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 1201 Haxall Pt Ordinance No. 2025-038  
**Date:** Sunday, March 16, 2025 4:36:33 PM

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To the Richmond City Planning Commission,

I am writing in support of Ordinance No. 2025-038- Special Use Permit-1201 Haxall Point. I am an owner of a condominium in the Riverside on the James Condominium Community located at 1101 Haxall Pt, next to the Padel Plant Building. Since its opening, the Padel Plant has been a wonderful neighbor, offering our building's residents a preview tour of the property, donating food and drink to residents and an event at our building, and listening to our concerns and questions. Already the business is bringing new life to the canal walk. I see people in the business every day, enjoying paddle sports and socializing. It is such a pleasure to see the way the owners have taken the bones of this historic building and transformed it into such a community asset.

I am very excited to see their outdoor plans come to fruition. The canal walk murals have been a favorite spot downtown for many years and now the Padel Plant is offering a use of the outdoor space that preserves visual access to most of the existing murals. The outdoor eating space will offer a much needed place to stop and enjoy something to eat or drink for the many folks who walk, jog, bike and stroll along the Canal Walk. And as a resident of the community, I look forward to many balmy evenings enjoying the Padel Plant's outdoor eating space, taking in the murals, Padel court games, and socializing with neighbors and visitors to the Canal Walk.

I urge you to recommend this ordinance to the City Council.

Respectfully,

Julie Price  
1101 Haxall Pt  
Unit 602  
Richmond, VA 23219

**From:** [Ralph Grove](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Ord. No. 2025-038, pertaining to 1201 Haxall Point  
**Date:** Saturday, March 15, 2025 3:54:16 PM

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To Whom It May Concern:

I am writing in support of Ordinance 2025-038 "To authorize the special use of the property known as 1201 Haxall Point for the purpose of recreation and entertainment uses located outside of a completely enclosed building..." The property in question is next door to Riverside on the James Condominiums, where I am a resident and an owner.

When I moved in, over three years ago, the property at 1201 Haxall Point was vacant and had been so for many years. It was unattractive and in need of repairs. The property was not secured, and the storage room in the rear was occupied at time by transients. It was considered by residents here to be somewhat of an eyesore, and a detriment to the community because of its poor condition.

Since the Padel Plant has opened, I feel that it has had a positive impact on the community. The property has been upgraded and is now more attractive visually. The recreation, dining, and social opportunities offered by the Padel Plant also enrich the local area for both residents and visitors from the Canal Walk.

The work along the Canal Walk that remains to be done to complete the project will be a further enhancement to the area. Previously the area along the walk was unfinished and in need of some repairs. Visitors and local residents who use the canal walk after the project is completed will find it more interesting and attractive, and will be able to make use of the cafe.

I'm happy to have the Padel Plant in the community, and support the proposed ordinance.

Dr. Ralph Grove  
Riverside on the James Condominiums  
1101 Haxall Point, Unit 401  
Richmond, VA 23219  
[rfgrove@icloud.com](mailto:rfgrove@icloud.com)

**From:** [Mary Larson](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Ordinance No. 2025-038 - Special Use Permit - 1201 Haxall Point  
**Date:** Tuesday, March 18, 2025 11:26:20 AM  
**Importance:** High

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Hello,

I wanted to write in support of **Ordinance No. 2025-038 (Special Use Permit - 1201 Haxall Point)** which is being discussed at this evening's Planning Commission meeting.

As an owner-resident of a unit in the building (1101 Haxall Point – Riverside on the James condominiums) which is immediately adjacent to 1201 Haxall Point, I support allowing the owners of 1201 Haxall Point a special use authorization of the property immediately outside of their building.

However, I do have some assumptions that I'd like to see discussed & clarified this evening:

1. This authorization is only for the Canal Walk (north) side of their building, in order for their build & use of padel ball courts and a café area adjacent to the murals there.
2. This authorization will not prevent unrestricted public walking/biking access along the canal walk nor restrict the general public from passing through and beyond that area at any time of day or night.
3. This authorization is not applicable to the outside area on the western side of their building, i.e., the shared courtyard area between 1100, 1101 and 1201 Haxall Point, and would not be granting them access to modify the courtyard area in any way.

Thank you,

-Mary K. Larson  
Owner/Resident  
Riverside on the James condominiums  
1101 Haxall Point, unit 502  
Richmond, VA 23219  
804-683-7303