

Westhampton on Grove - Special Use Permit - Resident Survey

1. Are you a current member of the Westhampton Citizens Association?

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Yes | 37.1% | 169 |
| No | 62.9% | 286 |
| <i>answered question</i> | | 455 |
| <i>skipped question</i> | | 0 |

2. What is your age range?

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| (18 - 30) | 2.2% | 10 |
| (30 - 49) | 37.4% | 169 |
| (50 - 69) | 44.5% | 201 |
| (70+) | 15.9% | 72 |
| <i>answered question</i> | | 452 |
| <i>skipped question</i> | | 3 |

3. How many years have you resided in the Westhampton area.

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| (1 - 10 years) | 36.2% | 164 |
| (11 - 20 years) | 21.2% | 96 |
| (21 - 30 years) | 14.1% | 64 |
| (31 - 40 years) | 14.1% | 64 |
| (over 40 years) | 14.3% | 65 |
| <i>answered question</i> | | 453 |
| <i>skipped question</i> | | 2 |

4. Have you reviewed the most recent application (revised May 31, 2016) for a Special Use Permit for approval of zoning exemptions for the building at 5706 Grove Avenue (Westhampton Theater), the building at 5702 Grove Avenue (Long and Foster office), and a new building at the corner of Grove and Granite? (A link to the application is included in the email sent with this survey.)

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Yes | 94.9% | 429 |
| No | 5.1% | 23 |
| <i>answered question</i> | | 452 |
| <i>skipped question</i> | | 3 |

5. Respond with your views regarding the following aspects of the proposed development

| Answer Options | Strongly Agree | Somewhat Agree | Somewhat Disagree | Strongly Disagree | No Opinion | Response Count |
|---|----------------|----------------|-------------------|-------------------|------------|----------------|
| (a) Traffic congestion will limit the attractiveness of shopping in the Grove/Libbie area | 193 42.7% | 73 16.2% | 55 12.2% | 123 27.2% | 8 1.8% | 452 |
| (b) The private parking lot provided for in the plan will make it more difficult for others to find parking in the Grove/Libbie area | 223 49.3% | 52 11.5% | 74 16.4% | 89 19.7% | 14 3.1% | 452 |
| (c) Because the project increases the demand and reduces the supply of public parking, this limits attractiveness of shopping in the Grove/Libbie area. | 203 44.8% | 49 10.8% | 50 11.0% | 143 31.6% | 8 1.8% | 453 |
| (d) The size and density of the proposed development will have an adverse impact on the residential neighborhoods surrounding the Grove/Libbie area | 178 39.3% | 45 9.9% | 35 7.7% | 183 40.4% | 12 2.6% | 453 |
| <i>Answered Question</i> | | | | | | 454 |
| <i>Skipped Question</i> | | | | | | 1 |

6. What is your position on the following aspects of the proposed Special Use Permit?

| Answer Options | Very Supportive | Somewhat Supportive | Somewhat Opposed | Very Opposed | No Opinion | Response Count |
|--|------------------------|----------------------------|-------------------------|---------------------|-------------------|-----------------------|
| (a) Granting an exemption to exceed the current zoning height limitation of 28 feet (typically two stories), in order to allow the construction of two buildings at approximately 38 and 40 feet high (three stories) | 168 37.1% | 55 12.1% | 35 7.7% | 190 41.9% | 5 1.1% | 453 |
| (b) Allowing construction of 3 buildings of 49,800 sq. ft. with 5 retail/restaurant/office spaces on the 1st floor (2 proposed as restaurants), 4 commercial offices on the 2nd floor, & 12 one- and two-bedroom residential apartments on the 3rd floor | 175 38.6% | 52 11.5% | 45 9.9% | 175 38.6% | 6 1.3% | 453 |
| (c) Establishing a precedent that would favor future Special Use Permit applications for an exemption to exceed the 28' zoning height in the Grove/Libbie area | 96 21.3% | 77 17.1% | 40 8.9% | 209 46.4% | 28 6.2% | 450 |
| (d) Building 12 one- and two-bedroom rental apartments with outdoor patios overlooking the residential neighborhoods | 130 28.9% | 66 14.7% | 67 14.9% | 173 38.4% | 14 3.1% | 450 |
| (e) Reducing the number of surface parking lot spaces from 150 to 104 total surface spaces | 76 16.9% | 58 12.9% | 62 13.8% | 217 48.2% | 37 8.2% | 450 |
| (f) Providing for one entrance only into the parking lot, entering from Granite Avenue | 81 18.1% | 62 13.9% | 67 15.0% | 188 42.1% | 49 11.0% | 447 |
| (g) Providing for one exit only from the parking lot, exiting out to York Road near its intersection with Libbie Avenue | 82 18.3% | 59 13.2% | 66 14.8% | 192 43.0% | 48 10.7% | 447 |
| Answered Question | | | | | | 454 |
| Skipped Question | | | | | | 1 |

7. The developer plans to enclose the entire parking lot with a 6' privacy fence, including along the west side of the lot from the Blue Goat restaurant down to York road. How concerned are you that this privacy fence cuts off easy access from the rear of the Blue Goat restaurant rear surface parking lot to Grove Avenue, including easy access for handicapped patrons?

| Answer Options | Very Concerned | Somewhat Concerned | Somewhat Unconcerned | Very Unconcerned | No Opinion | Response Count |
|--------------------------|----------------|--------------------|----------------------|------------------|------------|----------------|
| | 151 33.5% | 86 19.1% | 64 14.2% | 123 27.3% | 27 6.0% | 451 |
| <i>Answered Question</i> | | | | | | 451 |
| <i>Skipped Question</i> | | | | | | 4 |

8. Do you believe the proposed development's architectural design is compatible with the existing buildings in the Grove/Libbie commercial district?

| Answer Options | Yes | No | No Opinion | Response Count |
|--------------------------|--------------|--------------|-------------|----------------|
| | 261 58.0% | 142 31.6% | 47 10.4% | 450 |
| <i>Answered Question</i> | | | | 450 |
| <i>Skipped Question</i> | | | | 5 |

9. Do you believe the overall development is compatible with the Grove/Libbie commercial district?

| Answer Options | Yes | No | No Opinion | Response Count |
|--------------------------|--------------|--------------|------------|----------------|
| | 232 51.2% | 208 45.9% | 13 2.9% | 453 |
| <i>Answered Question</i> | | | | 453 |
| <i>Skipped Question</i> | | | | 2 |

10. For this proposed development, do you prefer the residential units be condominiums or rental apartments, or have no preference?

| Answer Options | Prefer Condominiums | Prefer Apartments | No Preference | Response Count |
|--------------------------|---------------------|-------------------|---------------|----------------|
| | 321 71.3% | 6 1.3% | 123 27.3% | 450 |
| <i>Answered Question</i> | | | | 450 |
| <i>Skipped Question</i> | | | | 5 |

11. Do you support the proposed Special Use Permit at 5702 and 5706 Grove Avenue as currently written?

| Answer Options | Yes | No | No Opinion | Response Count |
|--------------------------|--------------|--------------|------------|----------------|
| | 193 43.4% | 218 49.0% | 34 7.6% | 445 |
| <i>Answered Question</i> | | | | 445 |
| <i>Skipped Question</i> | | | | 10 |

12. Would you support a similar design if it were limited to two stories?

| Answer Options | Yes | No | No Opinion | Response Count |
|--------------------------|--------------|-------------|--------------|----------------|
| | 288 64.9% | 56 12.6% | 100 22.5% | 444 |
| <i>Answered Question</i> | | | | 444 |
| <i>Skipped Question</i> | | | | 11 |

Q1 Are you a current member of the Westhampton Citizens Association?

Answered: 169 Skipped: 0

| Answer Choices | Responses | |
|----------------|-----------|------------|
| Yes | 100.00% | 169 |
| No | 0.00% | 0 |
| Total | | 169 |

Q5 What is your age range?

Answered: 167 Skipped: 2

| Answer Choices | Responses | |
|----------------|-----------|------------|
| (18 - 30) | 0.00% | 0 |
| (30 - 49) | 21.56% | 36 |
| (50 - 69) | 56.29% | 94 |
| (70+) | 22.16% | 37 |
| Total | | 167 |

Q6 How many years have you resided in the Westhampton area.

Answered: 168 Skipped: 1

| Answer Choices | Responses | |
|-----------------|-----------|------------|
| (1 - 10 years) | 24.40% | 41 |
| (11 - 20 years) | 19.05% | 32 |
| (21 - 30 years) | 17.86% | 30 |
| (31 - 40 years) | 16.67% | 28 |
| (over 40 years) | 22.02% | 37 |
| Total | | 168 |

Q7 Have you reviewed the most recent application (revised May 31, 2016) for a Special Use Permit for approval of zoning exemptions for the building at 5706 Grove Avenue (Westhampton Theater), the building at 5702 Grove Avenue (Long and Foster office), and a new building at the corner of Grove and Granite? (A link to the application is included in the email sent

with this survey.)

Answered: 167 Skipped: 2

| Answer Choices | Responses | |
|----------------|-----------|------------|
| Yes | 96.41% | 161 |
| No | 3.59% | 6 |
| Total | | 167 |

Q8 Respond with your views regarding the following aspects of the proposed development

Answered: 168 Skipped: 1

| | Strongly Agree | Somewhat Agree | Somewhat Disagree | Strongly Disagree | No Opinion | Total | Weighted Average |
|---|----------------|----------------|-------------------|-------------------|------------|-------|------------------|
| (a) Traffic congestion will limit the attractiveness of shopping in the Grove/Libbie area | 39.88% 67 | 18.45% 31 | 11.90% 20 | 27.38% 46 | 2.38% 4 | 168 | 2.27 |
| (b) The private parking lot provided for in the plan will make it more difficult for others to find parking in the Grove/Libbie area | 50.00% 84 | 11.31% 19 | 17.86% 30 | 16.67% 28 | 4.17% 7 | 168 | 2.01 |
| (c) Because the project increases the demand and reduces the supply of public parking, this limits attractiveness of shopping in the Grove/Libbie area. | 44.64% 75 | 12.50% 21 | 14.29% 24 | 26.19% 44 | 2.38% 4 | 168 | 2.23 |
| (d) The size and density of the proposed development will have an adverse impact on the residential neighborhoods surrounding the Grove/Libbie area | 36.53% 61 | 11.38% 19 | 9.58% 16 | 38.92% 65 | 3.59% 6 | 167 | 2.53 |

Q9 What is your position on the following aspects of the proposed Special Use Permit?

Answered: 168 Skipped: 1

| | Very Supportive | Somewhat Supportive | Somewhat Opposed | Very Opposed | No Opinion | Total | Weighted Average |
|--|-----------------|---------------------|------------------|--------------|------------|-------|------------------|
| (a) Granting an exemption to exceed the current zoning height limitation of 28 feet (typically two stories), in order to allow the construction of two buildings at approximately 38 and 40 feet high (three stories) | 37.13% 62 | 13.77% 23 | 7.78% 13 | 38.92% 65 | 2.40% 4 | 167 | 2.50 |
| (b) Allowing construction of 3 buildings of 49,800 sq. ft. with 5 retail/restaurant/office spaces on the 1st floor (2 proposed as restaurants), 4 commercial offices on the 2nd floor, & 12 one- and two-bedroom residential apartments on the 3rd floor | 39.52% 66 | 10.18% 17 | 12.57% 21 | 35.93% 60 | 1.80% 3 | 167 | 2.46 |
| (c) Establishing a precedent that would favor future Special Use Permit applications for an exemption to exceed the 28' zoning height in the Grove/Libbie area | 21.82% 36 | 14.55% 24 | 12.73% 21 | 45.45% 75 | 5.45% 9 | 165 | 2.87 |

| | | | | | | | |
|---|--------------|--------------|--------------|--------------|-------------|-----|------|
| (d) Building 12 one- and two-bedroom rental apartments with outdoor patios overlooking the residential neighborhoods | 29.27% 48 | 9.76% 16 | 16.46% 27 | 39.63% 65 | 4.88% 8 | 164 | 2.70 |
| (e) Reducing the number of surface parking lot spaces from 150 to 104 total surface spaces | 17.47% 29 | 13.25% 22 | 15.06% 25 | 48.19% 80 | 6.02% 10 | 166 | 3.00 |
| (f) Providing for one entrance only into the parking lot, entering from Granite Avenue | 18.29% 30 | 15.85% 26 | 17.68% 29 | 39.02% 64 | 9.15% 15 | 164 | 2.85 |
| (g) Providing for one exit only from the parking lot, exiting out to York Road near its intersection with Libbie Avenue | 19.88% 33 | 13.25% 22 | 16.27% 27 | 42.17% 70 | 8.43% 14 | 166 | 2.88 |

Q10 The developer plans to enclose the entire parking lot with a 6' privacy fence, including along the west side of the lot from the Blue Goat restaurant down to York road. How concerned are you that this privacy fence cuts off easy access from the rear of the Blue Goat restaurant rear surface parking lot to Grove Avenue, including easy access for handicapped patrons?

Answered: 167 Skipped: 2

| | Very Concerned | Somewhat Concerned | Somewhat Unconcerned | Very Unconcerned | No Opinion | Total | Weighted Average |
|------------|----------------|--------------------|----------------------|------------------|-------------|-------|------------------|
| (no label) | 35.93% 60 | 14.97% 25 | 14.97% 25 | 27.54% 46 | 6.59% 11 | 167 | 2.37 |

Q11 Do you believe the proposed development's architectural design is compatible with the existing buildings in the Grove/Libbie commercial district?

Answered: 165 Skipped: 4

| | Yes | No | No Opinion | Total | Weighted Average |
|------------|---------------|--------------|--------------|-------|------------------|
| (no label) | 60.61% 100 | 27.27% 45 | 12.12% 20 | 165 | 1.31 |

Q12 Do you believe the overall development is compatible with the Grove/Libbie commercial district?

Answered: 168 Skipped: 1

| | Yes | No | No Opinion | Total | Weighted Average |
|------------|--------------|--------------|------------|-------|------------------|
| (no label) | 54.17% 91 | 42.26% 71 | 3.57% 6 | 168 | 1.44 |

Q13 For this proposed development, do you

**prefer the residential units be
condominiums or rental apartments, or
have no preference?**

Answered: 165 Skipped: 4

| | Prefer Condominiums | Prefer Apartments | No Preference | Total | Weighted Average |
|------------|---------------------|-------------------|---------------|-------|------------------|
| (no label) | 77.58% 128 | 0.61% 1 | 21.82% 36 | 165 | 1.44 |

**Q14 Do you support the proposed Special
Use Permit at 5702 and 5706 Grove Avenue
as currently written?**

Answered: 166 Skipped: 3

| | Yes | No | No Opinion | Total | Weighted Average |
|------------|--------------|--------------|-------------|-------|------------------|
| (no label) | 43.98% 73 | 49.40% 82 | 6.63% 11 | 166 | 1.53 |

**Q15 Would you support a similar design if it
were limited to two stories?**

Answered: 163 Skipped: 6

| | Yes | No | No Opinion | Total | Weighted Average |
|------------|---------------|-------------|--------------|-------|------------------|
| (no label) | 68.10% 111 | 9.82% 16 | 22.09% 36 | 163 | 1.13 |

Q1 Are you a current member of the Westhampton Citizens Association?

Answered: 286 Skipped: 0

| Answer Choices | Responses |
|----------------|-------------|
| Yes | 0.00% 0 |
| No | 100.00% 286 |
| Total | 286 |

Q5 What is your age range?

Answered: 285 Skipped: 1

| Answer Choices | Responses |
|----------------|------------|
| (18 - 30) | 3.51% 10 |
| (30 - 49) | 46.67% 133 |
| (50 - 69) | 37.54% 107 |
| (70+) | 12.28% 35 |
| Total | 285 |

Q6 How many years have you resided in the Westhampton area.

Answered: 285 Skipped: 1

| Answer Choices | Responses |
|-----------------|------------|
| (1 - 10 years) | 43.16% 123 |
| (11 - 20 years) | 22.46% 64 |
| (21 - 30 years) | 11.93% 34 |
| (31 - 40 years) | 12.63% 36 |
| (over 40 years) | 9.82% 28 |
| Total | 285 |

Q7 Have you reviewed the most recent application (revised May 31, 2016) for a Special Use Permit for approval of zoning exemptions for the building at 5706 Grove Avenue (Westhampton Theater), the building at 5702 Grove Avenue (Long and Foster office), and a new building at the corner of Grove and Granite? (A link to the application is included in the email sent

with this survey.)

Answered: 285 Skipped: 1

| Answer Choices | Responses | |
|----------------|-----------|------------|
| Yes | 94.04% | 268 |
| No | 5.96% | 17 |
| Total | | 285 |

Q8 Respond with your views regarding the following aspects of the proposed development

Answered: 286 Skipped: 0

| | Strongly Agree | Somewhat Agree | Somewhat Disagree | Strongly Disagree | No Opinion | Total | Weighted Average |
|---|----------------|----------------|-------------------|-------------------|------------|-------|------------------|
| (a) Traffic congestion will limit the attractiveness of shopping in the Grove/Libbie area | 44.37% 126 | 14.79% 42 | 12.32% 35 | 27.11% 77 | 1.41% 4 | 284 | 2.23 |
| (b) The private parking lot provided for in the plan will make it more difficult for others to find parking in the Grove/Libbie area | 48.94% 139 | 11.62% 33 | 15.49% 44 | 21.48% 61 | 2.46% 7 | 284 | 2.10 |
| (c) Because the project increases the demand and reduces the supply of public parking, this limits attractiveness of shopping in the Grove/Libbie area. | 44.91% 128 | 9.82% 28 | 9.12% 26 | 34.74% 99 | 1.40% 4 | 285 | 2.34 |
| (d) The size and density of the proposed development will have an adverse impact on the residential neighborhoods surrounding the Grove/Libbie area | 40.91% 117 | 9.09% 26 | 6.64% 19 | 41.26% 118 | 2.10% 6 | 286 | 2.49 |

Q9 What is your position on the following aspects of the proposed Special Use Permit?

Answered: 286 Skipped: 0

| | Very Supportive | Somewhat Supportive | Somewhat Opposed | Very Opposed | No Opinion | Total | Weighted Average |
|--|-----------------|---------------------|------------------|---------------|-------------|-------|------------------|
| (a) Granting an exemption to exceed the current zoning height limitation of 28 feet (typically two stories), in order to allow the construction of two buildings at approximately 38 and 40 feet high (three stories) | 37.06% 106 | 11.19% 32 | 7.69% 22 | 43.71% 125 | 0.35% 1 | 286 | 2.58 |
| (b) Allowing construction of 3 buildings of 49,800 sq. ft. with 5 retail/restaurant/office spaces on the 1st floor (2 proposed as restaurants), 4 commercial offices on the 2nd floor, & 12 one- and two-bedroom residential apartments on the 3rd floor | 38.11% 109 | 12.24% 35 | 8.39% 24 | 40.21% 115 | 1.05% 3 | 286 | 2.51 |
| (c) Establishing a precedent that would favor future Special Use Permit applications for an exemption to exceed the 28' zoning height in the Grove/Libbie area | 21.05% 60 | 18.60% 53 | 6.67% 19 | 47.02% 134 | 6.67% 19 | 285 | 2.85 |

| | | | | | | | |
|---|---------------------|---------------------|---------------------|----------------------|---------------------|-----|------|
| (d) Building 12 one- and two-bedroom rental apartments with outdoor patios overlooking the residential neighborhoods | 28.67% 82 | 17.48% 50 | 13.99% 40 | 37.76% 108 | 2.10% 6 | 286 | 2.62 |
| (e) Reducing the number of surface parking lot spaces from 150 to 104 total surface spaces | 16.55% 47 | 12.68% 36 | 13.03% 37 | 48.24% 137 | 9.51% 27 | 284 | 3.03 |
| (f) Providing for one entrance only into the parking lot, entering from Granite Avenue | 18.02% 51 | 12.72% 36 | 13.43% 38 | 43.82% 124 | 12.01% 34 | 283 | 2.94 |
| (g) Providing for one exit only from the parking lot, exiting out to York Road near its intersection with Libbie Avenue | 17.44% 49 | 13.17% 37 | 13.88% 39 | 43.42% 122 | 12.10% 34 | 281 | 2.95 |

Q10 The developer plans to enclose the entire parking lot with a 6' privacy fence, including along the west side of the lot from the Blue Goat restaurant down to York road. How concerned are you that this privacy fence cuts off easy access from the rear of the Blue Goat restaurant rear surface parking lot to Grove Avenue, including easy access for handicapped patrons?

Answered: 284 Skipped: 2

| | Very Concerned | Somewhat Concerned | Somewhat Unconcerned | Very Unconcerned | No Opinion | Total | Weighted Average |
|------------|---------------------|---------------------|----------------------|---------------------|--------------------|-------|------------------|
| (no label) | 32.04% 91 | 21.48% 61 | 13.73% 39 | 27.11% 77 | 5.63% 16 | 284 | 2.38 |

Q11 Do you believe the proposed development's architectural design is compatible with the existing buildings in the Grove/Libbie commercial district?

Answered: 285 Skipped: 1

| | Yes | No | No Opinion | Total | Weighted Average |
|------------|----------------------|---------------------|--------------------|-------|------------------|
| (no label) | 56.49% 161 | 34.04% 97 | 9.47% 27 | 285 | 1.38 |

Q12 Do you believe the overall development is compatible with the Grove/Libbie commercial district?

Answered: 285 Skipped: 1

| | Yes | No | No Opinion | Total | Weighted Average |
|------------|----------------------|----------------------|-------------------|-------|------------------|
| (no label) | 49.47% 141 | 48.07% 137 | 2.46% 7 | 285 | 1.49 |

Q13 For this proposed development, do you

**prefer the residential units be
condominiums or rental apartments, or
have no preference?**

Answered: 285 Skipped: 1

| | Prefer Condominiums | Prefer Apartments | No Preference | Total | Weighted Average |
|------------|---------------------|-------------------|---------------|-------|------------------|
| (no label) | 67.72% 193 | 1.75% 5 | 30.53% 87 | 285 | 1.63 |

**Q14 Do you support the proposed Special
Use Permit at 5702 and 5706 Grove Avenue
as currently written?**

Answered: 279 Skipped: 7

| | Yes | No | No Opinion | Total | Weighted Average |
|------------|---------------|---------------|-------------|-------|------------------|
| (no label) | 43.01% 120 | 48.75% 136 | 8.24% 23 | 279 | 1.53 |

**Q15 Would you support a similar design if it
were limited to two stories?**

Answered: 281 Skipped: 5

| | Yes | No | No Opinion | Total | Weighted Average |
|------------|---------------|--------------|--------------|-------|------------------|
| (no label) | 62.99% 177 | 14.23% 40 | 22.78% 64 | 281 | 1.18 |

Q16 What else would you like us to know about your thoughts regarding this application for a Special Use Permit?

Answered: 240 Skipped: 215

| # | Responses | Date |
|---|---|--------------------|
| 1 | Zoning, as currently stated, could allow for a 28 foot high cinder block building with more mass, square footage, and potentially more traffic than the currently proposed SUP. The SUP process, and the compromises made for this project, has allowed for community input and higher grade building material. Parking and traffic issues will grow, however these issues would still happen, and potentially to a larger extent, if current zoning were applied. This project is a good step toward a more thriving Westhampton community area. | 7/10/2016 11:36 PM |
| 2 | This survey is completely biased. The WCA Board has already taken a position as evident in the negative wording of the statements. I am appalled at the bold-faced misleading by the Board. You are self-serving and not forthright in your intentions. This survey brings into question your integrity. You do not fairly represent the project and do not fairly speak for our community. This is not leadership expected of WCA caliber. | 7/10/2016 10:44 PM |
| 3 | I think it a beautiful building they have planned and that the area needs some serious updating. I love the idea of a vibrant hub at Libbie and grove and think this development will do a lot to encourage people to live, eat, shop in our area. | 7/10/2016 10:31 PM |
| 4 | My greatest concerns about this project as it is currently configured are the problems that will be created due to inadequate parking. These parking problems will radiate throughout the Libbie & Grove shopping area & will be a significant burden. The scale of the buildings & the resulting parking challenges are problematic but the architectural style appears to be suitable. There are controversial aspects to this project. This survey appropriately allows for respondents to express their opinions on those aspects. | 7/10/2016 10:15 PM |
| 5 | Is there a way to create 24- 30 more spaces or does the city not have a smaller car zone? Perhaps some compromise for compact cars? I frequent the area and see wasted spaces. | 7/10/2016 10:11 PM |
| 6 | Believe it will significantly I ncrease traffic congestion at the Grove and Libbie Intersection. This neighborhood is full of schools, with young students and their families often walking--the walkability is one of the neighborhoods chief attractions. High density/high traffic will detract greatly from ease of biking and walking. | 7/10/2016 9:30 PM |
| 7 | Scale of the project & demands on parking will have an adverse effect on Libby & Grove. I am not opposed to development, the concept of mixed use and the architectural style seems consistent with the area. The scale of the project & the impact on parking is very concerning. It is already hard to find parkng in the area. Any further commercial & residential spaces developed in the Libbie & Grove area must include a thorough & workable parking plan as well as traffic plan. | 7/10/2016 9:07 PM |
| 8 | I believe that this survey was slanted very negative as to allowing development in this area. | 7/10/2016 8:14 PM |
| 9 | I have just been to London whose charm lies strongly in its cohesive neighborhoods with uniform roof height. Also there are many mixed use buildings with storefronts on the street level and housing above. I prefer that to large apartment/condo buildings. Also is there any "green" space or benched for pedestrians? What about bike parking? | 7/10/2016 7:36 PM |

| | | |
|----|---|--------------------|
| 10 | <p>I am terribly concerned about the idea of constructing buildings higher than two stories along Grove Ave which changes the master plan on the Grove Avenue corridor between Granite and Maple Avenues. I supported the Tiber on Libbie and the condominium development over Freche on Grove, as I thought several freestanding buildings that were of a different height would be acceptable and would offer a good number of permanent living spaces which would be a nice addition to the village atmosphere of Westhampton. It never occurred to me that those two projects would open up a major onslaught of development requesting SUPs for height variance in the neighborhood. I am concerned about the feeling of density with a row of tall buildings on the north side of Grove and the possibility also of similar tall buildings being built as a result of more SUPs being requested and granted for development on newly acquired property on the same block but on the south side of Grove. The BP property is also waiting to be developed as it was initially turned down before the Westhampton Theater came onto the scene. (My understanding also is that other properties along Libbie Ave have been acquired by developers who hope to develop more commercial property in the future.) Besides being opposed to changing the height restrictions of the buildings in the area, I am very concerned about the increase in traffic and the parking problems that have already increased but will be incurred more density in the population and restrictions to the currently available parking. I have lived on Maple for the last 5 years, and the traffic has increased immensely, particularly the increase in large tractor trailer trucks hauling beer, drinks and food and many other large truck hauling other commercial products, as well as dempster-dumpster trucks, construction trucks, and pick up trucks which seem to be avoiding the slow and over-crowded Libbie Ave. This new traffic added to the already existing school bus traffic which runs up and and down Maple every 50 minutes to and from the schools on both sides of Grove Ave and the car pool traffic has created a major number of vehicles going up and down this narrow street. The increased traffic also presents a danger to school children who walk to and from the three schools that are in the neighborhood, with a fourth school being planned for the near future. I cannot imagine what will happen when we add additional living and commercial development without better infrastructure in place to accommodate it. (When I first moved to Maple Ave and for many years before I live here, the street was restricted to thru truck traffic with signs that read "No Thru Trucks". Somehow that seems to have become unrestricted or ignored as more trucks have arrived in the neighborhood. I must mention here that I was disappointed and a bit disillusioned to see a traffic study set up in front of my house in June of this year on the first day that the area schools were closed for the summer holiday. Why was it conducted then when clearly the traffic is much denser when the schools are in session. How can that show an accurate traffic study?) I am all for increasing the value of an area, and I am in favor of change as long as it goes along with the master plan and does not hurt the character of the neighborhood,. That being said I do not think that bigger is necessarily better which will change the small and charming village atmosphere which has attracted neighborhood participation through the years. We have large and impressive shopping areas around the city if that is what people are in need of. Please let the Westhampton Community stay committed to its original master plan. I would think and hope that a number of upgraded changes could be incorporated into that existing plan.</p> <p>Margaret D. Bowles 411 Maple Ave</p> | 7/10/2016 6:57 PM |
| 11 | <p>Just a comment regarding the last open session at Mary Munford Elementary School. I was very dismayed to know that the traffic study was quite inferior. such a sad attempt at checking off a box, but not doing it in an honest and realistic way. Also, the woman who was fielding questions said it all when questioned in detail about the parking study and had to admit it wasn't done "because it didn't matter, they own the parking". With this representation and the casual indifference of Mr. Balilies and the the other city rep there, I have no confidence that any one is listening. I have an extremely serious concern regarding the one way in and one way out. It will cause multiple problems for turning left onto Grove and Libbie. It will also make paking difficult in the small lot behind The Shoe Box and the other stores in the little strip</p> | 7/10/2016 6:30 PM |
| 12 | <p>Kudos to the developers for their efforts in upgrading the already desirable Libbie/Grove location. Bringing a luxury food shop to the area further elevates the project. Thank you and I can't wait for the finished project.</p> | 7/10/2016 5:24 PM |
| 13 | <p>As proposed this project will actually hurt business for current establishments at Libby and Grove. Congestion will drive customers first into the neighborhoods and second, because of the crowding, out of the destination all together. Without adequate parking, no one wins, not even the city.</p> | 7/10/2016 4:09 PM |
| 14 | <p>There has to be both ingress and egress into parking lots . The way I read this question was ,that there would only be one entrance /exit . That can't be possible to only have one due to the possibility of the need for fire/ rescue trucks Questions 9c and g and question 10 are worded to be one sided .</p> | 7/10/2016 4:00 PM |
| 15 | <p>I support this project. It will enhance our neighborhood.</p> | 7/10/2016 2:43 PM |
| 16 | <p>I think this well thought out plan does nothing but increase value for our neighborhood. Families both young and old are attracted to the area because there are shopping and restaurant destinations within walking distance. The retail space and parking area in its current state are in desperate need of updating. The developer has done a wonderful job of melding the views from the public and what the market demands into a comprehensive plan that will benefit all of us.</p> | 7/10/2016 2:16 PM |
| 17 | <p>Libbie and Grove has tremendous potential. For it to survive long term as the heart of our community, the real estate itself must be transformed from its current out-dated and obsolete design and layout to modern buildings with updated systems, space dimensions and functionality. The subject project will be the first to accomplish this. It will provide new life and energy to Libbie & Grove for the next generations.</p> | 7/10/2016 11:31 AM |

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| 18 | Having more restaurant / shopping options at Libbie and Grove will enhance our neighborhood. I don't think anything being done will dramatically increase the amount of traffic so I support the retail / office components. I'd prefer the living spaces be condos as opposed to apartments, but if the developer has to have apartments to make it work, I will support that. | 7/10/2016 9:22 AM |
| 19 | The size of this project will overwhelm the area and cause both traffic and parking problems. The existing merchants might well lose business as I and others avoid the hassles. | 7/10/2016 8:53 AM |
| 20 | An exception to the height limits currently in code should not be granted. It would certainly help the developers' economics, but is not in keeping with the Grove Avenue retail and social environment. The parking situation, already inadequate, would be worsened. I would choose not to shop or recreate in the Grove/Libbie area should this proposal move forward as now drafted. | 7/10/2016 8:44 AM |
| 21 | I think it is very valuable to have high quality, local developers improving our most attractive neighborhood shopping areas with interesting tenants vs. national homogenized venues. Libbie and Grove needs to be updated and evolve to keep from declining around important city neighborhoods. | 7/10/2016 7:11 AM |
| 22 | I absolutely do not support apartments. Rentals of the size proposed would be detrimental to the existing community. If there is to be housing, I would strongly recommend condos of a larger size and priced for more permanent residents. Apartment rentals are a definite negative. Traffic--Despite what the surveys indicate, traffic is a major issue now. I think that we need to think about the number of kids that frequent the Grove/Libbie area. Safety is a big issue. Parking--parking is already impossible even for those businesses that have designated areas. | 7/10/2016 1:42 AM |
| 23 | I fully support this project and I look forward to a much needed aesthetic improvement to my beloved Libbie and Grove. | 7/9/2016 9:29 PM |
| 24 | I am very excited about the prospect of the Libbie/Grove area attracting new restaurants, shopping outlets, etc. What is currently there is the reason we decided to stay in the area and the idea of it being updated makes the area that much more attractive. I want the city to approve the special use permit and let's get this project started! | 7/9/2016 9:23 PM |
| 25 | Prefer the area to be a quaint shopping area as currently being utilized and would rather not see any residential development, especially of an apartment nature which tends to be more transient. How did they get approval for the condos being constructed west of the Wells Fargo branch? Assume they were less than 28' | 7/9/2016 4:28 PM |
| 26 | This proposed project, as drawn, would provide a major upgrade to an area that has long since been run down. While change will always be resisted by some, the developers have gone above and beyond to communicate their plans and to solicit feedback, and the design been thoughtfully developed to maintain the distinct character of the neighborhood. I offer my full-throated support for this project. | 7/9/2016 4:25 PM |
| 27 | I support development WITHOUT the third story IF the parking is resolved. Libbie avenue is extremely taxed at several times everyday and adding exiting traffic onto Libbie will cause more problems and will be likely to result in accidents. | 7/9/2016 3:52 PM |
| 28 | I would love to live there Your questions reflect a bias against the project and a response set where positive answers support you bias. Where is the question The project will have a positive impact. Shameless | 7/9/2016 3:49 PM |
| 29 | I think the dwellings should be condominiums, not apartments, so that the residents will respect the property and the area. | 7/9/2016 3:31 PM |
| 30 | The project is well-planned and higher end than is required by a developer. We should say yes quickly and get Taste Unlimited here before they change their mind. The mix of businesses is great with Taste, Long & Foster and Mango being closed at night and Tazza kitchen being closed during the day. | 7/9/2016 2:21 PM |
| 31 | Section 3 of the revised SUP ordinance adds language stating "or as otherwise approved by the Director of Planning and Development Review." The Chadwick roof design changed materially after the SUP was passed when I went through great length with city staff to make sure the architectural details of the Chadwick plan presented to the residents was consistent with the legally filed SUP. With that background, it gives me great concern that we are now diluting the residential voice even more with an additional legal phrase that very few will notice, allowing the Director of Planning and Development Review for the entire city of Richmond (a non-elected official) to assess changes in the SUP plans carte blanche, after the perceived due process has come to completion, and thereby risking one person changing the Libbie Grove Village Feel with a pen swipe. The Director of Planning and Development Review is now a Super Director of Planning and Development Reviewer. Of course it is more efficient for dictators to facilitate change and to assume omnipotence. For the sake of democracy, true democracy, keep the residential voice real, active and meaningful. No tax revenue is worth losing democracy and a balance of power with checks and balances. Louise Reed | 7/9/2016 1:04 PM |

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| 32 | I've lived 18 years in my current location and lived another 23 growing up on Greenway Lane. I've always been put off by the amount of traffic that has grown from the popularity of the schools and new businesses at that intersection but it's been tolerable. Bringing in an additional 2 restaurants and a busy salon are going to make the traffic 10 times worse not to mention the parking issues. Allowing the additional height is even more concerning. I saw what happened with the BP proposal and the city will easily allow that to happen once this is approved. Likewise with the property next door. Keep it to 28 feet. That is the current zoning. And require the developers to include more parking so it is not forced to the surrounding streets. | 7/9/2016 11:39 AM |
| 33 | Save Libbie Grove advocates are trying to keep Richmond in the Stone Age. Other cities like Raleigh and Charlotte surpassed Richmond years ago. It's time to move the city forward into the 21st century. Projects like this will go a long way. | 7/9/2016 7:53 AM |
| 34 | Looking forward to all the benefits this development will have on our neighborhood. I am a business owner next to the proposed development and a resident on the same street as the development and I completely support the plan. Let them build! | 7/8/2016 10:45 PM |
| 35 | I have seen the drawings with four stories and that doesn't bother me so much because they are stepped back. To me, condos would be preferable to the community to limit the tenants and visitors taking parking spaces, and would likely increase the desirability of the tenants. The fence in the back shouldn't matter what I think if zoned for a fence since this is now the developers property. I hear so many neighbors fussing about the parking loss, but it's been free for as long as I've known the area. Should all businesses be required to provide free parking for everyone, not just those using the building? Should Taste Unlimited provide free sandwiches on Thursday? Or Mango give free haircuts? This is a business that owns the property now, and it's not a public right to park there. If the city is worried about adding more parking to the area, they should pay for or split the cost of a parking deck with the developer. It doesn't matter what I think of many of these questions because our zoning laws cover them, specifically all parking questions. I will answer no opinion to questions that I think are biased or have no part of the real point - the special use permit - as the developer already has some of these rights, such as parking, in zoning. Zoning rules should be carefully considered in every project, safety should be considered, then the city should allow thoughtful development if neighbors can agree to permit adjustments. The extra story doesn't bother me, as it does seem well considered. I do like that the developer has held many meetings and, unlike other developers, has tried to meet in the middle and work WITH neighbors in a collaborative way. Because of this, and because I think it is really needed for what is currently an eyesore of a sidewalk and building, I think the negotiated, stepped back special use permit should be approved. This has gotten ugly. Neighbors need to come to a neighborly, reasonable agreement and move on. | 7/8/2016 8:34 PM |
| 36 | These are not public parking spots to begin with. The owners allow us patrons to use them. They could and should start charging patrons to use the lot. Development is not evil. Thoughtful development is good. I support the proposed project 100%. | 7/8/2016 7:52 PM |
| 37 | The project will destroy the small scale village and turn it into a Short Pump. The City planners have directed the developers to amend and ask for 3 stories. The planners erroneously rely on the 2012 amendment to the master plan because it does not apply to the Libbie/Grove village. The project is not a "shopping center" as designated on the SUP application. The parking requirements must be applied to each use separately. The developers have not shown what separate commercial uses they will put in the 2 buildings, so it cannot be determined at this time if they have met the parking requirements. The project will increase traffic congestion and force more vehicles to park in the residential neighborhoods and use the cross streets as cut-throughs. The noise and lights will harm the adjoining residences. The SUP will create a terrible precedent for other developers on the south side of Grove Ave. | 7/8/2016 7:16 PM |
| 38 | I strongly support the current plan. Thanks for compiling these survey results. | 7/8/2016 7:04 PM |
| 39 | I have MANY reasons why I am opposed to this plan, but will name only a few. The City Zoning Ordinance limits buildings on Grove Avenue to 28'. Putting buildings that are at least 38-40' high, not counting the roof, is going to dwarf the present stores and cut out light to the surrounding neighborhoods. We all realize now what an eye sore the Chadwick is!!! Seeing a building in a beautiful drawing is not like the real thing! In addition, the City Planners are surely aware of the traffic and parking problems that exist in the area. Can you imagine what displacing 140-150 parking places is going to do to the surrounding neighborhoods where customers will park even more than they do now. This will cause a violation of one of the points in the Master Plans that says developments should not harm the safety and welfare of the area. We have a lot of children in our area, but most parents no longer let their children play in their front yards because of all of the cut through traffic and strangers parking in the area. I am also distressed that the developers have switched from condos to apartments. I predict that these will be filled to the gills with college students who will frequent the bars in the area. I am already concerned about the moral laxity that I know exists at times in the village. This is only going to increase with the 2 new restaurants that serve alcohol and the apartment dwellers. I just can't imagine 4 restaurants in one block!!! We are talking about a 2 block village here. We are not a Cary Town or Short Pump! We residents want to keep our small scaled village and our relatively calm neighborhoods, but, unfortunately, ones in which cut through traffic is increasing daily!!! | 7/8/2016 5:09 PM |
| 40 | I used to design market research surveys in my earlier career and this is one of the most biased and poorly written surveys that I have seen. In my opinion, it should not be used to give a representation of the views of the members. In short, I support the project as it is designed and believe that it will be a positive change to the neighborhood. | 7/8/2016 5:05 PM |

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| 41 | There are many city neighborhoods that would welcome the investment, but the developers chose this one because of its value. Its value is based in large part on its small-town scale and design. Why would the many citizens who pay to live in an area be held responsible for increasing the wealth and income of a few developers? If the zoning had been changed in advance, and others had an opportunity to consider/find investors for a massive development, it would be different. The investors might consider accepting that they will make less money or sell it. | 7/8/2016 3:31 PM |
| 42 | The expansion planned is much too much for the neighborhood. The traffic is already heavy, and it will increase with overbuilding, taking away the village feeling we have enjoyed for so many years. Save Libbie and Grove! We don't need another Short Pump! | 7/8/2016 2:15 PM |
| 43 | Is there a monetary guarantee/escrow that would be forfeited if construction is not completed by a certain date, or if developers file for bankruptcy. We in the neighborhood do not need another travesty that currently exist at Libbie and Guthrie Avenues. | 7/8/2016 1:45 PM |
| 44 | We need to consider property rights. The fact that the neighborhood has enjoyed defacto public parking for years on private property is not a "right" to continue to do so. The parking situation will need to be addressed as part of a public/private partnership. The City has got to help us figure this out as our area grows--this is a good problem. There seems to be a weird shared delusion amongst many citizens that they have some ownership of this property--they do not. It is private property. This development will be a beautiful addition to a great neighborhood. The parking problem was not created by this developer. They tried to solve it but it is not financially viable to do so. | 7/8/2016 1:11 PM |
| 45 | Overall, I am supportive of a project that expands and upgrades the amenities in the Libbie/Grove area. Ease of parking for the area as a whole is a significant concern. To cite an example, it has become increasingly difficult to navigate and park in Carytown and this has certainly detracted from the appeal of that area. Also, a key feature of the Libbie/Grove area is that it is accessible by foot to residents in the surrounding homes as well as students of St. Bridget's, St. Catherine's and St. Christopher's. Maintaining the safety of pedestrian traffic is of utmost importance. Lastly, I am disappointed that the revised plans do not incorporate the theater marquis into the design. | 7/8/2016 12:50 PM |
| 46 | My only issue with the project is parking and traffic. If the surface lot cuts off the current free access to the lot from Granite and York, it will force all the traffic trying to get to Middleburg Bank and the other tenants along Grove to access that lot from Libbie only. Libbie already has a traffic congestion problem, this will further compound the already problematic traffic issues on Libbie. I do not feel any project (not just this one) should be approved that will make current traffic problems worse. The area for the surface lot should be used for public parking, or a municipal funded parking deck that can handle the future parking needs of this wonderful neighborhood. Thank you for the opportunity to respond. | 7/8/2016 10:58 AM |
| 47 | I am fully in support of this project. It is needed and welcomed. | 7/8/2016 9:54 AM |
| 48 | The design, tenants and overall concept of the project is very appealing and I support it. However, the primary concern is further vehicle congestion and traffic in an area that is already somewhat congested at times. A two story structure without either office or residential space, may help curb this issue. | 7/8/2016 8:42 AM |
| 49 | I'd prefer not to answer questions re: the parking issues because I feel they're incredibly slanted and biased. As the developer pointed out via Nextdoor regarding the parking issues -- it's their property and they can do as they see fit (i.e limit the entrance). Sure, that's a great overflow spot for people to park but honestly, people choose this option because of the already limited parking all throughout the corridor. See: lot behind Peter Blair/Boyer's, the lot near Levy's/old Chadwick's, then the lot behind Cafe Catturra, spots located near Palani/Sweet Frog. If you want the Westhampton development to give up their parking for the greater good, then why not tell all the other stores they have to do the same? | 7/8/2016 1:54 AM |
| 50 | The survey is written in a manner that feels biased to elicit responses that are anti-development of this complex. Regardless of my personal views about the development, I do not believe the results of this survey will be able to be used for any useful conclusions. | 7/7/2016 9:46 PM |
| 51 | I feel very strongly that this proposed development will be a great asset to our neighborhood. I hope our elected representatives will recognize and consider the benefits of this project as opposed to listening to the vocal minority that is not supportive of what I believe to be a smart and reasonable plan to redevelop a key piece of property in the Libbie/Grove area. Thanks, Muscoe Garnett | 7/7/2016 9:43 PM |
| 52 | The City never requires enough parking, in my experience. In planning office buildings downtown, my experience is that tenants have provided substantially more parking than the City requires. This is very short-sighted. Carytown would not have succeeded without parking deck and what appears to be public surface parking, even if it may technically be private. Having fenced off private parking here will damage existing businesses in the Libbie/Grove area. Most of the movie theater parking use has been in the evenings, when businesses are mostly closed. A parking deck with significant public spaces is the obvious solution. | 7/7/2016 9:43 PM |
| 53 | Leave the Libbie and Grove area alone. It's HERITAGE and should stay as it is. This is another example of a VERY few filling their pockets at the expense of the well-being of the community. WHY is the city considering this?? | 7/7/2016 8:47 PM |

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| 54 | Some of the most interesting streets/areas in the US are not concerned with parking. No one wants to look at a massive parking lot. It encourages public transportation, biking or walking. Create a desirable street and people will find a way to get there. I'm excited to add some energy to an already great area. Shops, restaurants and residential spaces are a fantastic addition. I did feel the wording of this survey was negative towards the development. I was sad to see the theater go, but it is what it is. It could not financially survive. An empty theater is not the best the use for that space. I'm thankful for the vision of these forward thinking developers. | 7/7/2016 8:17 PM |
| 55 | I support project and special use exception. It's a needed investment that is thoughtfully developed. I understand parking concerns but other means to address can follow if it becomes an issue, including walking, bicycles and Uber as transportation. | 7/7/2016 8:15 PM |
| 56 | We need to push this through. It's ridiculous to even think of not doing it. That strip of land has needed updating for years. The change is needed and welcomed. Not that it matters, but I have lived in this area off and on for over 25 years. I understand the hesitation, but the good far outweighs the bad. | 7/7/2016 8:14 PM |
| 57 | I am in favor of updating and revitalizing the commercial districts in our area. Mixed use developments, in my opinion, are vital to expanding the retail, office space and restaurant options in the area. I personally do not think that the new development will have a negative impact on the current traffic issues in this area and redirecting some of the flow to Granite may reduce the flow of traffic on York. One overlooked fact in this process is that the closing of the movie complex means that the building is vacant and potentially subject to decline. It is also not generating any tax revenue for the city and the proposed office and retail space will bring additional jobs to the area (as opposed to these being lost to Henrico). | 7/7/2016 7:25 PM |
| 58 | The parking will be the biggest stumbling block. If the developer does not provide enough unrestricted parking and in a manner that is easy to use, this will be a debacle. The traffic is already a navigational hazard at Libbie and Grove through to Libbie and Patterson. To increase use potential without considering traffic patterns, you will unfortunately see more accidents and possibly more accidents involving the children walking in the area to and from school and social activities. The burden rests with the developer. | 7/7/2016 6:53 PM |
| 59 | Traffic study incomplete. Time range completed was for benefit of developers-3 hour evening window. No times before or after local schools are in session were included leaving out the most crucial pedestrian and vehicle traffic data. No parking study completed. Approval of this SUP will allow future SUPs of the same height or more which will further exacerbate traffic and parking issues. It is bad policy that supports developers at the expense of the community. | 7/7/2016 6:47 PM |
| 60 | There is no way our neighborhood can support the increased traffic and parking this project would produce. On any given day, traffic is backed up at least 10-15 car lengths at the intersection of Libbie and Grove. I find myself cutting through the Glenburnie neighborhood, along with others, to get to my house on Matoaka. Parking would be a complete disaster! | 7/7/2016 6:44 PM |
| 61 | Civic associations thinking that they can tell business what they can and can't do with in the realms of the law creates a dangerous precedent. This project will be a huge boon for the area and will benefit all the great businesses we have here by increasing population density, foot traffic, and store variety. this SHAM of a survey is a joke, biased piece of trash and the Westhampton Civic Association should be ashamed that they put their name on this crap. | 7/7/2016 6:42 PM |
| 62 | I was very supportive in the beginning but am now against it due to the parking issues. There has not been a complete study of the effects of the limited parking for the size of the sq footage and inhabitants of the retail space , officer space and living space.This is a borrow from Peter to pay Paul situation and no one is really being honest about the effect of the parking issue. With out an honest true research of this issue, I can not support the development. Dick Fowlkes | 7/7/2016 6:40 PM |
| 63 | I believe that the developers, as well as businesses involved, are providing a plan that is tasteful and upscale. The Libbie Grove area is filled with small businesses. The proposed plan will indeed bring more business to the area but, isn't that what everyone strives for? More successful small businesses. I would much rather like to see nice, upscale, successful businesses in my area, than old, rundown, failed businesses. | 7/7/2016 5:08 PM |
| 64 | How long will this permit be in place. Is there a beginning and end date? If so, what are they? | 7/7/2016 4:45 PM |
| 65 | I strongly support this new project. I believe old buildings are in bad need of repair and we need to start over with a fresh new approach to the area. I believe this survey was biased in the question design. | 7/7/2016 4:27 PM |

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| 66 | <p>While the application has met required traffic studies, the city must consider the total impact of multiple planned changes and development projects in the area. Several neighborhood arteries and intersections will face further traffic (pedestrian and vehicle) that will impact the traffic on this project. Currently, St. Catherine's plans to build a new arts center, parking deck and playing field, including a new stop light at Maple and Grove. St. Bridget's School is repurposing the Baptist Church on St. Christopher's road moving traffics onto an already busy neighborhood street. The Bon Secours Nursing School at Libbie and Patterson also adds more people and traffic to the area. Traffic must be considered at rush hour, at school pick up and drop off for the 4 area schools as well as periods of high activity at the 2 churches. As a resident I worry that emergency vehicles will be unable to reach my property and that of my neighbors in a timely manner during any of these high traffic periods. The intersection of York, Henri and Three Chopt is dangerous as is the Granite and Grove intersection and the York and Libbie intersection. Try making left turns in any of these areas during busy periods. It's a mess. This project in particular is ill conceived. In my opinion it will turn a small village-style neighborhood into a high density, high traffic headache which naturally will turn away shoppers, patrons and property owners. The one of the unique advantages of Richmond is that we have so many neighborhoods with distinct and unique character. This proposal will fundamentally change what makes this are special. There is plenty of room for further development on Patterson Ave and even on Libbie Ave. Towering buildings taking over the smaller community nature of Libbie and Grove is a mistake. I believe the city, the community and the WCA should oppose this.</p> | 7/7/2016 3:42 PM |
| 67 | <p>I agree with the developer's original plan and also support the current plan. The developer has gone above and beyond what has been required of other owners in the area. Also the parking the owner will create and continue to share with shoppers and proprietors will benefit all. The project will enhance values and keep with the current character. The movie theater had up to 750 people attending movies. Did anyone complain???</p> | 7/7/2016 3:13 PM |
| 68 | <p>The majority of opposition seems to stem from concerns about parking. The previous owner, Regal, maintained a liberal access policy to this parking, giving Libbie/Grove the false sense that it would remain "public" parking. Indeed, we enjoyed years of free parking at the owner's expense and, unfortunately, many now feel a sense of unrealistic entitlement. We as a neighborhood need to recognize that the developers have every right to reserve their private parking. The real question is how to work together now to create/fund sufficient parking for the area.</p> | 7/7/2016 2:38 PM |
| 69 | <p>Defend it all you want, but these questions are heavily skewed towards the opposition. When we moved into this area, we did realize that there was a commercial district adjacent to our neighborhood and that the possibility of change was inevitable. I am thrilled that local developers who care about the area purchased the property and will be making an aesthetic improvement that will allow that block of Grove to maintain quality retail tenants.</p> | 7/7/2016 2:19 PM |
| 70 | <p>The development is a great idea. Stopping/slowing progress will only negatively impact the area.</p> | 7/7/2016 2:14 PM |
| 71 | <p>Change normally has a positive impact. The parking issue is important, but I think other solutions will be found by other entrepreneurs. Let's go for it.</p> | 7/7/2016 2:10 PM |
| 72 | <p>The major concern is parking, and limiting the parking spots for all of the other shops/restaurants in the Libbie/Grove area.</p> | 7/7/2016 11:18 AM |
| 73 | <p>I think that, given the height of the Chadwick's building, the height of the proposed development at Westhampton Theatre would not be much different in how it affects the overall feel of the Libbie/Grove corridor. Thoughtful and beautiful updated buildings, that bring additional activity to existing property (even through expanding that property), would be positive for the merchants and property owners in the area. Parking is always a concern, no matter where you are in the City, and as seen in neighborhoods like Carytown and others, those who frequent them now will continue to do so, and others interested in living or shopping there will figure it out. Others who don't already visit the Libbie/Grove corridor likely wouldn't in the future either way.</p> | 7/7/2016 9:26 AM |
| 74 | <p>if this SUP goes through, the entire culture of the Westhampton community will change - for residents, loyal customers, students and business owners. Parking and traffic must be assessed while school is in session to accurately design and designate patterns that are safe and user-friendly .</p> | 7/6/2016 8:56 PM |
| 75 | <p>It is time for the city to develop a long term plan for development which should include some zoning changes across the board. I do not like the idea of developers asking for SUP's because all they want is to make a dollar. Rather, if there was a plan developed that would allow for new development but already have in place updated zoning requirements that would allow for some vertical growth and improvement to the neighborhood, this could benefit the entire community. The current zoning is archaic and needs to be addressed for modern needs while maintaining the character and charm of the neighborhood. I believe there should be diverse housing and diverse eating and shopping experiences that will be reflective of the current demographic and charm of the Libbie and Grove area. What has not been addressed is how the city should make the area pedestrian friendly. The sidewalks are ridiculously small, the traffic speeds through Libbie and Maple, the crosswalks are a joke and dangerous. It is currently not a pleasant experience because of the traffic and speed. The city has decided to ignore this issue and continue to allow monstrosities like The Tibor to exist. Again, let's focus on a long range development plan that the community can be proud of and have confidence in. The residents have lost confidence and trust when it comes to development and special use permits because there is no limit and accountability.</p> | 7/6/2016 7:28 PM |

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| 76 | I think we should actually support the original design. The more density brought to the area, the more likely developers will be able to afford to build the necessary parking structures to provide adequate parking (businesses, will of course, demand that there is sufficient parking for their customers). At the end of the day, there is limited room for non-residential building on Grove. As the commercial density increases on Libbie/Grove, I imagine it will continue to push down the Libbie corridor toward Patterson. I would think the continued growth in this area would generally be positive for the Westhampton neighborhoods. | 7/6/2016 7:17 PM |
| 77 | Think the proposed plan would be too tall and would create major parking problems. Hate to see Libbie/Grove change its attractive existing "character". | 7/6/2016 5:47 PM |
| 78 | My opinion is that the vicinity of Grove and Libbie avenues generally is ratty, scruffy, and poorly maintained. To my mind, the current property-owners and tenants do a poor job of maintaining both their buildings and the adjacent public areas, such as the sidewalks, shoulders, roadways, and public and private plantings. Just look at Granite Avenue to the north of Grove Avenue! Although I am not strongly opposed to (or in favor of) either side in this controversy, I have to ask the "Preserve" side a pointed question: Don't you realize that, by running off a responsible developer, you will only ensure a worsening of the already ratty, unkempt nature of the area? | 7/6/2016 3:55 PM |
| 79 | Parking issues need to be addressed. Residential uses need to be limited to luxury conds. or apts. | 7/6/2016 3:22 PM |
| 80 | This is a tasteful project and will be harmonious with the area! | 7/6/2016 3:16 PM |
| 81 | I am concerned that the animosity with which this permit process has been met will hamper further thoughtful investment and development of the Libbie & Grove area. It is my understanding that the ONLY reason the citizens have a voice in this case is because of the SUP process related to the height of the building and that we would have very limited opportunity for opposition if the proposed development were within the existing height restrictions. It is clear to me that the developer has put a lot of time, effort and thought into a design and tenants that will suit the growth of our neighborhood. I have supported the project from the outset and am disappointed that key elements of the original plan - such as retaining the original Westhampton Theater facade and building condo units (as opposed to apartments) - have been removed to meet the demands of non-supporters. If we do not find a meaningful compromise on this SUP process, I believe we risk decline in the quality of design and tenants. My primary concern as a resident of the Westhampton area is parking and traffic congestion, but I do not believe that one developer/owner should be held responsible for the entire area's issues. Many of the streets connecting Cary, Grove and Patterson (including Libbie and my own street, Willway) have been increasingly used as "cut throughs" as traffic has increased in the area - I believe it is the city's responsibility to monitor these traffic patterns and respond with necessary traffic lights/speed bumps/signage as necessary. | 7/6/2016 3:15 PM |
| 82 | The owners/developers of the property need to accommodate parking for their tenants. They have done that in their plan. It is irrelevant that parking, as a whole, is an issue for the Grove/Libbie corridor. The special use permit that requires approval from the city is strictly for the height variance so the survey questions about public parking are superfluous and distracting from the real issue. Parking issues for the Libbie/Grove corridor should be addressed by the city, but it is not the responsibility of the developer to fix this problem. | 7/6/2016 3:11 PM |
| 83 | The parking lot questions are moot. It is not, nor has ever been a public lot. We have no say in how it is utilized...can your neighbors use your driveway when they have company...NO! Also, this survey is very biased in its wording. I think the project will ultimately be a lovely addition. How cool to have that patio! | 7/6/2016 3:00 PM |
| 84 | I think the height of the buildings for this project have been way over analyzed by some people in the newspaper and on Facebook. I do not see any harm in going up to 3 stories. The main purpose should be at 1, 2, 3, 4... stories, that the project reflect the charm and quality of the Libbie/Grove area. The renderings that I have seen, look sophisticated and seem to keep with the look of the area, from what I can tell. I am a native Richmonder and my mother owned Country Charm at 5714 Grove Ave for 17 years, so I am very much aware of the history of this section of Richmond. Grove for many years had a topless restaurant on it, and there were draggy retail stores mixed in with a few upscale stores such as Hampton House and J. Taylor Hogan. Luckily in the early 1980's Suitable for Framing, Country Charm, Peking, Monkeys, and Victoria Charles, to name a few, came in and turned the face of this area into a boutique feel and allowed for more boutique prices. The point is, there was change on Libbie and Grove. If the Libbie/Grove area is never "allowed" to move forward and grow its look as well as what it has to offer, then the area will not be able to keep up with progress and that will hurt Libbie/Grove in the end, including the single family homes that are nearby. I think that condos would allow for higher property values vs apartments, and having some retail/restaurants, businesses as well as condos would be a nice mix for this development and hence the area. The parking in this part of town, just is what it is. Somehow everyone gets into stores as they need to, and yes with more growth requires more parking needs and I do think that consideration should be given as to how to provide for parking. Whether there is one entrance and one exit without the ability to pass behind the proposed building with ease, frankly is insignificant. I would think that a parking garage beneath the building would allow for more parking, and ease the minds of those who are hung up on potentially not being able to cut thru from Granite over to Libbie. However the cost of underground parking I realize may be too great. | 7/6/2016 2:51 PM |

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| 85 | I understand that this survey does not want to shy away from "controversial" questions, however I would like to call out that there is not one positive question on the survey, either. We are not asked "Do you support the addition of two new, family friendly restaurants in an area where it's hard to get a dinner table on a Saturday night?" or "Do you support adding homeowners to the area who will have a stake in the future of the development and support local restaurants and stores in an attempt to reduce retail turnover?" or "With the addition of more restaurants, will you be more likely to frequent the commercial district and support and patronize all of the businesses located there?" To all of these questions, I believe that many local residents would answer Yes and this is a missed opportunity to also capture input on how the development will support and build our community. | 7/6/2016 2:46 PM |
| 86 | I think it would be a welcome addition to the area. | 7/6/2016 2:39 PM |
| 87 | Parking is my ONLY real concern. An SUP without addressing the area's parking is not acceptable. This is not the developers fault but the City of Richmond - unfortunately the developer understood these dynamics when they purchased so they should exercise patience until sufficient pressure & competence is gained within our City government to make a commitment to solve this area's parking woes. If we allow the SUP we are condoning the lack of planning / investment by the City into this tax revenue rich area. Cliche - "Build it and they will come" in this case if nothing is done to address parking, "Build it and they MAY come". Given other choices they won't come again if every experience is miserable. Let's be vigilant to get parking for the area addressed so this won't be the end result which won't please any of us. | 7/6/2016 1:45 PM |
| 88 | I think some of the parking and traffic issues can be better addressed but overall, I feel this development will enhance the area and our community. We live within walking distance and would have more choices for dining and shopping. many people in the area walk to the existing establishments. Granite is in need of better sidewalks, paving etc. and the current parking lots is in horrible shape, is not very safe and needs major improvements. The residential aspect of the plans is not important to me and i see pros and cons for apartments and condos. | 7/6/2016 1:43 PM |
| 89 | This survey is extremely biased against the project. I am disappointed that the WCA would prepare and circulate such a slanted survey instead of providing a neutral survey that honestly and accurately gauges opinions on the relevant issues from the area residents. For example, the questions about parking have no place in this survey and clearly are intended to drum up opposition. I did not want to complete this survey, but I understand that this is the only survey available at this time. I live 3 blocks from Libbie/Grove. I support the application for the Special Use Permit, and I hope that the City will ignore the vociferous minority who oppose change, even if the change will benefit the neighborhood and the City. Most of the younger professionals in our neighborhood support the project or are neutral. They (we) are the future of the community. | 7/6/2016 1:17 PM |
| 90 | A traffic light at Granite Ave and Grove Ave may be necessary with parking entering from Granite, Traffic and parking seem to be the major concerns. Would like to see the building to the right of Long and Foster be more in tune with buildings in the neighbor hood-especially ground floor, make it look like several store fronts rather than one big as now shown. | 7/6/2016 12:33 PM |
| 91 | The quality of the project and the prospective tenants would enhance the Libbie Grove corridor Parking and traffic are a larger neighborhood problem that should be addressed by the city. If the height is less than the existing theatre then the project should not detract from the so called "village feel" | 7/6/2016 10:22 AM |
| 92 | Living on Granite Ave., I strongly feel we need light at Granite & Grove. Very dangerous intersection if you are crossing over Grove or making left turn going west. We don't need to allow more resident building within the 2 block area (only shops or eateries. Sorry to see Mango moving in (they are not boutique shop!). | 7/6/2016 9:18 AM |
| 93 | I believe the development will be good overall for the area and the SUP should be supported. | 7/6/2016 8:31 AM |
| 94 | At the present the buildings are adequate but the parking lots are a MESS. I think the new plan works for both residents and people who work in that area. The entire Libble/Grove area is already a traffic nightmare, especially Libble Avenue. Controlling some of the traffic and parking will help traffic flow. I have been working in the Libbie/Grove area since I began teaching at St. Catherine's in the fall of 1977 and lived on campus. I am now a Realtor at Long and Foster and live about a mile away. I have ALWAYS avoided the area around lunch and dinner time to give those who want to dine at the restaurants a chance to increase the local economy. I think it is good to give the area a face lift, BUT I have always loved CHANGE!!! | 7/6/2016 8:30 AM |

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| 95 | I understand the fear of most neighbors, that if we allow this special use permit to happen that the whole area will become over developed. My fear is that we are cutting off our nose despite our face. The condo addition above Fraiche looks lovely and has not, so far, ruined the neighborhood. I realize this plan has it's differences but it does address the additional height concerns. As commercial spaces in the Libby Grove area need new lives, I'd rather look at the best use for each property than plan for change based on fear. Having a limited number of condos for young families or young professional adults would be a wonderful addition to the area as well as welcoming a restaurant like Taste from the beach. We have 3 young teens and they love being able to walk around the neighborhood with friends, grabbing a snack or lunch. This past winter when the snow storms came, people piled into the local restaurants to spend time with friends and neighbors. They follow the rule of design based on communities in Europe and older urban developments. Based on research, housing and community spaces within walking distances of each other creates happier communities. These new spaces that are proposed provide more opportunities for a sense of community and that's what we all love about our neighborhood. | 7/6/2016 7:55 AM |
| 96 | Also, why are we getting all these very large homes, look at maple. What is going on with Tiber condos and house next to it? | 7/6/2016 7:21 AM |
| 97 | I am very much for the proposed quality development. It's unfortunate this survey has been written in such a biased manner. The developers need the 3 stories to develop a quality project. 12 additional residential units on the 3rd floor will not dramatically increase traffic- so unfair to say it will. | 7/5/2016 11:11 PM |
| 98 | I think this is a great addition to the neighborhood. Great tenants and a high quality project. We should be thankful that people want to invest in our area. | 7/5/2016 10:38 PM |
| 99 | The purpose of zoning is to prevent this exact type of scenario. The reason this neighborhood is so desirable is due to it's character and feel that is directly related to the existing zoning. This type of development proposed for SUP 5702 and 5706 will destroy the the character that these developers are hoping to capitalize on. | 7/5/2016 10:27 PM |
| 100 | Please support Westhampton Grove! | 7/5/2016 10:02 PM |
| 101 | I support the proposed project as it is currently designed. | 7/5/2016 9:50 PM |
| 102 | My biggest concern is parking and accessibility to the retail storefront along Grove Avenue. Height is not a concern for me. | 7/5/2016 9:49 PM |
| 103 | Architecturally, the proposed buildings are overly referential and neither add nor detract from the Grove Ave. streetscape. The design appears to have been lifted from Georgian Revival-style textbooks, with a touch of Beaux Arts classicism. They are boring. The proposed area is extremely tightly packed, with an obvious lack of available parking to serve the retail and commercial establishments. This is an existing problem, and it will not be resolved AT ALL by this proposed development. Furthermore, the proposed building heights, despite the setbacks, are a step in the wrong direction for this small commercial node. This proposal should be rejected. | 7/5/2016 8:15 PM |
| 104 | I am in support of the proposed development. I think it will improve the Libbie/Grove corridor and therefore will be an improvement to my neighborhood on Tuckahoe Terrace. | 7/5/2016 7:21 PM |
| 105 | Revamping the area is a great idea- keep it to two stories though! | 7/5/2016 6:32 PM |
| 106 | From what I have seen at different meetings, there are a number of people who are opposed to any kind of change. These people, it appears have also infected the Westhampton Citizens Assoc. This is very evident in the wording of the questions in this survey. Maybe we can all go back to the 1950's then these people will be happy | 7/5/2016 5:38 PM |
| 107 | My wife and I both grew up in Richmond and have recently moved back after having our first child. We both believe that this is the type of development that should be welcomed and encouraged- these are thoughtful developers, who are willing to pay a premium to integrate this project into the neighborhood in a tasteful way. This is a wonderful thing. Yes, there will be some growing pains (parking), but I don't believe they should stand in the way of a great opportunity. Sadly, the Westhampton, while quaint and part of the neighborhood's history, has failed as a business venture- at best, it has held on as a fledgling business, both as a stand alone theatre and as the smaller boutique theatre in a larger collection of theatres. It has had more than a fair shake- the neighborhood simply hasn't been able to sufficiently support the theatre to make it a profitable business- if it did, this survey wouldn't exist. | 7/5/2016 5:14 PM |
| 108 | The efforts of the local developers, Stefan Cametas and Jason Guillot, have been exceptional in their openness to received suggestions from the merchants and residents for their property development and trying to put something that will be functional and eye pleasing in the neighborhood. | 7/5/2016 4:32 PM |

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| 109 | This project promotes the business health of the Libbie Grove commercial district, and provides for increased customer flow to retailers, both existing and new, with less dependence on parking. This is due to creating a highly desirable walkable neighborhood scenario. The businesses planned for this project are very attractive and will enhance the quality of the experience at Libbie & Grove. This is a very desirable project. There are many misconceptions that are being voiced loudly by the Save Libbie Grove group, who include several of the WCA Directors, that seem designed to mislead purposefully. They are shameful detractors to the vitality of the Libbie Grove Commercial District, and should not be allowed to speak for WCA, of which I have been a member for several years. I live, work, and own property in the Libbie Grove/Westhampton Commercial District. I am invested in the commercial district, while most of your Directors are not. | 7/5/2016 4:12 PM |
| 110 | I am supportive of the project as recently revised. I have lived in the Westhampton area for nearly 10 years and regularly frequent the shops and restaurants at Libbie/Grove. | 7/5/2016 4:10 PM |
| 111 | My main concern is the reduction in parking. Parking is already an issue in the area, mainly at lunch time. If it is too hard to find a place to park, people will avoid the area and then all of the businesses will be adversely affected. | 7/5/2016 4:05 PM |
| 112 | The wording on this survey is very bias | 7/5/2016 3:54 PM |
| 113 | my main concerns are congestion and parking. not opposed to development if those issues can be adequately addressed. | 7/5/2016 3:54 PM |
| 114 | I feel that developers have compromised a great deal to work with the community but opposing groups have not compromised at all. I am concerned that misinformation is creating fear that in the end may "save" us into a low-end strip mall. As a group we need to make sure misinformation is corrected, those spinning it are held accountable, and neighbors/city planners/city council will judge the project proposal based on facts to make up their own minds. The area needs investment and I am hopeful we can work together to embrace the best plan for the community for years to come not cater to special interest whether it be the "Save" group or developer interests. | 7/5/2016 3:31 PM |
| 115 | Very biased survey. Unprofessional. Truth and reason always prevail. | 7/5/2016 3:26 PM |
| 116 | Questions 13 & 15: There is no "maybe" option. It looks like the 3rd story is already constructed on the South side of Grove above Levy's and the antique shop. Looks like a "done deal." I do not agree at all about apartments or condos being built on the north side of grove to overlook residential areas, but at least it seems that condo owners would have more of a vested interest than renters...though sometimes, vested interest turns into entitlement issues. That area is congested anyway at certain times of the day in spite of what the reported conclusions say. | 7/5/2016 3:01 PM |
| 117 | WCA, as a lifelong resident of the area, please get your facts before disseminating false information. | 7/5/2016 2:59 PM |
| 118 | This is a well thought out project and will greatly add to the walkability and overall livability of living in the Libbie/Grove area. | 7/5/2016 2:48 PM |
| 119 | This survey is a farce and I have stated as much to Jon Baliles and Olinger. Most of the questions are clearly slanted to discourage answers favorable to the application. Anyone who is experienced in creating surveys to gather usable data would spit their drink out laughing at this. This survey and the leaders of the Save Libbie and Grove protest have willfully ignored the businesses that have no parking, like Starbucks, Peter Blair, Boyers, etc. They have also ignored the parking on this property is not public parking. It is owned by the property which has applied for the Special Use Permit. This is not public parking being removed. Anytime these points are rightly highlighted, the leader of the oppositions screams "Short Pump!". The City and staff are well aware of the agenda of the few vocal opponents and are clearly irritated by their distortion of facts. I look forward to welcoming these 3 stories and this private parking to the neighborhood. We won't see you there! | 7/5/2016 2:48 PM |
| 120 | This survey is very biased and does not focus on the benefits of the project to the neighborhood, which is part of the trade off for going up an additional story above existing zoning. There are many assumptions in the survey questions that are not grounded in fact. There are a great deal of people who have reached out to me to tell me they are disappointed with the WCA board for putting out such a biased survey. Please support the project! | 7/5/2016 2:46 PM |
| 121 | Grave concern over safety in area with three schools (St. Christopher's, St. Catherine's, St. Bridget) along with at least one preschool (St. Stephen's) to contend with added influx of vehicular and pedestrian traffic in general but certainly during peak commute and meal times. Overflow and cut through traffic is also paramount in my concern for adjacent neighborhood safety of families, children, cyclists, runners, walkers, etc. I certainly support the development and upgrading addressed in the project but do not support the additional height and scope of the buildings, nor the city's failure to adequately assess the traffic and safety concerns. | 7/5/2016 2:35 PM |
| 122 | I said yes to 2 stories, but I would have to see the whole SUP again. | 7/5/2016 2:32 PM |
| 123 | The existing parking and traffic are already problems. The proposed development will make them worse. As best as I can tell, no one has a solution to the parking and traffic problems (other than a city funded and owned deck, which the City can't or won't do). The heights of the proposed buildings don't bother me. The prospect of students being students in the apartments (noise, trash, carousing) does. | 7/5/2016 2:22 PM |

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| 124 | I believe the project's intent is an improvement to the quality of commercial space in the neighborhood and will spur additional improvements (across Grove and across Libbie). However, parking and access are a concern. The popularity of Starbucks, Jack Brown's, The Continental and Blue Goat have placed strain on the current parking counts. Using Libbie Market as an example, Taste could sap the parking lot of availability, thus forcing cars to the residential streets. I would like to see the developers work with the owners of the Single Family parcels behind the project to address parking, so long as a soft screen is in place along Granite. I am generally supportive of the development provided the parking and access are improved. | 7/5/2016 2:08 PM |
| 125 | 28 feet is current zoning. Most concerned with traffic and cut through traffic because of the backups on Grove. Traffic study invalid, my opinion needs to be done when schools are in session and all day. 5 pm to 6... is not an accurate assessment. Should be done all day then the city could see when the worst traffic is and not when the developers choose because traffic happens all day, some times more than others. No need for condos or apartments to overlook our residential neighborhoods. No need for height over 28 feet. This is only a 4 block area and it will look greatly out of scale. Taste unlimited and tazzas kitchen do not have to have a 3 story building. I see NO Need for condos or apartments overlooking my neighborhood. York avenue really is not a good choice for one exit. Architectural design is ok but just too tall. I did not respond to that question because I do have an opinion on that but none of the choices were accurate. | 7/5/2016 1:51 PM |
| 126 | The survey seems slanted against the developer. | 7/5/2016 1:30 PM |
| 127 | Special Use Permits are a form of spot re-zoning, which is generally considered to be bad planning practice. The two story height limit has been in place for many years and was in place when the developers purchased the property, so the spot re-zone effectively benefits the developers to the potential detriment of the surrounding residential areas. The residents have a certain expectation that the City will limit the intensity of development to that stated in the existing code until such time as the character of the neighborhood has changed to the point where rezoning should be undertaken. The continued pattern of spot rezoning can actually be the cause of re-shaping of the neighborhood's character. Using a SUP to allow this proposed 3-story development could be viewed as a form of commercial "block busting". By avoiding a comprehensive re-zoning of the area, but allowing more intensive commercial uses on a piecemeal basis has the potential to change the Libbie/Grove area from a low intensity, residential service commercial area to a sort of mini-Carytown, with the attendant traffic and congestion. Such a change should not be implemented without a comprehensive re-zoning study. If the City Planning Department believes that the three story limit is in keeping with character of the neighborhood and with their own vision for the Libbie/Grove area as stated in the City's Master Plan the Department should undertake a comprehensive re-zoning review. The Department could then identify the traffic and infrastructure issues that would need to be addressed in order to allow the more intense level of development fostered by the three story limit. It is the responsibility of the Planning Dept. to undertake this type of comprehensive review. The continued spot re-zoning does not address these issues in a responsible manner and leaves it to the area residents to deal with the untended consequences that may result. As stated earlier this is bad planning, or more to the point, no planning. Al Calderaro | 7/5/2016 1:11 PM |
| 128 | It seems the big deal has centered on parking. It's not the landowners job to provide free parking for shoppers of other stores. If the merchants deem it necessary, they could pool their money and build a parking garage. If the problem is so overwhelming, a solution could be to raise money with no ROI and buy the property from the developer and do nothing with the property or convert the entire property to free parking. I'm not associated in any way with the development. | 7/5/2016 12:46 PM |
| 129 | Wow. While I really have no dog in this fight other than making Libbie and Grove as good as it can be, I am appalled at how slanted this survey is. The only question that I couldn't find was the one about "Because this project will likely be rented for an ISIS and Al Quaeda headquarters to be used to plan suicide bombings in the neighborhood, do you think it will have an adverse impact on the residential neighborhoods surrounding the Libbie/Grove area?" While I have no idea who drafted the survey, I find it disappointing that someone would decide what they would like the outcome of the survey to be and then design a survey to support their position. I hope this survey is seen for what it truly is. | 7/5/2016 11:52 AM |
| 130 | Regardless of this particular project, the parking issues in the broad Westhampton area are significant, and I see no initiatives on the part of The Westhampton Civic Association or anyone else to seek a solution. Penalizing responsible owners (Westhampton Theatre) for deficiencies and lack of action on the part of existing property owners and the Association seems backward and narrow minded to me. Like it or not, that's the way I feel. I would create a new sign for yard display and it would read: Save Libby & Grove ? From What and For What? | 7/5/2016 11:38 AM |
| 131 | I think it would be helpful for citizens to understand that the current parking lot in the rear of project site is private and has always been private and that it is not he responsibility of a property owner to provide parking for other properties and their visitors. | 7/5/2016 11:25 AM |
| 132 | Planning department appears to be doing zero planning in regards to the current residents. | 7/5/2016 11:01 AM |

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| 133 | <p>We are very concerned about the parking issues that this project is going to create. The fact that the Developer's attorney said, when questioned about a parking study at the recent meeting at Mary Munford, that there had NOT been one done, is a HUGE red flag. They have evidently skirted the need for a parking study because the outcome of such will probably be a negative for their plan. Why has a Parking Study not been required by the City and the neighborhood? Parking beside the existing Long and Foster Office is already tight at many times of the day due to the popularity of the Westhampton Continental Restaurant. Approximately 75-80 Long and Foster agents plus office personnel park in that lot in varying numbers daily. The agents come and go frequently throughout the day sometimes with parking needed for clients. With that lot turned into a building where are these people going to park? What will parking density become with 2 more restaurants added to the mix? Where will adequate parking be located to accommodate the spaces needed with the influx of other additional businesses and apartments, etc? This is a quandary that needs hard answers. We oppose small rental apartments. The developer is obviously only interested in his pocketbook and not the quality, beauty and ambiance of the neighborhood. What a shame. The building which houses Fraiche is an eyesore (too tall with an ugly roof and out of scale windows) which ruined a previously attractive building. How did this happen? Who was "minding the neighborhood store" when the exterior design for the enlarged structure was approved? A much scaled back Future Plan might work, but the existing one seems like over reach on the Developer's part. He is trying to make his numbers work but at the expense of a lovely part of the Grove Libbie Commercial Corridor.</p> | 7/5/2016 10:51 AM |
| 134 | <p>When the Westhampton on Grove developers unveiled their first 4-story plan in 2015, they said that after meeting with interested parties, citizens and neighborhood representatives and receiving their feedback and input, that based on that, the (4-story, original plan) was what they had designed. Clearly, this was not true. Had they actually incorporated the citizen feedback, such a plan would never have been put forward. The developers have said again after revising their 4-story plan in response to the City Planning Staff Comment Letter for the original submission (which stated that the building heights should be reduced), that again, based on citizen feedback, they have come up with this 3-story model with 12 apartments on the third floor (developers have said there will be 12 residential "units"). Again, that just can't be the case. The majority of neighbors have been clear previously that they do not want apartments in the area (see comments related to the proposed apartments at the BP Station location a few years ago) and have been very clear that they do not wish for the area buildings to be developed over the permitted 2 stories. Unfortunately, this seems to be the same playbook that developers use frequently. It leads to mistrust and cynicism when citizens are told that form and design are based on 'what you need and want' when in fact they are not. Everyone understands the developers' business model where height leads to more profit, but just as the developer noted in a July 4 post on Nextdoor that "... it cannot fall on the backs of one property owner to solve everyone's parking concerns" so too then it cannot be citizens' responsibility to solve the problem for one developer who overpaid for the Grove properties and now needs residents and neighbors to bail him out of this problem by allowing building heights that exceed the current limit. Next in the developer playbook is, if you don't approve this, you will get something much worse. That usually follows on the heels of, 'people just don't like change; they wouldn't like anything different than what they've got there now.' There is also the Walgreen's argument similar to what was used for the Westhampton School/Bon Secours development: if you don't approve this, you will get a 24 hour drug store with a drive-through on the corner (which hours and drive-through are actually prohibited at the Grove location). And finally, developers say if they don't get the density they "need" (want), that materials, craftsmanship and appearance will be poor. (Not sure why tenants would pay for that?). Neighbors have been down this path with The Tiber and The Chadwick. I'm personally not interested in doing that again. I oppose the SUP for the Westhampton on Grove development.</p> | 7/5/2016 10:35 AM |
| 135 | <p>I am excited about the development in the community but I have concerns about traffic and parking, especially if the entrance and exit is restricted to one way in and one way out. I would like to hear more on traffic and parking plans and another study conducted to make sure it's the best possible way to handle parking.</p> | 7/5/2016 9:54 AM |
| 136 | <p>I am ALL FOR new development for local business that will create tax dollars for the city. However, I want the look and feel of the Libbie & Grove area to remain the same. If a 3 story building is built it will completely overshadow and dominate the area much like the Timbers. Will this project fail as well and sit unfinished? I do not support this SUP and would love to see a new design with only two stories.</p> | 7/5/2016 9:43 AM |
| 137 | <p>It's time Richmond awakened to the real world. Responsible development in this area is LONG OVERDUE. Richmond should welcome anyone willing to invest within the city limits -- given the city's extremely negative financial situation and dysfunctional governance.</p> | 7/5/2016 9:41 AM |
| 138 | <p>Anyone wiling in the Libby Grove area should be supported. Investment in the area is good for all of us!!!</p> | 7/5/2016 9:31 AM |
| 139 | <p>This is a biased survey</p> | 7/5/2016 9:29 AM |
| 140 | <p>I want to encourage improvements in the street amenities (bike racks, public gathering areas) and retail/lifestyle options in the Libbie/Grove Area.</p> | 7/5/2016 9:14 AM |
| 141 | <p>As I understand it, the parking issues addressed in this survey are unrelated to the Special Use Permit. While I would love to have more parking at Libbie and Grove, I don't think it's appropriate to use parking as a basis to judge an SUP that relates to the height of a proposed building. I may be mistaken, but I've been told that someone could buy that property and shut off the public parking behind it completely without violating any zoning ordinance.</p> | 7/5/2016 8:35 AM |

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| 142 | I have lived in the Libbie and Grove area for over six decades. I do not want to see the fabric of the community - the fabric that makes this community so special - compromised. We should vigorously support the existing zoning laws to ensure that we and all future generations can enjoy the unique environment that the Libbie and Grove community has for a long time supported and cherished. Regarding question #13 above. The two behemoths now in the community - the Chadwick condominiums and the Tiber condominiums - are a blight on the fabric of the community and precursors of what will come if the existing zoning laws are altered. I know that there have been apartments in the area for decades and that several homes have been bought and converted to commercial establishments - on Grove, south of Grove and, of course, all along Libbie Avenue. Nevertheless, this community is predominantly single family homes, and the community does not need any (more) condominiums or apartments to alter the fabric of our neighborhood. Regarding question#15. I am certainly not against renovation or updating existing buildings. I have seen much change and evolution of the area since my family moved into the community in 1952 - and the overwhelming majority of the change was positive. Question #15 might be interpreted to consider the addition of condominiums to the two story structure, and I still voice my concerns about this type of housing invading the neighborhood to any greater extent than it already has. The developers bought the existing building with no guarantee that any special use permit might be granted. They surely must have understood that they might have to develop the Westhampton Theater as it existed. So, I assume, they made an intelligent decision to proceed. If they assumed otherwise, shame on them. I also do not understand why developers invade a community, buy up property and develop plans for changing the community without FIRST involving the community's residents in their vision for the future of said community. It's this "back-room" approach that angers many people. Thank you. Le Frazier | 7/5/2016 8:33 AM |
| 143 | We should find ways to support revitalization of existing buildings but stress the desire to maintain the 'look and feel' of the neighborhood. Parking is a paramount issue to any changes. An underground parking facility (even with a modest charge) would enhance all businesses in the area. | 7/5/2016 8:16 AM |
| 144 | I like the idea of commercial investment in our neighborhood and I don't particularly oppose the height increase. However, I would prefer to see a plan that allows for more parking rather than less. I already find myself avoiding the Grove/Libbie businesses because there are so few parking spots. I also hope the developers are financially sound. The Tiber building has me skittish. | 7/5/2016 8:05 AM |
| 145 | this is the worst most biased survey I have ever seen. The results should be thrown out! | 7/5/2016 7:18 AM |
| 146 | The traffic issues are nearly insurmountable for an area already burdened at school and work rush hours. There are many pedestrians, including many school children, and the traffic volume and pattern puts them at risk. Three stories is out of keeping with the neighborhood. There is already limited parking. Increasing volume will hurt existing merchants. | 7/5/2016 6:27 AM |
| 147 | I think they have shown good faith efforts to work well w/ the neighborhood. Like any good relationship there need s to be sincere communication and working together. I think what has been proposed now is reflecting a rich, satisfying solution for the community. | 7/5/2016 6:09 AM |
| 148 | Parking for shopping is already an issue. I often cannot park in front of my house due to shopping Parkers. Elimination of the public parking area will prove to be a repeat of the same issue which killed the 6th street mall downtown. | 7/5/2016 4:32 AM |
| 149 | The third floor of apartments with balconies is a problem. The noise and lights from the third floor apartments will be too close to the Glenburnie neighborhood. | 7/4/2016 11:51 PM |
| 150 | My fear is that, if the builder has to abide by current zoning, he will use cheaper building materials and a cheaper design. Parking will be just as bad. This is almost a no-win situation. | 7/4/2016 11:39 PM |
| 151 | It is difficult to answer this survey as it is so biased against the development. I answered "no opinion" to many of the questions, especially the questions pertaining to parking because the parking lot in question is private property. To expect one property owner to sacrifice a portion of his property in order to alleviate the parking issues of the entire neighborhood, in my opinion, is unreasonable. The development has met the requirements for parking, as outlined by the City. The only issue is whether to grant the SUP on height -- I look forward to the development, as outlined in the revised plan, and believe it will enhance the neighborhood. | 7/4/2016 11:08 PM |
| 152 | I would like the integrity of the archetecture to remain unique. No "short pump" or typical suburbia look please. | 7/4/2016 10:32 PM |

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| 153 | The original proposal was for 64 feet tall 85,000 square foot development. The second proposal is for a 45 foot development with over 50,000 square feet in a small scale neighborhood with existing parking and traffic issues. The developers are taking 150 parking spaces out of circulation that have been used by all commercial patrons of the area for more than 30 years. This will contribute to more parking and traffic issues and hurt the neighborhood and existing businesses. In addition they are proposing to build apartments now instead of condominiums. Which the developers originally and publically stated they would never do. Apartments are not wanted here. Particularly apartments with no dedicated parking spaces. This will further parking congestion and attract only students or very young professionals to these dwelling units. Who else will put up with not having a place to park your car? Apartments with no dedicated parking situated on a third floor over restaurants and bars on the bus line will never attract empty nesters and retirees as the developers claim they want to attract. The developers don't care one iota about the Libbie Grove neighborhood or the residents or businesses currently residing here. They want to force all traffic going to their development including large tractor trailer delivery trucks into one entrance on Granite and one exit out on York. Both very narrow streets with existing parking and traffic issues. The developers do not care about all of these issues, neighbors concerns, or the detrimental effect of all these proposed changes to the area. They only want to push their development through and make money regardless of the effect on area residents and businesses. | 7/4/2016 10:22 PM |
| 154 | The very small apartments are incongruent with neighborhood. It will beg for more apartments like it. I am opposed to the developments | 7/4/2016 10:09 PM |
| 155 | I am very excited to use the services being offered with this new development & expect it to add to the overall character & interest in the neighborhood. | 7/4/2016 9:52 PM |
| 156 | We might be able to support a three story structure on the Westhampton Theater side, with condominiums on the second and third floors, and retail on the first, but the residential units should not have noise and light polluting party patios that look out over the residential neighborhoods. As far as the Grove and Granite side, that should not exceed two stories (28 feet), retail on the first, commercial offices on the second, no residential, period. The developers should be willing to sit down with the immediate neighbors to discuss what is acceptable, instead of shoving a proposal down our throats, ignoring our concerns, and then complaining that we are not cooperating when we express our objections. | 7/4/2016 9:52 PM |
| 157 | I was born in Richmond, went to St. Catherine's, am a member of CCVa., and have always loved Westhampton Village. This proposed project is obviously the desire of a person or persons driven, as these sorts of destructive architectural projects always are, by greed. And whoever the people are who want to build this monstrosity, they clearly have no sense of community. They have no ethical right to come in as developers always do, and destroy a neighborhood enjoyed for decades and generations by thousands of Westhampton residents. | 7/4/2016 9:21 PM |
| 158 | In general, I'm supportive of property owners' freedom to develop their property and believe this freedom is supportive of property values and neighborhood attractiveness. It strikes me as unfair to expect this property owner to solve others' parking issues or alleviate congestion mostly caused by nearby schools. | 7/4/2016 9:15 PM |
| 159 | Hard to limit height on this site when across the street has 3 stories . | 7/4/2016 8:20 PM |
| 160 | There are plenty of condo & apt. bldgs. in the immediate area. Why is it necessary to build yet another while also destroying the theater that has been loved by so many of us lifelong Richmonders? | 7/4/2016 8:02 PM |
| 161 | The problem with this project is that it will increase congestion on our streets, and set the precedent for other projects adding further congestion. | 7/4/2016 7:46 PM |
| 162 | It is inconceivable that the developers would propose to alter the ambience of the neighborhood. All of Carytown is two stories. The Libby Mill retail area is two stories. The retail shops in Glen Allen or two stories. Why does already congested area such as Libbie and Grove need to be expanded? | 7/4/2016 7:43 PM |
| 163 | please help keep our neighborhood the quaint family and pet friendly neighborhood it is!! | 7/4/2016 7:38 PM |
| 164 | I oppose it. | 7/4/2016 7:13 PM |
| 165 | The idea to make L/G a "shopping destination" could only be attractive to an investor (in no way could it be attractive to a resident concerned with the quality of life). I do not use my personal residence for commercial purposes, and I do not want this quiet, wonderful neighborhood to be used for them, except to benefit the residents. We don't need more high-end shopping, we need businesses that appeal to the young and old residents of the neighborhood. No chains, local-owned. Family-friendly. Parking is already a nightmare, traffic is verging on being a nightmare. Any worse, and this quiet, wonderful neighborhood will be ruined. | 7/4/2016 7:01 PM |
| 166 | Parking restrictions | 7/4/2016 6:15 PM |

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| 167 | In changing the zoning to meet the developers plans, I think it is not fair, to the neighborhood, to allow the developers to also use the current "reduced" parking requirements. Zoning that was initiated for areas of the inner city that have serious lack of parking. (Note: some of the shops in this area are under that hardship, but not this property) I feel that any development in this area/ location, that has parking, should be required to maintain existing parking. As they are under no Hardship, and if allowed to only to provide reduced parking, would in fact create a serious parking problems going forward, for the whole neighborhood. | 7/4/2016 5:55 PM |
| 168 | I am entirely supportive of the application because the project, in its entirety, it is a vast improvement of Libbie/Grove. Also, for what it is worth, I am detested at the bias with which this survey was written. In order to support the project, I'm required to strongly disagree with negatively biased statements. Further, the first few questions are intended to start the reader off with a very negative view of the project. This is embarrassing for a group of people tasked with leading our community. | 7/4/2016 5:53 PM |
| 169 | Strongly feel the 12 apartments would bring more negative issues to the Libbie/Grove commercial area. Parking is the most important issue and lack of ownership by the renter is second. | 7/4/2016 5:46 PM |
| 170 | While I do have some concerns regarding the developement, I am generally in favor. (i.e. I don't want perfect to be the enemy of good.) It seems to me that the person who wrote this survey is obviously opposed to the development, and I imagine that bias will be reflected in the results of the survey... Kind of ridiculous. | 7/4/2016 5:30 PM |
| 171 | Reduction of public parking is a major concern. Traffic congestion on Libbie is also of concern. | 7/4/2016 5:28 PM |
| 172 | I would much prefer to have a couple of three story, attractive buildings with thriving businesses occupying them than to have vacant, dilapidated buildings (like the school on Patterson) along the Libbie/Grove corridor. Perhaps with a vibrant business area, someone will find building a parking deck a viable economic decision. | 7/4/2016 5:27 PM |
| 173 | I might support a similar design if it were limited to 2 stories-but am cautious to say yes before seeing what the proposed design entails. I believe the design as it is currently proposed would significantly impact the area in a negative way for the reasons listed above and am strongly opposed!! | 7/4/2016 5:22 PM |
| 174 | The improvements at the corner of Granite and Grove will be a welcome change from the Long and Foster building which is such an eyesore. I'm not daunted by the three story height of the project. The plans look really good. I'm glad to see some new life coming into that block. It's worrisome to lose so many parking spaces, because parking is already difficult in that area. My biggest concern is the intersection of Grove and Granite- I'd very much like to see a traffic light installed there to enhance traffic flow and especially to provide for pedestrian safety. | 7/4/2016 5:17 PM |
| 175 | Concerning question #11, The design of the first two stories is acceptable. The apartments/condimineums do not fit with the lower two stories and take away from the entire design. The height with residences is out of keeping with the neighborhood. Concerning question #13, I do not support any residential units as designed. | 7/4/2016 5:07 PM |
| 176 | Ingress and egress to the fenced parking lot needs reviewing. Exiting more traffic onto Libbie at York is very dangerous. The City also needs to paint a pedestrian crosswalk at Granite and Grove. Pedestrians and drivers turning east and west onto Grove from that intersection do so at their and pedestrians' peril. | 7/4/2016 4:46 PM |
| 177 | The architectural design is terrific and would be a great aesthetic improvement to the block. However, the increase in density and traffic and decrease in parking would, I believe, make the area more congested than it is today. I am skeptical of the traffic study showing that traffic has not increased in the past 5 years and will not increase with this project. I have lived here for more than 10 years, and it is my belief that traffic is much worse now than even 5 years ago, including along Cary Street Road. I wonder if others believe the same. Libbie and Grove Avenues are very congested, not just in the prime times mentioned in the study. I worry about traffic on Granite Avenue, even though I do not live on that street. | 7/4/2016 4:40 PM |
| 178 | This project is a vast improvement to the neighborhood. People want a walkable district with more dining opportunities and this answers that desire. Some of the existing buildings are ugly and this creates a much more attractive facade. I'm at a complete loss to understand the "Save Libbie and Grove" campaign. What are we saving it from, pretty buildings and more amenities that we can walk to? The precedent for three stories is already established by the Chadwick building and St. Catherine's. Let these builders invest in our neighborhood and make it even more attractive! | 7/4/2016 4:00 PM |
| 179 | I am in favor of some development and I think the owners have done a good job aesthetically with the exception of the height and oversized scale of the project for such a small space. I would prefer no residences at all as this is bound to attract college kids who have the potential to make the area rowdy, especially late at night. I think it's extremely important for this precedent to not be set as the developers of the space from the current BP station to the corner of Grove and Granite will surely follow suit. Why can Cary Town be 9 full blocks of successful 2 story development but Grove and Libbie, which is so very much smaller be facing a Short Pump like structure? The area is simply too small and the surrounding streets too narrow or already too congested to place more traffic there. I support the WCA authorizing our own traffic study...although with schools out for the summer, the study won't be accurate. Thanks for your putting together all this information. I most sincerely hope that our councilman, Jonathan Baliles, will pay attention to what the neighbors...not just the developers desires. | 7/4/2016 3:55 PM |
| 180 | I do not like the idea of such small apartments / condos. I suggest fewer larger more luxury oriented condos. | 7/4/2016 3:47 PM |

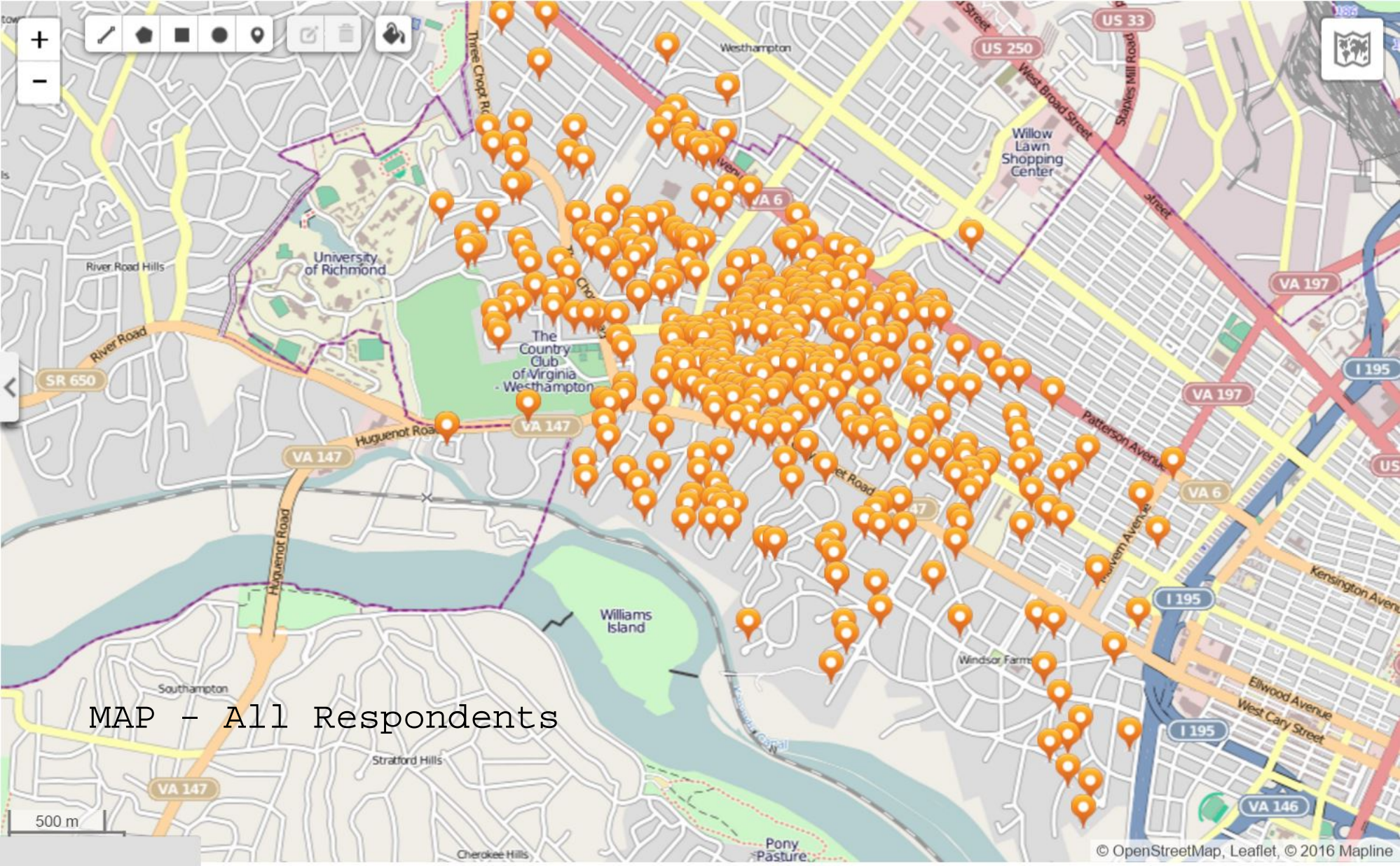
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| 181 | I think the developers and the supporters of their plan think they are providing something that is needed and wanted. After all, similar developments are a national trend and have been successful in Short Pump. What they fail to recognize is that Libbie/Grove is not Short Pump - nor should it be. A diverse patchwork of neighborhoods is what makes a city unique and not a generic suburban landscape. There are plenty of areas where such a development might be appreciated - the developers should explore those. | 7/4/2016 2:56 PM |
| 182 | This is already of very congested area in terms of traffic and parking and the proposed development will worsen the situation dramatically. | 7/4/2016 2:54 PM |
| 183 | I am EXTREMELY disappointed that once again, people cannot embrace positive change in the area. I have been fortunate enough to live in many wonderful areas throughout the country with beautiful "Main Street" areas. I believe this proposed project would improve the Libby/Grove area and I support the project 110%! The existing buildings, other than the theatre, are an EYE SORE! I believe the new project will turn out to be something we can all be proud of! Not to mention raising the property values of all of us within walking distance!!! | 7/4/2016 2:38 PM |
| 184 | The apartments are the primary problem--leading to third story, limit parking and add to congestion. It should remain a retail/restaurant block. | 7/4/2016 2:22 PM |
| 185 | At the risk of sounding elitist, the special character of the neighborhood will be severely affected by the over development of this area. It is a magnet for shoppers and tourists. The economic conditions for the existing shops will be adversely affected, especially if the parking situation becomes much worse, and it will! | 7/4/2016 2:21 PM |
| 186 | Please do not allow our lovely neighborhood to turn into short pump. Everyone who chooses to live in the city makes a trade off for character over garages, large closets and the other amenities you find in short pump. A massive complex will simply ruin the libbie grove charm and will also be detrimental to all of the bike riding, strollers and kids out walking with three massive increase in traffic. | 7/4/2016 2:09 PM |
| 187 | I support change and a facelift for Libbie/ Grove, but this change is much too large for the neighborhood. If this SUP is passed this will open the door for the south side of Grove between Libbie and Granite to be developed with what I hear will be much like the north side of the street but with more apartments. Traffic and parking is an issue now and I do not see the people in this neighborhood walking instead of driving, just not going to happen! If Carytown can do this with two stories why can't we? | 7/4/2016 2:08 PM |
| 188 | I have lived in Westhampton for nearly forty years. There is nothing remotely positive about this project. It will increase traffic congestion, decrease available parking spaces and negatively change the atmosphere of Libbie and Grove area. I strongly urge the Richmond City Council to deny permission for this project. | 7/4/2016 2:01 PM |
| 189 | According to the presenters at the 5/25/16 public mtg, projected traffic congestion at the three intersections on Grove-Granite, Libbie & Maple- would still meet code & no additional traffic lights would be needed. I strongly disagree. Visibility at Maple & Granite is already very limited. The proposed project will further reduce visibility. Also, additional traffic, as a result of closing the parking lot, was not factored in. Those people who use the lot will have to find alternate parking - on the street, which means all the way to Maple from Granite, plus delivery traffic, choking all the streets. The parking lot is essential to the stability & success of the Libbie shopping area. No need has been established for this project. My opinion is that this project is not consistent with section 17.11 of the Charter of the City of Richmond (2010). | 7/4/2016 1:54 PM |
| 190 | Reducing the parking and the added traffic to the area will be a nightmare. I fear people that are coming to the area to shop and eat will be forced to find parking in the surrounding neighborhoods and that is a direct impact to the community here. | 7/4/2016 1:53 PM |
| 191 | This survey appears to be biased against the proposed development, based on the wording of the questions. | 7/4/2016 1:48 PM |
| 192 | This area along Grove, Libbie, Granite, York and Maple would need better, wider roads to accommodate this kind of growth. If the city has the funds to strengthen the roads and infrastructure (including new water pipes) then I could support. But building large on a grid with old, fragile infrastructure and skinny little roads would be a mistake, I think. | 7/4/2016 1:48 PM |
| 193 | I think the lack of adequate off street parking and increased traffic on Granite will be a negative result of the development on the surrounding area. However, the nature of the proposed uses seem appropriate to me. | 7/4/2016 1:47 PM |
| 194 | City and Planning Commission staff have failed to identify and address how the changes proposed in the application will impact an already precarious situation with respect to parking and traffic flow and the accompanying implications for vehicle and pedestrian safety. Moreover, they have not acknowledged that the proposed changes will seriously alter the character of the neighborhood. But even more disappointing is their failure to look at the big picture and evaluate the impact all the proposed and likely projects in the LG area will have. They are looking at each project as an individual silo. That is unacceptable and does the citizens living in the LG area a serious and significant disservice. The shallow level of analysis by staff appears to favor the developers at the expense of citizens. Staff's job is to represent the best interests of everyone-developers and residents alike-and that does not appear to be happening in this case. | 7/4/2016 1:41 PM |

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| 195 | This property is close enough to my home that, at 3 floors, it would change the way the sun sets on my patio. As proposed, it is far too tall and I am very concerned about sound from the apartment balconies carrying into the neighboring backyards, many of which have small children. This is a lovely plan but simply too large for this particular location. | 7/4/2016 1:40 PM |
| 196 | SUP process is designed to protect the citizens from big development. It's obvious from the number of Save Libbie & Grove signs that the overwhelming majority of the people that live nearby are opposed to this project. Do not give in to these developers who do not live in the neighborhood | 7/4/2016 1:34 PM |
| 197 | Very concerned about reduced amount of parking and the increase in traffic congestion. | 7/4/2016 1:32 PM |
| 198 | The bulk of this project is inconsistent with the neighborhood and will set a dangerous precedent for future development. The height restrictions should be maintained! | 7/4/2016 1:29 PM |
| 199 | The wording of this survey is very biased against the development. I hope for a more even handed approach in the future. While I have some concerns about development in this area, we cannot expect a single owner / developer to solve problems that are unrelated to their development; for example, the parking spaces behind the theater are not public property and cannot be claimed to be in the public domain; the reduction in parking places is due in part to city requirements for landscaping; a 6' fence around the private parking is appropriate and will have pedestrian access. Lastly, what alternative is there to parking access on Granite and York? They can't allow access through the adjoining lot without infringing on others' property rights, and nobody wants the sidewalk cut that exists today on Grove. Endlessly pointing out issues without offering any perspective or alternatives is not constructive. | 7/4/2016 1:25 PM |
| 200 | I support this project. One of the reasons I chose this neighborhood is walkability, so I am in favor of the fact that this development includes shops/restaurants within an easy walk from my home. Relative to the proposed height of the project, question 9(c) suggests that allowing an exemption for this project will set a precedent. I believe that a precedent was set years ago when the Tiber and Chadwick's projects were exempted. In my experience, neither traffic congestion nor parking are an issue in this area. When I do visit the area by car, I never enter the subject parking lots because I can easily find street parking. In their current state, these lots are something of an eyesore, however. I am enthusiastic about the proposed tenants, particularly Tazza Kitchen and Taste. I see these popular spots as an additional source of jobs and tax revenue for the city. I am concerned about what will happen if this project doesn't move forward: I would hate to see a Walgreens or another bank go up in this space. | 7/4/2016 1:09 PM |
| 201 | Question 15 above - yes provided the rear parking lot is not closed off to the public. The city in general needs to address additional parking needs in the area and overall pedestrian/traffic safety, particularly at the intersection of Granite and Grove. The developer of any new project in the area should be required to 1) stay within current zoning laws, 2) provide additional public parking so that it does not spill out into the surrounding neighborhoods, 3) provide the requisite offsite improvements (e.g., streetscaping, crosswalks, traffic signalization, etc) to ensure the area remains pedestrian friendly/safe and can handle the increased vehicular traffic | 7/4/2016 12:52 PM |
| 202 | This area is already dealing with traffic and parking problems. This project will create problems with congestion and parking that will cause people to avoid the area. | 7/4/2016 12:44 PM |
| 203 | I am strongly in favor of this project, | 7/4/2016 12:37 PM |
| 204 | This looks like a great plan. I only wish it were bigger. The movie theater is a great idea, but unused and that stretch of the street is very sad. | 7/4/2016 12:30 PM |
| 205 | I will change my answer to questions number 14 and 15 to YES if I see a plan that incorporates stormwater practices such as cut curbs, pervious surfaces where appropriate and bioretention cells such as those used by Capital Trees at 14th Street downtown and at Great Shiplock Park. The stormwater captured on this site should be filtered to reduce polluted runoff with would otherwise flow directly to the storm drains and on to the James River. I am hopeful that this is in the plans and I have either missed it or they are omitted from the plans attached to this survey. | 7/4/2016 12:30 PM |
| 206 | This development will be a GREAT asset to the existing Libbie Grove area. It will benefit everyone who lives, works, shops, eats, plays in the area!!! I STRONGLY support this project! | 7/4/2016 12:20 PM |
| 207 | Parking and traffic concerns created in large part by the apartments (which are the reason for the SUP) are still major issues that developers have not properly addressed. | 7/4/2016 12:19 PM |
| 208 | This project, if approved as submitted is nothing short of a disaster. The project is too big and too "dense" for the small area. I have serious concerns that it will make what is already a very dangerous intersection at Granite and Grove even more dangerous. | 7/4/2016 12:15 PM |
| 209 | Once the precedent is set, that money and politics trump community values, there is no turning back. | 7/4/2016 12:05 PM |

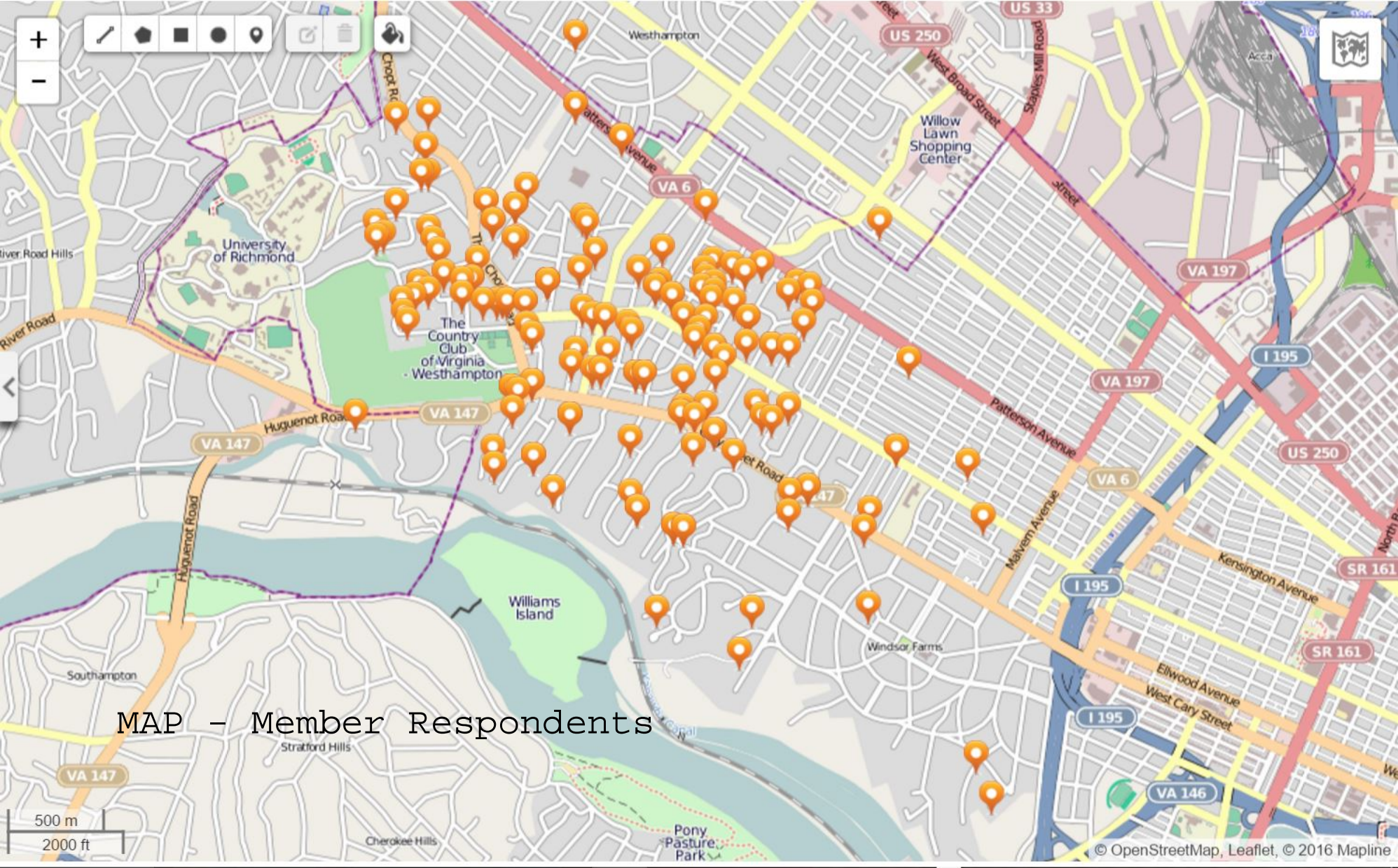
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| 210 | I would like to clarify that I would support a similar design limited to two stories, if and only if, the parking situation is addressed. There is currently not adequate parking and a private, fenced lot will exacerbate the problem as well as the congestion. The intersection at Granite and Grove is already extremely dangerous with no line of sight and cars coming extremely fast from the east around the blind curve. A light at that intersection is long overdue and the city should take note. In addition, if the city wants the additional revenue from the potential development of this block, it should be incumbent upon the city to take the parking and safety issues seriously. It is clear that the developers are most interested in the profit they can make from this development and not the concerns of the nearby residents and unfortunately that is their right. In the best interest of the entire area and the existing businesses, the city should carry out their responsibility to the citizens and address the parking and safety issues regardless of whether a Special Use Permit is issued. In light of these concerns, it seems clear that an SUP permit should not be issued. | 7/4/2016 11:55 AM |
| 211 | Excited about the proposed project. This would be great for the neighborhood which clearly has need and demand for more restaurants and retail. | 7/4/2016 11:32 AM |
| 212 | I strongly support the new development project but believe that parking is a serious issue for the area. I believe the parking solution may be handled in part by how this project moves forward, but not entirely. | 7/4/2016 11:27 AM |
| 213 | I am supportive of new commercial development, but feel that the following is important: 1. Managing the traffic-- will need more than one entrance/exit into the parking lot. 2. Appearance of design -- needs to be compatible with the rest of the neighborhood 3. Each project needs to be reviewed as it comes up ... no "wholesale" change of zoning ordinance, as we do not want this neighborhood to become overdeveloped and/or traffic congested. If the developers want to build big buildings, there is plenty of commercial real estate on Broad Street! Thanks | 7/4/2016 11:03 AM |
| 214 | I would like to review any forthcoming plans before making a decision. Thank you for providing the means for interested citizens to have a voice in plans for this very special Westhampton neighborhood | 7/4/2016 10:42 AM |
| 215 | It would be unfortunate to allow the Libbie/Grove "town" to replicate the Short Pump "city" appearance and density ... especially for those residing in the area. | 7/4/2016 10:23 AM |
| 216 | The lack of adherence to zoning regulations which were laboriously developed about 4-5 years ago by committed, engaged citizens along with city planners is the most disturbing aspect of this particular SUP. The message being sent to area residents is that the CITY is ignoring rules and regulations established at their request, with the intent of reducing the number of SUP requests for this area. The neighbors are currently living with an unfinished, cavernous four-story building that has proven to be disastrous for the health and well-being of the adjacent neighbor's. Are we at risk for another potential bankrupted project should the developers hit a "bumpy road"? Do we have an established resume of successful development projects completed by these developers? In short, there has been little to no public vetting of this developers' capability. This project is too much of a gamble at the risk of a healthy community. | 7/4/2016 10:22 AM |
| 217 | Allowing change to ensure the commercial vibrancy of the Libbie and Grove shopping area is vital to our neighborhood. Having lived in Hampton Gardens, I have witnessed repeated inexplicable outbursts of those who oppose all change -- witness the replacement of the old Texaco station on Grove with attractive condominiums, the uproar in favor of keeping the BP station at Libbie and Grove (obviously, we all want a gas station in our backyards!). Our neighborhood has prospered when Libbie and Grove prospers. Artificially retarding change and growth will hurt us all. | 7/4/2016 10:18 AM |
| 218 | Was there a traffic study? There are numerous accidents on Grove at Granite and Maple, currently. | 7/4/2016 10:05 AM |
| 219 | Who wrote these questions? This survey was extremely skewed and not really geared toward an objective study toward finding out an accurate view of the residents!! The Special Use Permit process is working, the surrounding residents have input into what will be constructed in their neighborhood vs a by right plan. In a by right plan, the developer can build whatever they desire. I think the developers have gone above what was required of them to try and meet the needs and wants of the surrounding residents. The naysayers forget what the alternative could bring them. Smaller less expensive developments bring less desirable tenants to the area and will continue to harm our property values. The Third floor imposes very little impact on the area since the developers have stepped the 3rd floor back. The new building is lower than the existing Westhampton Theater today. People are so concerned about setting precedent by this plan gaining approval that they seem to forget the property across the street doesn't have enough land to build 3-4 stories. They can't make their project work with just residential, they will need some sort of retail on the first floor of their project which will chew up most of their parking and limit the number of residential units as well as the height. | 7/4/2016 9:59 AM |
| 220 | I think a limited amount of further development will really benefit the overall area and create a healthy "critical mass" for the area. Thus, I am supportive of this effort. However, my major concern is the parking. I think parking is a big deal and as defined the current plan does not sufficiently address parking. | 7/4/2016 9:53 AM |

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| 221 | I think the plan for the theater and area will enhance the Libbie/Grove area, because it will improve how the buildings look. If we don't upgrade how the area looks I feel it will begin looking more and more shabby. This building project will give the area a more upscale look. My husband and I have just attended two weddings, one in Atlanta and one in Dallas. There are beautiful three story shopping centers right beside the Buckhead neighborhood in Atlanta and also the Highland Park neighborhood in Dallas. I think the Libbie/Grove area would be enhanced by this development. It is time for this neighborhood move into the next century instead of remaining the same. I think this project will bring more shopping and therefore more dollars spent for ALL the merchants. | 7/4/2016 9:15 AM |
| 222 | I support the project but prefer a lower height restriction. The design looks great and would be a welcome upgrade to the area! | 7/4/2016 9:06 AM |
| 223 | Underground parking is needed. The size of the apartments or condos need to be bigger(more square feet) and fewer apts or condos. Larger will attract young professionals. | 7/4/2016 5:09 AM |
| 224 | Bring back the movie theatre! | 7/3/2016 10:14 PM |
| 225 | I like the attraction of new businesses in this area and I like the idea this area will progress however the City has not been accountable for the lack of road to handle the traffic and the lack of street parking to handle the new demand. Perhaps someone such as the city should have looked at an overlay of the entire area to design realistic parking and traffic issues. There are traffic issues today without the added stress on the area. You can't add a gourmet sandwich shop, which is in and out traffic without looking at congestion. If the Westhampton area continues to add height to buildings with SUP's, it will begin to look like Nashville where the same thing has happened and the city streets have difficulty accommodating cars on small streets. Wondering how much gridlock at 8 AM and 5 PM will occur. | 7/3/2016 9:56 PM |
| 226 | The congestion around this area is growing everyday without this new development. This is going to impact the neighborhoods negatively. The smells from the trash that restaurants put in their dumpsters -the trucks that deliver all the food. I am already cutting through the neighborhoods because the traffic on Cary has grown so much in the last year. It is so unattractive what they have done to Laskin Road at Virginia Beach. 3 stories is to high. | 7/3/2016 8:55 PM |
| 227 | Change is good, and the proposed development offers much needed City residential units along with more commercial space. I preferred the original plan proposed by the developer because it had much larger and fewer residential units. Parking spaces needed by the new development will be less than the parking needed by theatre patrons in the past. | 7/3/2016 8:54 PM |
| 228 | It should be totally denied. This is not N.Va. It's a nice quiet neighborhood and should remain that way. There is already an intolerable traffic problem at Libbie and Grove .This will only make it a total grid lock situation. People will be forced to park in the residential areas, blocking access to homes of the residents. I can see a major blowup coming between the residents and the businesses.This is the most ill thought out plan to be forstered upon this area. Tell them to move on and not darken our area again. I don't want to live in the big city they envision, only for the sake of their own personal greed . They will leave and not be bothered by it.I don't want to see the place I have lived my entire life ruined by them. | 7/3/2016 8:47 PM |
| 229 | I am all for development. However, the developers MUST have responsibility for turn lanes, burying power lines, and underground parking. They are making a to. Of money on this deal. Make them responsible for beautifying our area and making traffic flow better | 7/3/2016 8:00 PM |
| 230 | applicants have submitted a bogus traffic study and no parking study. If this passes it will begin a major change to the Westhampton community, strongly oppose and would like to stick to master plan for 28 feet. | 7/3/2016 7:52 PM |
| 231 | For No. 15, I'd like to say "maybe." It's tough to commit to "similar." For 9(c), I intend my response to mean I do NOT favor granting an SUP for heights over 28 feet; I may have misunderstood the question. The Corner will see more proposed development soon -- the Muehlman block, the BP station again, maybe Mango's, the bank -- and I'd like to see all development limited to the 28' height. But I think the existing theater building is taller than 28', and I would not oppose grandfathering in the existing building -- provided that it remains as is and that any new construction abide by the 28' height. I do think traffic & parking will be problems. My driveway is blocked several times a week by Corner patrons, and I think Granite residents have it even worse. Two trendy food service places in the new building will aggravate traffic & parking at busy times of the day (try the Libbie Market parking lot at mealtimes!). On condos vs apts, I think owners are more responsible members of any community than are renters. | 7/3/2016 7:46 PM |
| 232 | I definitely appreciate growth and keeping this area as popular as it is. This should not be accomplished at the cost of loosing the "village appearance" of the area. There are so many reasons, to strongly oppose. Traffic is terrible now. Parking is terrible now . Constructing the tall buildings and their planned tenants, are going to add to traffic problems, and parking problems that already exist. The overflow of traffic and parking, already, is negatively impacting the bordering neighborhoods. Those who use Libbie and Grove, and the intersecting streets, are now using the bordering neighborhoods, to "cut through" from Grove to Patterson They are trying to avoid all the congestion problems that presently exist. Let's solve some of these problems before creating more, with all the new plans. | 7/3/2016 7:12 PM |
| 233 | Stop wasting your time on fighting this proposal, it's good for the area. It will increase our property values!!!! | 7/3/2016 6:56 PM |

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| 234 | I am in favor of the development as long as it remains within the current zoning regulations. Making the building larger than that is likely to lead to traffic and parking problems | 7/3/2016 6:45 PM |
| 235 | expletive deleted | 7/3/2016 6:30 PM |
| 236 | It is time to understand that density is not necessarily a bad thing. The area needs more energy not empty buildings with sub par tenants | 7/3/2016 6:02 PM |
| 237 | Developers have designed a well thought out multi-use project that conforms to the vision of the City's revised Master Plan for the area. A longer-term parking and traffic solution should not be the sole responsibility of one property owner. The city is responsible for creating the parking and traffic solution for the area and working with the community to implement any parking or traffic changes. This development is a dramatic improvement to the old Westhampton Theater and parking lot that had deteriorated over the years. | 7/3/2016 5:58 PM |
| 238 | Even if this development was limited to two stories, I would be concerned about the lack of parking for shoppers on the Grove /Libbie district. I am also concerned about access to Grove Avenue by walkers from any points north. The intersection of Grove and Granite is already hazardous; traffic comes quickly and it is difficult to see west and east when crossing; a building occupying the current parking lot will make this more difficult; there are already many accidents at this intersection; a traffic light is a must if this SUP is allowed. Next, BP will be developed; and then the folks who bought the strip shopping area that contains Collard Greens and the guitar store will file for the next special use permit. People move to this area for shops, movies, restaurants, not for more places to live. The developers are greedy, as always! Let them develop within the existing laws that are there for a reason! People buy houses in this neighborhood and then the City allows exceptions to building codes that harm the residents. The City is just looking for more revenue from real estate taxes: the Mayor has stated that the way to solve budget problems for the City is simple: increase debt and raise taxes!! OMG!!! | 7/3/2016 5:36 PM |
| 239 | Merchants need more in this area. More people, more restaraunts would mean more shopping and more dollars spent locally. Parking is an issue and should be better addressed than what is in the permit! | 7/3/2016 5:36 PM |
| 240 | You have no way to manage traffic. | 7/3/2016 5:15 PM |

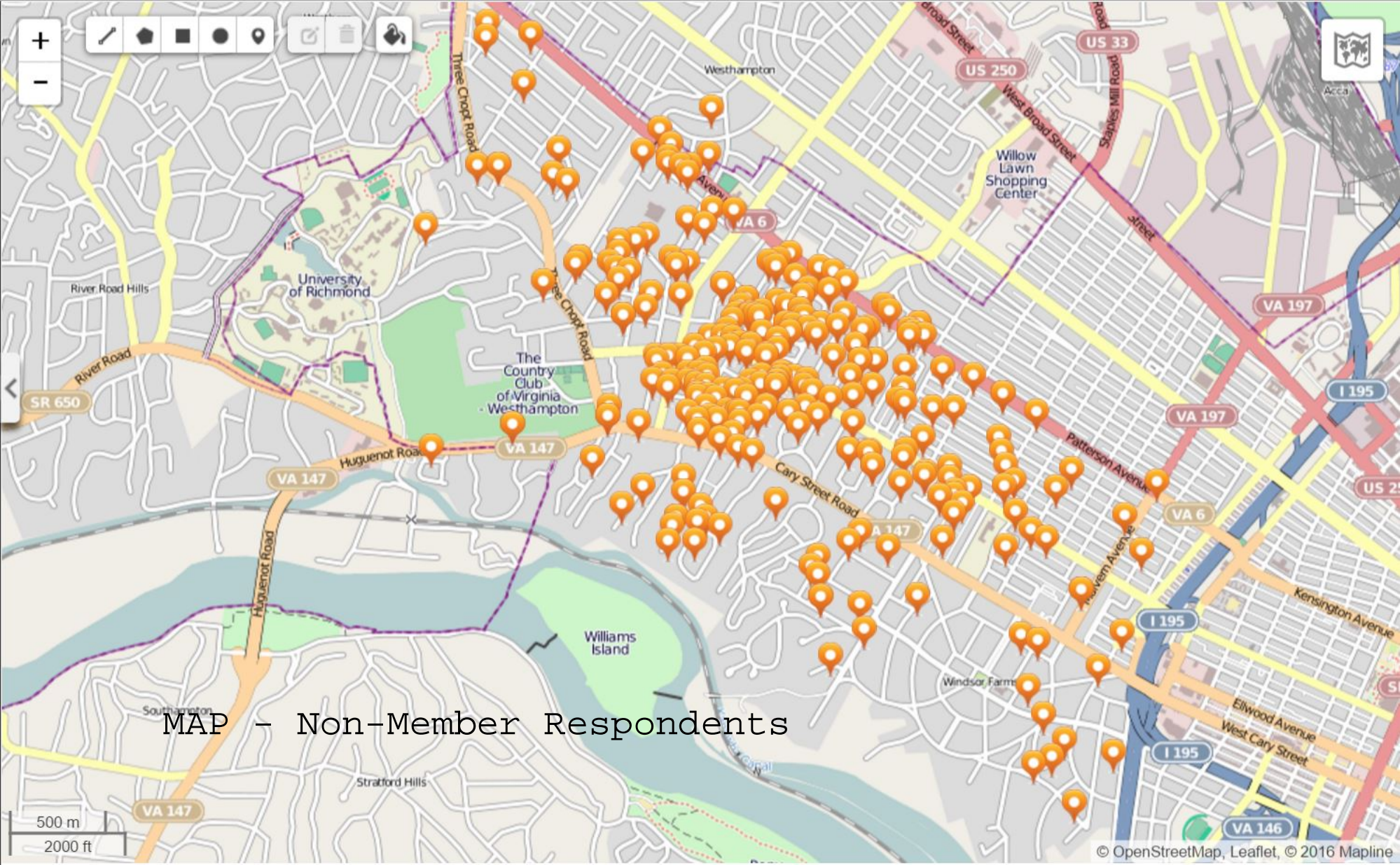


MAP - All Respondents

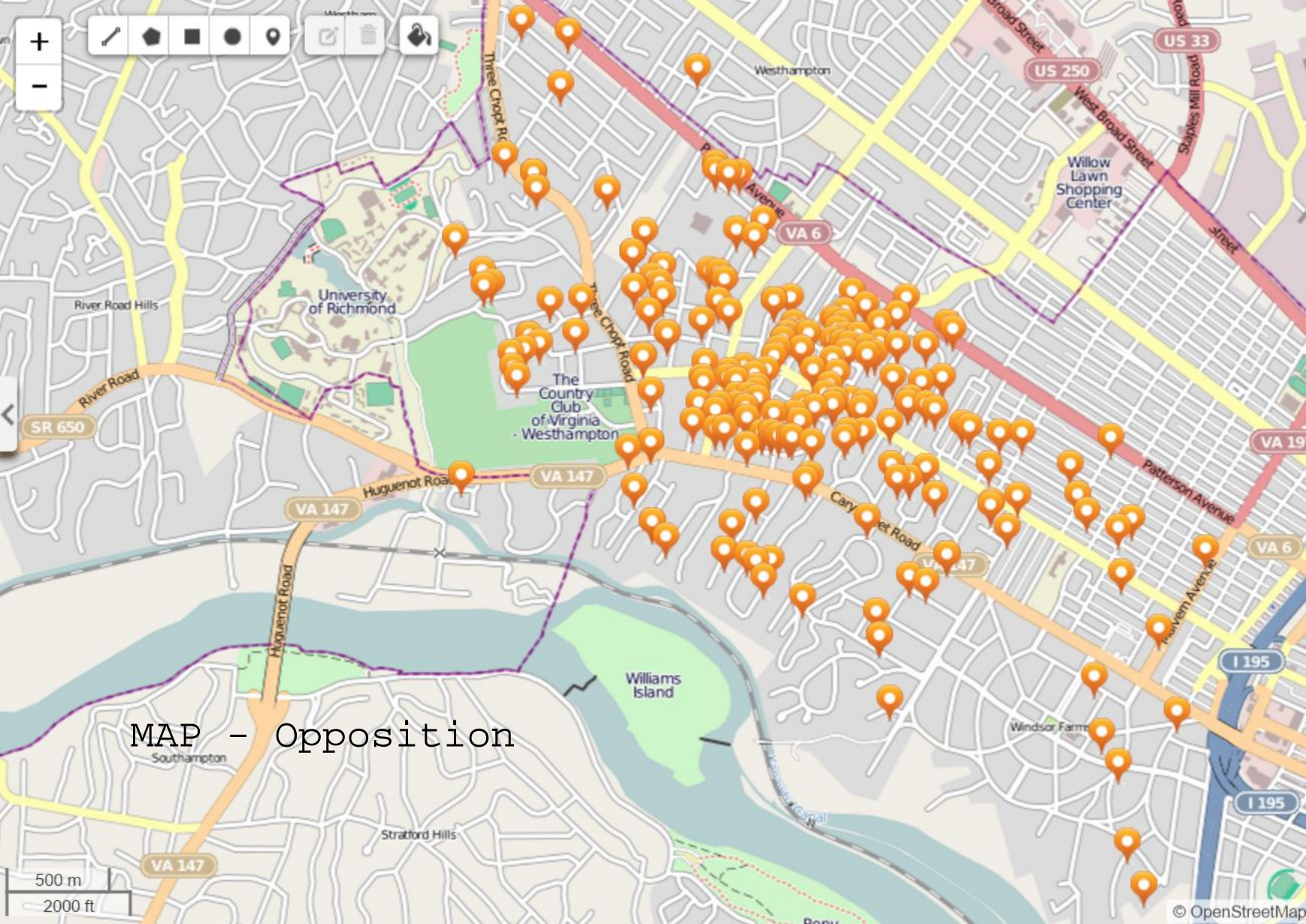


MAP - Member Respondents

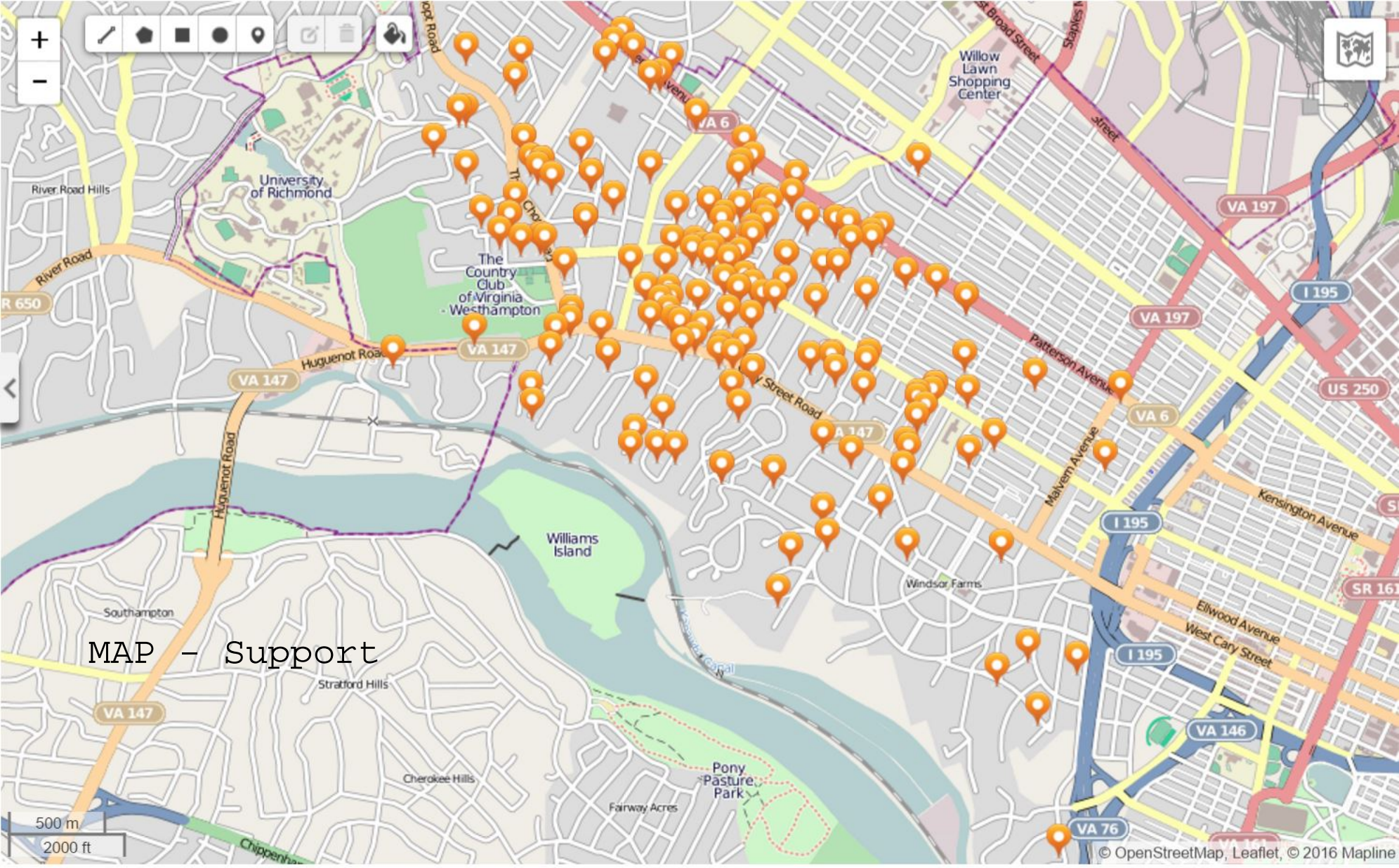
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MAP - Non-Member Respondents



MAP - Opposition



MAP - Support

