

## **Ebinger, Matthew J. - PDR**

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**From:** MARIANNE DONAHUE [MARIANNE.DONAHUE@Longandfoster.com]  
**Sent:** Tuesday, July 12, 2016 4:45 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** i support the westhampton project.  
**Attachments:** image001.png; image002.jpg



### ***The Donahue Team***

**Marianne Donahue**

REALTOR®

LONG AND FOSTER RICHMOND, VA

804-484-3366 vm

804 288-8888 office

888-664-7683 toll free



Licensed in the Commonwealth of Virginia

***Long and Foster Top 30 Producer 2010,2011,2012,2014***

***Richmond Association of Realtors 2012 Salesperson of the Year***

## **Ebinger, Matthew J. - PDR**

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**From:** JEFF DONAHUE [JEFF.DONAHUE@Longandfoster.com]  
**Sent:** Tuesday, July 12, 2016 4:53 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Westhampton on Grove Special Use Permit

We are in full support of the Special Use Permit as submitted.

Thank you:

Jeff Donahue  
Long and Foster Realtors  
5702 Grove Ave.  
Richmond, VA. 23226  
Off - 804-288-8888  
Cell - 804- 216-9711  
Licensed in the Commonwealth of Virginia

## **Ebinger, Matthew J. - PDR**

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**From:** Peter Breil [pbreil@windowgenie.com]  
**Sent:** Tuesday, July 12, 2016 7:46 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Westhampton on Grove development

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a resident the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove. The developers are bringing complimentary businesses like Taste Unlimited and Tazza Kitchen that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City. While no plan can be perfect, I believe that the perfect can't be the enemy of the good- and this is a great plan.

It is my understanding that the only variance from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project, and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to get high quality construction and new high-end retail and restaurants.

While parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on, it is not the responsibility of a single property owner to solve the entire neighborhood's challenges... especially when the proposed development meets existing City requirements for parking.

It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

Sincerely,  
Peter Breil  
125 Granite Ave  
Richmond VA 23226

**Ebinger, Matthew J. - PDR**

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**From:** Janet Wills [janet@willsfg.com]  
**Sent:** Tuesday, July 12, 2016 10:31 PM  
**To:** Ebinger, Matthew J. - PDR

We support the Westhampton Grove development project.

Janet and Dick Wills

Sent from my iPhone

**Ebinger, Matthew J. - PDR**

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**From:** Mary Kathryn Perkinson [Mk@makfinancial.com]  
**Sent:** Tuesday, July 12, 2016 4:05 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Support for Westahampton on Grove Project  
**Attachments:** image001.png

Dear Matthew:

Please be advised that I support the Westhampton on Grove project.

Many thanks!

**Best Regards,**

**Mary Kathryn Perkinson**  
**MAK Financial Group**  
**NMLS# 284607**  
**5609 B Patterson Avenue**  
**Richmond, VA 23226**  
**804-897-3700 Office**  
**804-521-3199 Fax**  
Visit us at [makfinancial.com](http://makfinancial.com)  
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## **Ebinger, Matthew J. - PDR**

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**From:** Gina [Gina@makfinancial.com]  
**Sent:** Tuesday, July 12, 2016 4:19 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Libbie Grove "Westhampton" project  
**Attachments:** image001.png

I would like to include my thoughts on this project. I SUPPORT the rezoning and revitalization efforts for the Libbie/Grove corridor. I work and live in the area. Thank you for your consideration.

**Best Regards,**

**Gina Miller**  
**MAK Financial Group**  
**NMLS# 284597**  
**5609 B Patterson Avenue**  
**Richmond, VA 23226**  
**804-897-3700 Office**  
**804-521-3199 Fax**  
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## **Ebinger, Matthew J. - PDR**

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**From:** CATHY SAUNDERS [CATHY.SAUNDERS@Longandfoster.com]  
**Sent:** Tuesday, July 12, 2016 4:20 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Support Westhampton SUP

**Cathy Saunders**, GRI, ABR, SRES, CRS, Gerontologist  
Certified Luxury Home Marketing Specialist  
Associate Broker  
Long and Foster Realtors  
5702 Grove Avenue, Richmond, VA 23226  
804-288-8888 804-484-3329 (direct)  
[www.CathySaunders.com](http://www.CathySaunders.com)  
Licensed in the Commonwealth of Virginia

The highest compliment you can give me is the referral of your family and friends.

Need a mortgage? Contact Derek Alverson with Prosperity Home Mortgage to learn more about mortgage products and your eligibility for them. Derek can be reached at 804-285-4216 or 804-647-4216 or [derek.alverson@phmloans.com](mailto:derek.alverson@phmloans.com). Or via his secure website at <https://derekalverson.phmloans.com>.

## **Ebinger, Matthew J. - PDR**

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**From:** Scotti Dunn [Scotti@makfinancial.com]  
**Sent:** Tuesday, July 12, 2016 4:30 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Westhampton on Grove Development  
**Attachments:** image001.png

I support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I work in the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove.

**Best Regards,**

**Scotti Dunn**  
**MAK Financial Group**  
**5609 B Patterson Avenue**  
**Richmond, VA 23226**  
**804-897-3700 Office**  
**804-521-3199 Fax**  
Visit us at [makfinancial.com](http://makfinancial.com)  
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## **Ebinger, Matthew J. - PDR**

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**From:** Carolyn Palombo [carolyn@makfinancial.com]  
**Sent:** Tuesday, July 12, 2016 4:38 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** I support the SUP Westhampton  
**Attachments:** image001.png

Mr. Ebinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a [resident of/business owner/work in the] the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove. The developers are bringing complimentary businesses like Taste Unlimited and Tazza Kitchen that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City. While no plan can be perfect, I believe that the perfect can't be the enemy of the good- and this is a great plan.

It is my understanding that the only variance from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project, and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to get high quality construction and new high-end retail and restaurants.

While parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on, it is not the responsibility of a single property owner to solve the entire neighborhood's challenges... especially when the proposed development meets existing City requirements for parking.

It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

**Best Regards,**

**Carolyn Palombo**  
**MAK Financial Group**  
**NMLS #1248792**  
**5609 B Patterson Avenue**  
**Richmond, VA 23226**  
**804-897-3700 Office**  
**804-521-3199 Fax**  
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## **Ebinger, Matthew J. - PDR**

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**From:** BR Gmail [bagleyreid@gmail.com]  
**Sent:** Monday, July 11, 2016 9:06 AM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Support of Westhampton on Grove

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a resident of the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove. The developers are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan.

It is my understanding that the only modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall.

All proposed uses in the project and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to receive in return high quality construction, materials and design and new high-end retail and restaurants.

While parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on together, it is not the responsibility of a single property owner to solve the entire neighborhood's challenges... especially when the proposed development meets existing City requirements for parking.

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Please support the Special Use Permit application for Westhampton, LLC.

Bagley Reid  
4809 Lockgreen Circle  
Richmond VA 23226

## **Ebinger, Matthew J. - PDR**

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**From:** Margaret Fretz [mfretz@blueedgecap.com]  
**Sent:** Monday, July 11, 2016 2:59 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** support for Westhampton on Grove  
**Attachments:** image001.png

Hi Jon, Mark & Matthew,

Last week I intended to fill out the survey on the above mentioned project as presented by the WCA, but had an unexpected death to a close friend's daughter which sent my week into a tailspin. I attempted to log in this morning, to discover this poorly constructed and biased survey had been closed. After speaking with several neighbors this morning, who informed me that this ridiculous survey would form the basis of your recommendation and decision regarding the SUP, I felt I needed to write to you all. Many neighbors did not complete the survey after reading it because we felt it was definitely biased and a bit misleading. Please do not construe the survey results to be indicative of neighborhood opposition.

After personally meeting with the developers from Westhampton LLC and attending several of their community meetings, I am a strong supporter of the rehabilitation and revitalization of The Westhampton Theater block. Hooray to the developers for seeking extensive input from stakeholders and neighbors and coming up with revised plans that truly capture the charm of Libbie & Grove in such an attractive manner. My husband and I are long term Westhampton residents (20+ years) and we and our closest neighbors welcome additional services and businesses coming into this area. I love that we can live, work and eat within a quarter mile from our home! It sure beats driving out to Short Pump. The aesthetics of the plans are so well thought out with setbacks on the upper floors and attractive street frontage details. In fact, I would like to consider moving my office from Henrico County to this new space. It would certainly be appealing to my co-workers and clients and could add some much needed revenue for my children's public school.

It is obvious that these developers are responsible Richmonders who truly care about our City and the folks that live in it. I appreciate the transparency with which they have conducted themselves. I have no doubt any projects they undertake will be successful and a positive reflection on Richmond.

Please lend your support to moving this project forward with your approval of the SUP application. It's time to open up the windows of this block and let in some fresh air. Richmonders are afraid of change, but in the words of Dr. Seuss from The Lorax "it's not about what it is, it's about what it can become."

I appreciate your thoughtful consideration.

Many thanks,

Margaret Fretz  
5404 Kingsbury Road (Glenburnie)

**Margaret P. Fretz**  
**Chief Operating Officer/Chief Compliance Officer**  
6641 W. Broad Street, Suite 405  
Richmond, VA 23230  
(804) 673-7405 phone  
(804) 310-5765 cell  
(804) 477-8705 fax  
[www.blueedgecap.com](http://www.blueedgecap.com)

## **Ebinger, Matthew J. - PDR**

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**From:** Stone, Robert K. [Robert.Stone2@capitalone.com]  
**Sent:** Monday, July 11, 2016 11:09 AM  
**To:** Ebinger, Matthew J. - PDR; Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR  
**Subject:** Yes to Libbie & Grove Redevelopment

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a resident of the Glenburnie neighborhood and frequently visit the shops and restaurants at Libbie & Grove. I live at 5506 Kingsbury Road.

The developers are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City.

It is my understanding that the only modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to receive in return high quality construction, materials and design and new high-end retail and restaurants.

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Please support the Special Use Permit application for Westhampton, LLC.

Sincerely,

Rob Stone  
stonerk@hotmail.com  
804-839-9845

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## **Ebinger, Matthew J. - PDR**

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**From:** Joelle and Jim Cosby [jcosby@comcast.net]  
**Sent:** Sunday, July 10, 2016 9:43 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** 'Joelle and Jim Cosby'; jason.guillot@thalhimer.com  
**Subject:** Support for Westhampton on Grove

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a resident of the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove. The developers are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. The developers have taken great time and much effort to put together a project that will enhance our neighborhood. The theatre had been losing money for years and it was an eyesore. It is about time we get a class project in this location, the proposed project will be built by local developers who care about the neighborhood!

It is my understanding that the only modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall.

All proposed uses in the project and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to receive in return high quality construction, materials and design and new high-end retail and restaurants.

While parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on together, it is not the responsibility of a single property owner to solve the entire neighborhood's challenges... especially when the proposed development meets existing City requirements for parking.

It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

Sincerely,

Joelle and Jim Cosby  
24 Maxwell Road

## **Ebinger, Matthew J. - PDR**

---

**From:** MARGARET WADE [MARGARET.WADE@Longandfoster.com]  
**Sent:** Saturday, July 09, 2016 2:14 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Westhampton Grove Project

Hello-

We live at 309 Greenway Lane and support the project.

Thank you-

Margaret and Donny Wade

July 9<sup>th</sup>, 2016

To: Richmond City Department of Planning and Review

Development proposal response letter: 5702 and 5706 Grove Avenue, File No 9825

Resident: Barrett Clark, Westhampton Resident at 307 Granite Avenue Richmond, VA 23226

Note: Opinions stated are that of me, Barrett Clark, and not of the neighborhood association, as President of the Libbie, Granite, and Westview Avenues Neighborhood Association

As a local resident, I support the proposed project at 5702 and 5706 Grove Avenue. The project, as currently proposed, improves several existing structures and unutilized spaces and attempts to create continuity between new and old construction. The developers meet required standards for parking, layout, and traffic.

I believe the Special Use Permit process is helpful for large scale projects, as it requires community input on size, building materials, and community impact. The community process in this project has produced good compromise, promoting growth and finding a project that fits the scale and character of the neighborhood. There is a misconception among many residents who believe communities can approve all new structures. The reality of property rights is if the developer builds within existing zoning, undesirable projects could be built with no community input.

Zoning, as currently stated, could allow for a 28 foot high cinder block building, with no windows, 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, higher grade building material, and produced a better project than what would have been built without community input in a by-right zoning approach.

Parking and traffic issues are a significant concern, however these issues would still occur under by-right developing. Residents request the help of the city to identify community parking solutions and enhance traffic flows along Grove, Libbie, and York Avenue to support future growth and changes.

This project is a good step toward a more thriving Westhampton community area.

Barrett Clark

307 Granite Avenue  
[Barretteclark@gmail.com](mailto:Barretteclark@gmail.com) or 804-241-4734.

RECEIVED  
JUL 11 2016  
LAND USE ADMINISTRATION

## **Ebinger, Matthew J. - PDR**

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**From:** Noble, R. Joseph [jnoble@williamsmullen.com]  
**Sent:** Friday, July 08, 2016 5:07 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Support Westhampton Development [IWOV-IWOVRIC.FID1359030]

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a resident of the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove. The developers are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City.

It is my understanding that the only modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to receive in return high quality construction, materials and design and new high-end retail and restaurants.

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It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

Sincerely,

Joey Noble

R. Joseph Noble  
Attorney  
Williams Mullen  
200 South 10th Street, Suite 1600  
P.O. Box 1320 (23218-1320)  
Richmond, Virginia 23219  
T 804.420.6928  
F 804.420.6507  
[jnoble@williamsmullen.com](mailto:jnoble@williamsmullen.com)  
[www.williamsmullen.com](http://www.williamsmullen.com)

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## **Ebinger, Matthew J. - PDR**

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**From:** Kapinos, Matthew A. [mkapinos@mcguirewoods.com]  
**Sent:** Thursday, July 07, 2016 9:57 AM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Yes to Libbie & Grove Redevelopment

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a resident of the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove. I live at 5417 Tuckahoe Avenue.

The developers are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City.

It is my understanding that the only modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to receive in return high quality construction, materials and design and new high-end retail and restaurants.

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It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

Sincerely,

### **Matthew A. Kapinos**

Associate  
McGuireWoods LLP  
Gateway Plaza  
800 East Canal Street  
Richmond, VA 23219-3916  
T: +1 832 255 6630  
M: +1 804 551 2870  
F: +1 832 214 9930  
[mkapinos@mcguirewoods.com](mailto:mkapinos@mcguirewoods.com)  
[Bio](#) | [VCard](#) | [www.mcguirewoods.com](http://www.mcguirewoods.com)



## **Ebinger, Matthew J. - PDR**

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**From:** Gretchen Hall [gretchenhall@verizon.net]  
**Sent:** Wednesday, July 06, 2016 11:41 AM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** forublu2@verizon.net  
**Subject:** Westhampton on Grove

Gentlemen,

As a resident of Westhampton, specifically Tuckahoe Terrace, I am writing in support of the proposed development of the Westhampton Theatre and Long & Foster properties and to express my concern about the recent survey that was circulated by the Westhampton Citizens Association (WCA).

Although I filled out my survey as requested by the email sent to me by our neighborhood association, it was difficult to even answer some of the questions due to the clear anti-development bias in the survey. First, the survey was sent to me by the head of our neighborhood association, who is heading up the Save Libbie & Grove movement. His views were not explicitly stated, but he did include the following as an introduction: "I have been asked if the denial of the Special Use Project would risk the introduction of two new restaurants. . . . The proposed restaurants are on the first floor and as such are not at issue here. If the Special Use Permit is denied for the 3rd story and apartments, the restaurants could still be be [sic] part of the development project." In my opinion, this was an irresponsible statement as it reassures residents, with absolutely no authority, that the project will still financially work for the developers/owners by simply removing the third floor (without having to rework the remainder of the project) and assumes that the restaurants in question are willing to remain in limbo for an indefinite amount of time while the project is revised once again. I believe a fair, unbiased survey should be forwarded without comment.

Turning to the survey, the questions were slanted to assume the following (1) traffic congestion will increase; (2) the proposed development is taking away PUBLIC parking; (3) the new development bears the sole responsibility for any parking issues in the neighborhood (despite being one of the few businesses that will be providing its own parking); (4) although not clearly explained, the development may be hurting the handicapped patrons of the Blue Goat. I, too, get frustrated when I can't easily park on the two commercial blocks of Grove. But businesses such as Starbucks and the Continental bring in a substantial amount of business and traffic and provide no parking (as far as I know). To expect an owner of private property who meets the City requirements for parking to devote a portion of his property for public use is simply unreasonable. I understand that people have been able to park on private property and have an expectation that they will be able to continue to do so; it isn't public parking, however, and the issue appears to me to be beyond the scope of the SUP. [Besides, we can walk or park a couple of blocks away -- we do live in the City!!]. I answered these questions as "no opinion" and explained why in the comment section of the survey, but I ask that you take a close look at the results of the WCA survey as many of us supporters are having trouble answering the questions.

I look forward to the new development and we can't wait to walk to Tazza. We particularly like the revised plans, and my husband and I were quite surprised by the continued resistance after the project was reduced by almost 40%. I have spent a lot of time while walking on Grove trying to envision the project and believe that it will be a lovely addition to the neighborhood. Moreover, some high quality, appropriate development is needed in the City and we hope that the project will have your full support. We can only hope that future development will be of similar quality and that you will consider each project on its own merits.

Finally, I have been discouraged by many of the comments that I have heard from neighbors about the proposed development including apartments and "all the problems of transient residents." There are many apartments in the Westhampton area, including an apartment complex south of Cary on Tempsford (the John Rolfe Apartments), and never have I heard of any problems or complaints. Harvard's Joint Center for Housing Studies has done an interesting study on resistance to rental housing and debunked many of the myths associated with renters. My guess is that the development will attract long-term renters who will be engaged in the community.

<http://www.jchs.harvard.edu/research/publications/overcoming-opposition-multifamily-rental-housing>

Thank you for your consideration.

Sincerely,

Gretchen Hall

101 Tuckahoe Blvd

Richmond, VA 23226

## Ebinger, Matthew J. - PDR

---

**From:** Austin Harris [aharris@gmail.com]  
**Sent:** Tuesday, July 05, 2016 4:37 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Westhampton project

Mr. Ebinger,

I am a resident of the City, where I have lived for nearly 10 years. My wife and I both own businesses in the City. We own our home at 28 Maxwell Road.

I am writing in *support* of the Westhampton on Grove project. I believe the developers have done a good job in meeting the city's and residents' needs and requests for the project, and it will bring high quality tenants and much-needed tax revenue to an area of the City that will benefit from this redevelopment.

Thanks for your consideration.

Austin

Austin Harris  
[aharris@gmail.com](mailto:aharris@gmail.com)  
(804) 357-1321

## Ebinger, Matthew J. - PDR

---

**From:** Benjamin T. Edgell [bedgell@chesbank.com]  
**Sent:** Tuesday, July 05, 2016 4:44 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Westhampton Theater Project  
**Attachments:** image001.png

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I work in the Westhampton neighborhood and serve as an officer for the Westhampton Retail Association. The developers are bringing complimentary businesses like Taste Unlimited and Tazza Kitchen that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City. While no plan can be perfect, I believe that the perfect can't be the enemy of the good- and this is a great plan.

It is my understanding that the only variance from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project, and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to get high quality construction and new high-end retail and restaurants.

While parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on, it is not the responsibility of a single property owner to solve the entire neighborhood's challenges... especially when the proposed development meets existing City requirements for parking.

It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

Sincerely,

Benjamin T Edgell  
Regional Manager  
NMLS # 816231  
Chesapeake Bank-Richmond Region  
5501 Patterson Ave | Richmond, VA 23226  
804.510-1002 | fax 804.562-8607  
[www.chesbank.com](http://www.chesbank.com)

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## **Ebinger, Matthew J. - PDR**

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**From:** Micah Dalton [mdalton804@gmail.com]  
**Sent:** Tuesday, July 05, 2016 10:54 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Westhampton Project - Support for SUP

All -

I am writing again to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I am a resident of the Westhampton neighborhood and frequently visit the shops and restaurants at Libbie & Grove. The developers are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Furthermore, the developers have engaged the community and held numerous meetings to solicit the feedback and input of area residents, which has helped improve the design from the original plan. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City.

It is my understanding that the only modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to receive in return high quality construction, materials and design and new high-end retail and restaurants.

While parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on, it is not the responsibility of a single property owner to solve the entire neighborhood's challenges... especially when the proposed development meets existing City requirements for parking.

It would be a missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Additionally I have responded to the WCA survey in support of the development.

Please support the Special Use Permit application for Westhampton, LLC. Thanks, M-

Micah Dalton  
115 Tuckahoe Blvd

## Ebinger, Matthew J. - PDR

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**From:** Cari Shannon [cari.shannon@comcast.net]  
**Sent:** Tuesday, July 05, 2016 4:10 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Support for Westhampton Project

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. Our family of five lives in the Westhampton neighborhood. We are constantly walking and biking in the area and patronizing the Libbie/Grove businesses. Richmond is lucky that a local developer who understands the aesthetics of the area purchased the Westhampton Theater property. I feel strongly that the proposed plan will enhance the urban feel of that block. The crumbling façade of the old theater and lack of business had me worried about the future of that property and what that would do to the area. Having a quality project with high-end businesses will revive this block of Grove Avenue and give this property a future.

It is my understanding that the only variance from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively, which is no higher than the existing Westhampton Theater, which stands at 40 feet tall. All proposed uses in the project, and parking meet existing zoning. Granting a small exception on height for a third story seems to me to be a small concession in order to get high quality construction and new high-end retail and restaurants. I fear that if the City takes too long to approve the variance for this property, the Libbie/Grove area will get the reputation for being a difficult place to open a business. A delay might make it hard for the Westhampton on Grove to maintain commitments from its high-end retail tenants, or worse, the developer could give up and decide to sale the property.

There are some traffic issues in the area, most of them centered around Maple/Grove and Libbie Ave, and there are definite parking issues during certain times of day. I strongly believe that most of these issues are centered around the lack of parking and safe traffic flow around St. Catherine's and insufficient parking at a few of the other buildings (i.e.. Café Caturra ) which have extremely limited parking spaces. It seems like St. Catherine's proposed plan will address many of these issues. I don't think it is fair to expect any developer to come in to the Libbie/Grove area and solve all of the existing parking issues. The City, residents and businesses all need to work together on these issues.

It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and a loud minority of residents who are afraid of change are able to rule the day.

Please support the Special Use Permit application for Westhampton, LLC.

Sincerely,

Cari Shannon

## **Ebinger, Matthew J. - PDR**

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**From:** Betty [fahedbetty@aol.com]  
**Sent:** Friday, July 01, 2016 3:35 AM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** Baliles, Jonathan T. - Council Member  
**Subject:** Westhampton theatre development

I am very much in favor of the proposed development, although I preferred the initial plan, even with four stories. Although I don't live within sight of the proposed development, I travel Grove, Granite, Libbie, and Maple streets often. I am not concerned about increased traffic or parking problems because I don't foresee that the project will impact either. The new businesses in the development will mostly bring short-term parked vehicles and certainly less than the theatre had during movie hours. I am very much in favor of condo development within the City. My generation, the baby boomers, is in a downsizing mode, and most of my City contemporaries want to remain in the City in a nice, convenient location. The City needs more condo options, especially in the West End of the City.

An interesting side note to highlight the common resistance to change: We lived on Church Hill for over 20 years before moving to our current home, and during much of our time on the Hill, there was a deserted, rundown service station at 25th and Franklin Streets. When a developer proposed building condos there, the neighborhood overwhelmingly was opposed--preferred the empty service station instead! Fortunately the development proceeded, and Charity Square improved the neighborhood, provided more City housing, and increased the City's tax base..

Betty Fahed  
28 Rio Vista Lane  
Richmond, VA 23226  
804-288-0759

## **Ebinger, Matthew J. - PDR**

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**From:** Patrick Heaney [pdheaney@yahoo.com]  
**Sent:** Wednesday, June 29, 2016 3:49 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** heaney bobbi; Stefan Cametas; Jason Guillot; James Ashby  
**Subject:** Support for Westhampton On Grove Project and Mango Salon

Messrs. Baliles, Ebinger, and Olinger

We are writing to enthusiastically support the proposed Special Use Permit for the Westhampton On Grove development at 5702-5706 Grove Avenue. We own Mango Salon opening our first salon at Libbie Grove in 2003 creating over 120 professional jobs across three salons in the Richmond metro area. We actively support our community by being a socially responsible small business locally owned and operated. While the heart of the Westhampton Merchant Area primarily serves the local area, the merchants in this area cannot survive on the local neighborhoods alone. Over the years as we have grown, Mango attracts consumers outside this area. These consumers, who drive to Libbie Grove to patronize our salon, patronize all the shops at Libbie Grove creating opportunities for our neighboring merchants. We have actively promoted our neighborhood merchants to our consumers driving from Charlottesville, Williamsburg and other outside areas. Many Mango Guests travel over 20 miles to visit our salon and shop at Libbie Grove.

We believe the Westhampton On Grove will be a great project for the Libbie Grove community. That is why we have agreed to relocate our current Libbie Grove salon to this project. We are excited about the potential this project creates not only for Mango but for our community as well. This project will be great for our area.

Recently a small group of citizens have inaccurately misstated Mango's parking and traffic demand in the Libbie Grove area. While we respect their opinions, we disagree with their information and can provide the actual facts for parking and traffic directly related to our business Mango Salon.

Since 2010, we have implemented the following strategies to reduce our parking and traffic for our Libbie Grove salon:

- 1) In 2010 we opened our second Mango Salon at Short Pump transferring 22 employees (reducing our employees at Libbie Grove from **80 to 58**).
- 2) In 2010 we offered valet parking to our Guests during our business hours to manage the parking and traffic.
- 3) In 2011 we replaced our valet parking by leasing 8 additional parking spaces for our salon from Carreras Jewelers.
- 4) In 2014 we signed a parking lease for 40 parking spaces behind the Westhampton Theater (since 2003, like other Libbie Grove merchants we had been using the Westhampton Theater parking for our employees paying no rent). Over the years, we contacted the Regal Theater many times to offer to lease spaces. Regal refused to accept our offers. Instead we purchased \$2,000 of Regal Gift Cards annually for our employees to help Regal even though we did not have a lease agreement.
- 5) In 2015 we opened our third salon at Gayton Crossing transferring 14 employees (reducing our employees at Libbie Grove to **44**).



6) In 2017 when we relocate our salon to the Westhampton On Grove project we plan to reduce our employee count to **36** (18 of these will work in our corporate office where we already have adequate parking with 18 spaces). So the new project will only need to provide 18 employee parking spaces during peak hours.

Currently our business has 58 parking spaces (10 with our current building, 8 leased from Carreras, and 40 leased from Westhampton). In summary, our parking demand for our employees will be reduced from **80 in 2010 to 36 in 2017 during our peak hours. The actual demand for parking will be lower because we will have fewer styling stations (14 versus the 22 in our current salon). We plan to adjust our operating hours to cooperate with other businesses. For example, on Friday we close earlier and on Saturday we schedule only 8-9 stylists. Our smaller salon will generate lower traffic.**

In addition to the above strategies in place, we are taking the following steps once we've relocated our salon to the Westhampton On Grove project:

1. Converting our current salon in our existing building to office space that will have lower usage during the day and opening up evenings and Saturdays for overflow.
2. Scheduling our salon employees to work shifts to share in the parking.
3. Scheduling corporate office employees to work flexible schedules to share parking.

Currently we serve over 4,000 active consumers. Recently we emailed these consumers communicating our support for this project. The response from our consumers was overwhelmingly favorable to the Westhampton On Grove project and Mango being a part of this project.

We fully understand the challenges of parking and traffic in the Libbie Grove community. Even though relocating our employees and customers to our other salons outside of the city, may reduce sales opportunities for our neighboring merchants, we believe these strategies will help our neighborhood community.

If you have questions regarding our plan, please feel free to contact us.

Pat & Bobbi Heaney

Owners, Mango Salon

## **Ebinger, Matthew J. - PDR**

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**From:** elk3440@comcast.net  
**Sent:** Saturday, May 28, 2016 7:52 AM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan.

Thanks,

## **Ebinger, Matthew J. - PDR**

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**From:** Taylor Williams [taylor@spy-rock.com]  
**Sent:** Wednesday, May 25, 2016 12:01 PM  
**To:** Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR  
**Cc:** Andrew Basham; Jason Guillot  
**Subject:** Letter of Support - Westhampton on Grove

Messrs. Baliles, Ebinger and Olinger,

I am writing to enthusiastically support the proposed Special Use Permit for the Westhampton on Grove development. I am a lifelong resident of the City of Richmond and am currently a real estate developer with Richmond-based Spy Rock Development, which I co-founded over 7 years ago and has developed several local mixed-use projects. With my young family, I am a frequent visitor to the shops and restaurants at Libbie-Grove, and will be visiting more often once this redevelopment is completed and businesses such as Taste Unlimited and Tazza Kitchen arrive. I am extremely impressed with the developer's careful planning and willingness to incorporate community feedback which has resulted in a material decrease in the density and massing of the project. The proposed development meets the requirements of the parking overlay district with its 111 spaces. I believe the height of the proposed project is entirely appropriate for this district and is reflective of the positive trend nationwide for vertical development and increased density in mixed-use environments.

In my opinion, Libbie-Grove has always been a charming commercial district, however many of the uses including the theatre and several of the former restaurants lost their viability and consequently shut their doors. Change in recent years has been tremendously positive for this district. The arrival of locally owned and operated restaurants and businesses such as Café Caturra, Blue Goat, the Continental, Boyers Coffee and Ice Cream, CCH Collection and Alton Lane has transformed the area into a thriving commercial district. People can dine, shop, and work in some of the City's finest establishments in an extremely pedestrian friendly environment. The developers are bringing complimentary businesses that will add to the wonderful personality of Libbie-Grove. Taste Unlimited is a legendary state of Virginia-based sandwich shop and Tazza Kitchen, which is owned and operated by Richmonders, is one of the most impressive emerging restaurants I've encountered. This development will add more vitality, commerce and interaction among locals in this wonderfully unique and walkable urban village in our City.

Therefore, I wholeheartedly support this development. It would be an enormous missed opportunity for the City and its residents if the Special Use Permit were denied and these developers were unable to reinvent the now shuttered theatre in such an overwhelmingly positive manner.

Sincerely,

Taylor Williams  
Principal, Spy Rock Real Estate Group

---

**Taylor Williams**  
Spy Rock Real Estate Group  
1310 Roseneath Road, Suite 200  
Richmond, VA 23230  
(O): 804.767.7567  
(C): 804.615.7565  
[www.spy-rock.com](http://www.spy-rock.com)

## **Ebinger, Matthew J. - PDR**

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**From:** Jeff Galanti [JGalanti@riverg.com]  
**Sent:** Wednesday, May 25, 2016 7:57 AM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

I am writing in support of the Westhampton on Grove project.

I have grown up in this area and, with the exception of a few years at college, have spent my entire life here. I grew up on Maxwell Road. I fondly remember going to the old Peking restaurant with my family for Easter or Mother's Day lunches. I was a bag boy and cashier at the old Lukhard's (which became Joe's Market and then Libbie Market). My wife and I bought our first house in Stonewall Court and we now live in Glenburnie.

We have 3 children now and Libbie and Grove is a vital part of our lives. I walk by the buildings in question with my dog almost every morning. In short, I am touched by this area almost every day.

I believe that the development proposed is not only desirable in terms of proposed uses and design but entirely appropriate for the neighborhood scale of the Libbie and Grove area. While many opponents have claimed that traffic and parking problems will necessarily increase with almost any development, I find that the proposed uses and the transportation solutions related to them, are well thought out and consider the impact on neighbors (and future customers).

I believe it is worth emphasizing that, in my discussions with friends and neighbors, I have found that many are in support of this project because they have taken time to look at the plans and have considered the alternative uses that the developers could put there by right but have elected, to this point, not to. While there appear to be many opponents based on the yard signs and the Facebook groups, the supporters of the project believe in it for varying reasons that cannot be neatly boiled down to a simple slogan. I also find that some in the opposition have arrived there because they are advocating for very specific uses that they would like to see the developer incorporate. I believe that the developers have bent over backwards to listen and to try to incorporate all feedback but, as you know, it is literally impossible to please everyone. The perfect should not be made the enemy of the good.

Parking and traffic have been and will continue to be issues at Libbie and Grove. There are a number of businesses that generate significant traffic that are under-parked or non-parked. Because this is the project that has been thrust into the public arena, it is expected by many to mitigate all of these problems. I urge you not to view the project through this lens but to assess whether it has sufficient parking for its uses and is appropriate in scale for the neighborhood.

Thanks,

Jeff Galanti – 605 Tuckahoe Boulevard

Jeff Galanti  
Principal  
Riverstone Properties, LLC

## **Ebinger, Matthew J. - PDR**

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**From:** Clarke Jones [CIII@jonescorporations.com]  
**Sent:** Wednesday, May 25, 2016 7:48 AM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan.

Thanks,

Clarke Jones, III

## **Ebinger, Matthew J. - PDR**

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**From:** Ryan Fanelli [rfanelli@commonwealthcommercial.com]  
**Sent:** Wednesday, May 25, 2016 5:09 AM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

I am a city resident and city investment property owner. I went to school in Greenville, SC and watched that downtown grow/transform beautifully over time. I see the same potential for Westhampton.

Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan.

Thank you,  
Ryan Fanelli  
2411 Stuart Ave.  
804-400-6163

## **Ebinger, Matthew J. - PDR**

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**From:** Johnson, Marian [mjohnson@investdavenport.com]  
**Sent:** Wednesday, May 25, 2016 3:18 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

Please support the Westhampton on Grove project at Libbie and Grove! I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan. I think it is going to be fabulous!!!

Thanks,

Marian Rose Johnson

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## **Ebinger, Matthew J. - PDR**

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**From:** ingram.schools@gmail.com  
**Sent:** Wednesday, May 25, 2016 1:36 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan.

Thanks,

Sent from my iPhone



## **Ebinger, Matthew J. - PDR**

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**From:** Domson, Allison [adomson@williamsmullen.com]  
**Sent:** Tuesday, May 24, 2016 2:31 PM  
**To:** Olinger, Mark A. - PDR; Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR  
**Subject:** Westhampton

Gentlemen:

My name is Allison Domson, and I live at 35 Towana Road with my husband and two young daughters. I wanted to write all three of you to express my excitement about the proposed development at Westhampton on Grove. All of the renderings I have seen from the developers look very tasteful, and I think this will add significant value to the neighborhood. While parking and traffic will always be a concern in any residential area development, I am confident and comforted that the developers have gone to great lengths to get studies done to see how the proposed development would affect traffic and parking. Lastly, it's come to my attention that Ames Russell is portraying himself as someone who speaks for the majority of our neighborhood in his vehement opposition to the project. Mr. Russell does not speak for me or my family. There have been no polls taken, but it is my guess if there was a poll taken of residents within a 3 mile radius of the development, you would see a much larger majority of people in support of the project. Please let me know if you have any questions.

Thanks,  
Allison Domson

Allison Domson  
Attorney  
Williams Mullen  
200 South 10th Street, Suite 1600  
P.O. Box 1320 (23218-1320)  
Richmond, Virginia 23219  
T 804.420.6915  
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[adomson@williamsmullen.com](mailto:adomson@williamsmullen.com)  
[www.williamsmullen.com](http://www.williamsmullen.com)

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## **Ebinger, Matthew J. - PDR**

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**From:** Johnson, Harold [HJohnson@williamsmullen.com]  
**Sent:** Tuesday, May 24, 2016 3:09 PM  
**To:** Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR  
**Subject:** Westhampton Development at Libbie & Grove

Gentlemen,

I am writing to express my support for the planned development at Libbie & Grove. I live with my wife and two boys at 204 N. Wilton Road, and we regularly walk up to Libbie & Grove and frequent the shops and restaurants there. I know that those opposed to the project have been highly visible, but many of the folks that I've spoken to in the neighborhood and in surrounding parts of the City are supportive of the project and excited about the arrival of additional high-quality restaurants, retail stores and condos. While many in the area extol the "character" of Libbie & Grove, the fact of the matter is it's in need of an upgrade, and this project promises to bring upscale, aesthetically pleasing development to what is currently an empty parking lot, a vacant theater, and a cinder-block realtor's office. Not only will the project improve the culture and quality of life in our neighborhood, but the development will increase the City's tax base and provide economic benefits to all citizens of Richmond, not just those who live nearby. On that basis alone, we should support quality development throughout the City.

I am sure that you are receiving lots of email traffic on this issue as it heads toward the homestretch for planning approvals. I will not belabor the point with a more extensive explanation of my support for the project. However, I did want to voice my support and encourage you to support the project as well. Thank you for your time and consideration, as well as your service to the City.

Yours,  
Hal Johnson  
204 N. Wilton Road  
Richmond, VA 23226

## **Ebinger, Matthew J. - PDR**

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**From:** Robby Peay [RPeay@Synalloy.com]  
**Sent:** Tuesday, May 24, 2016 3:39 PM  
**To:** Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR  
**Subject:** Westhampton Development  
**Attachments:** C13C9D2E-28E1-413D-800F-538FC79C0D5B[98].png

Gentlemen:

I write in support of the proposed Westhampton Development. As is often the case in our country (City of Richmond being no exception), the vocal minority is heard while the silent majority goes about its business. I think this is the case here. I currently live in Windsor Farms and have dozens and dozens of friends who live in an around the Grove/Libbie area. I do not know of one person who opposes the project. Though they might not raise their voice (mainly because working professionals with young children don't have time to make a lot of noise), I believe the vast majority of folks in the area support the development. I'm sure there are details to sort out, but on the macro level, I can't come up with any argument against replacing what is there with what is proposed. The decision to support the development is obvious (and common sense) to me.

Please consider this email my endorsement.

Thanks,  
Robby Peay

**Robert (Robby) A. Peay**  
General Counsel  
[rpeay@synalloy.com](mailto:rpeay@synalloy.com)  
804.822.3263 *phone*  
804.822.3270 *fax*  
4510 Cox Road, Suite 201  
Glen Allen, VA 23060  
[www.synalloy.com](http://www.synalloy.com)

The logo for Synalloy, featuring the word "Synalloy" in a bold, sans-serif font. The "S" is significantly larger and more stylized than the other letters. The "y" has a long, thin tail that extends downwards. The "l" is a simple vertical bar. The "o" is a simple circle. The "a" is a simple shape with a small dot. The "l" is a simple vertical bar. The "o" is a simple circle. The "y" has a long, thin tail that extends downwards.

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## **Ebinger, Matthew J. - PDR**

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**From:** margaret wade [margaret.wade4@icloud.com]  
**Sent:** Tuesday, May 24, 2016 6:57 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan.

Thanks,

Margaret Wade  
Long & Foster Realtors  
5702 Grove Avenue  
Richmond, VA 23226  
804-212-7185 (cell)  
Licensed in the state of Virginia

Sent from my iPhone

## **Ebinger, Matthew J. - PDR**

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**From:** Bagley Reid [breid@blueedgecap.com]  
**Sent:** Tuesday, May 24, 2016 7:48 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan.

Thanks,

Bagley Reid  
4809 Lockgreen Circle  
Richmond VA 23226

## **Ebinger, Matthew J. - PDR**

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**From:** Patrick Heaney [pdheaney@yahoo.com]  
**Sent:** Tuesday, May 24, 2016 8:20 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove!

Councilman Baliles, Mr. Olinger and Mr. Ebinger: Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan. Thanks,

*Patrick D. Heaney*

## **Ebinger, Matthew J. - PDR**

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**From:** Rick Morris [rickmorris\_jr@yahoo.com]  
**Sent:** Tuesday, May 24, 2016 8:28 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support Westhampton on Grove

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan.

Thanks,  
Rick Morris  
402 Henri Road

Sent from my iPhone

**Ebinger, Matthew J. - PDR**

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**From:** Malcolm Randolph [malcolmrandolphjr@gmail.com]  
**Sent:** Tuesday, May 24, 2016 9:45 PM  
**To:** Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** I support the Libbie and Grove Developmeent

Councilman Baliles, Mr. Olinger and Mr. Ebinger:

Please support the Westhampton on Grove project at Libbie and Grove. I support quality development and small businesses and believe this project will enhance the quality of life for residents in the neighborhood. The developers have listened to all stakeholders in the neighborhood and incorporated their feedback to create a thoughtful and attractive plan.

I am unable to attend the town hall meeting tomorrow night but I suspect that the crowd attending will be mostly against the development. It seems that those opposed are the most vocal as is usually the case in these circumstances. Secondly, I believe that the majority of the opposition is an older demographic for one reason or another. Those in my peer group in the neighborhood (mid 30's) are overwhelmingly in support of this project, especially the latest revision. Attending a meeting at 6:30 on a week night is difficult with young children to attend to. I think the same goes for many of my neighbors in the same situation. So, please consider the "silent majority" who support a quality development as has been opposed.

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Malcolm M. Randolph, Jr.



## **Ebinger, Matthew J. - PDR**

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**From:** Jeff Herr [jeff@jeffreyherr.com]  
**Sent:** Tuesday, May 24, 2016 11:10 AM  
**To:** Baliles, Jonathan T. - Council Member  
**Cc:** Ebinger, Matthew J. - PDR  
**Subject:** Westhampton on Grove

Jon:

I imagine that I am like most of your constituents in that the majority of my focus is on my job and family with some passive marginal mindshare to the ins/outs of the various development projects in Richmond. I moved to Richmond more than a decade ago from Charlotte, NC. My initial impression of Richmond was one of 'potential' - the history, people, proximity to both the beach and mountains, short drive/train ride from DC, and (most of all) the James River. My impression 11 years later is evolving into 'opportunity squandered'. It seems that every chance Richmond has for progress is blocked by a noisy minority and nothing happens. I do not think that Richmond wants or needs to be Charlotte, but the contrast in the progress between the two cities over the last decade is striking. Our schools and roads are in rough shape - the inability to fund/maintain grounds is down right embarrassing - the crime rate is unexceptional, and the city just looks and feels tired. There is little doubt that there are efficiency improvements to be made within the city budget, but the already high real estate taxes and the inability to annex additional geography seems to set a pretty clear strategic path for our city.

We need density downtown and via smart developments in the surrounding districts to increase our tax base. This is where the rub comes in for our elected officials, which is arguably worse in Richmond than many other cities - there is the noisy minority who is going to oppose any development, and this same minority plus the rest of us will vote leadership out of office for not generating/managing the tax base necessary to improve schools, roads, crime rates, etc. I believe Richmond's revenue has increased ~11% in the last ten years versus Henrico County's ~50% growth. This comparison is based on a very high level review of total revenues and without accounting for the drivers (growth versus tax rate increases), but general observation would seem to support the notion that Henrico's growth has greatly outpaced Richmond's. I am not sure I appreciate the magnitude of this gap beyond the lack of leadership and vision.

The Westhampton on Grove project is a great example. A very well thought out and designed project that is good for the city. It vastly improves a very tired retail/commercial area and would seem to provide a welcome improvement to the city's tax base. From my vantage point, this should be a slam dunk. Account for the parking and traffic, make sure the development looks good (understanding that this is subjective, but it is not difficult to differentiate between 'boom-town' and classy development), and make sure none of your voters are sitting in construction traffic before they head to the polls. We need to generate more taxes from a fixed geographic footprint, which means going vertical is an absolute must. We need our leadership to make the tough decisions and take the risk necessary to get project like Westhampton done. I am already disappointed that the developer yielded to the noisy minority and removed the top floor - we need to be supportive of their original (higher tax revenue) plan.

I would be very interested in seeing on your website the city revenues (e.g., real estate taxes, sales taxes, business license fees/taxes, etc) from the relevant Westhampton project area today versus estimates for what it would be with the new and original development plans. The revenue impact combined with the quality of the development plan is all the justification necessary to establish a defensible position for or against the development. Find me a voter who is not for a path to better roads, schools, and livability that does not involve increasing the various city taxes.

It would also be great to see your official position and recommendation on the development.

Best,  
Jeff

Jeff Herr  
4105 Cambridge Road  
Richmond, VA 23221  
C: 804-402-2951  
[jeff@jeffreyherr.com](mailto:jeff@jeffreyherr.com)

## **Ebinger, Matthew J. - PDR**

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**From:** Ben Winters [bgwinters10@gmail.com]  
**Sent:** Tuesday, May 24, 2016 10:01 AM  
**To:** Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR  
**Subject:** Westhampton on Grove

Good Morning Gentlemen,

As a resident of Tuckahoe Terrace I am writing to express my support for the proposed redevelopment of the former Westhampton Theater and it's adjacent properties. Until very recently, I have only followed the news stories regarding this project and have not been involved in the many discussions surrounding it. Last night, I had the opportunity to meet with Jason Guillot along with some other neighbors and hear the history and the details of the project thus far. Jason has clearly done his homework as he presented us with project renderings, traffic studies, and feedback from those who are in favor and opposed to his project. Quite frankly, I came away with the sense that Jason and his partners have gone to great lengths to involve the local residents and business owners in this process which is commendable. I believe the Westhampton on Grove redevelopment will prove to be a positive improvement for the Libbie & Grove area in terms of aesthetics, tax income for the city, and area property values. My family is also very excited about the proposed tenants for the project. Thank you for considering my input.

Sincerely,

Ben Winters  
Tuckahoe Terrace  
(804) 840-0962

## **Ebinger, Matthew J. - PDR**

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**From:** Alexander Schaaf [Alexander.Schaaf@RaymondJames.com]  
**Sent:** Tuesday, May 24, 2016 9:20 AM  
**To:** Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR  
**Subject:** Westhampton on Grove  
**Attachments:** image001.png

Good morning Jon, Matthew and Mark,

My name is Alexander Schaaf, and I live at 203 Tuckahoe Blvd with my wife and two young daughters. I wanted to write all three of you to express my excitement about the proposed development at Westhampton on Grove. All of the renderings I have seen from the developers look very tasteful, and I think this will add significant value to the neighborhood. While parking and traffic will always be a concern in any residential area development, I am confident and comforted that the developers have gone to great lengths to get studies done to see how the proposed development would affect traffic and parking. Lastly, it's come to my attention that Ames Russell is portraying himself as someone who speaks for the majority of our neighborhood in his vehement opposition to the project. That could not be further from the truth. In the overwhelming majority of my conversations with neighbors near and far, I find many more people who are in support of the proposed development. This is simply a case of the loud minority of opponents causing a stir, but I would caution you against putting too much credence in what those few people are saying. There have been no polls taken, but it is my guess if there was a poll taken of residents within a 3 mile radius of the development, you would see a much larger majority of people in support of the project. Please let me know if you have any questions.

Best,  
Alexander

Alexander R. Schaaf  
Senior Vice President  
Fixed Income Capital Markets  
T 800.362.1464 // F 804.649.0931  
951 East Byrd Street, Suite 930, Richmond, VA 23219

**RAYMOND JAMES**

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**Ebinger, Matthew J. - PDR**

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**From:** Baliles, Jonathan T. - Council Member  
**Sent:** Saturday, May 21, 2016 9:14 AM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** Wong, Yueh (Eli) H. - City Council Liaison  
**Subject:** Fwd: Support of Westhampton, LLC development

Begin forwarded message:

**From:** Margaret Fretz <[mfretz@blueedgecap.com](mailto:mfretz@blueedgecap.com)>  
**Date:** May 21, 2016 at 08:08:14 EDT  
**To:** "[jonathan.baliles@richmondgov.com](mailto:jonathan.baliles@richmondgov.com)" <[jonathan.baliles@richmondgov.com](mailto:jonathan.baliles@richmondgov.com)>  
**Subject:** Support of Westhampton, LLC development

Hi Jon,

I am writing you in support of the new Westhampton LLC Development plans submitted last week for the rehabilitation and revitalization of The Westhampton Theater block. Hooray to the developers for seeking extensive input from stakeholders and neighbors and coming up with these revised plans that truly capture the charm of Libbie & Grove in such an attractive manner.

My husband and I are long term Glenburnie residents and we and our closest neighbors welcome additional services and businesses coming into this area. I love that we can live, work and eat within a quarter mile from our home! It sure beats driving out to Short Pump. The aesthetics of the plans are so well thought out with set backs on the upper floors and attractive street frontage details. In fact, I would like to consider moving my office from Henrico County to this new space. It would certainly be appealing to my co-workers and clients and could add some much needed revenue for my children's public school.

Please lend your support to moving this project forward. It's time to open up the windows of this block and let in some fresh air. Richmonders are afraid of change, but in the words of Dr. Seuss from The Lorax "it's not about what it is, it's about what it can become."

I appreciate your thoughtful consideration.

Many thanks,

Margaret Fretz  
5404 Kingsbury Road

## **Ebinger, Matthew J. - PDR**

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**From:** Baliles, Jonathan T. - Council Member  
**Sent:** Tuesday, May 17, 2016 9:35 PM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** Wong, Yueh (Eli) H. - City Council Liaison  
**Subject:** Fwd: Libbie and Grove Development

Begin forwarded message:

**From:** Charles Whitaker <[charli whitaker@me.com](mailto:charli whitaker@me.com)>  
**Date:** May 17, 2016 at 08:52:59 EDT  
**To:** [Jonathan.baliles@richmondgov.com](mailto:Jonathan.baliles@richmondgov.com)  
**Subject:** **Libbie and Grove Development**

Jonathan,

I know you're getting inundated with complaints about the proposed development. For balance, please know that some of us feel the hysteria is overblown. More than ever, the city could use more tax revenue, and whatever is built needs to generate a certain level of income for any high-end, aesthetic development to get a return. I think the plans for upscale restaurants and condos are reasonable, particularly with the proposed parking. I also think the condos above the Chadwick are tasteful. (The Tiber, on the other hand, is admittedly a disaster.)

I also think the slippery slope argument that Libbie and Grove will turn into Short Pump is an extreme exaggeration.

Glad you've scheduled a community forum on the topic. I hope there is some balance with the turnout.

Charlie  
Sent from my iPad

## **Ebinger, Matthew J. - PDR**

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**From:** Marion Kelly [mrk815@aol.com]  
**Sent:** Friday, May 13, 2016 8:31 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Westhampton Development

I am all for it! It will enhance the neighborhood and increase residential occupancy.

Marion R. Kelly  
Managing Partner  
CSG, LLC  
804-349-4477

## **Ebinger, Matthew J. - PDR**

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**From:** Susan Armstrong [susanhartarmstrong@icloud.com]  
**Sent:** Friday, May 13, 2016 3:49 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Westhampton Grove

As a long time resident of this area (40 plus years) I am delighted to know that such good things are going to happen if we had to lose the theatre . I really don't know what all the fuss is about from people that have no history with this area. Susan Armstrong. 6319 Ridgeway Rd 23226  
Sent from my iPad



**Ebinger, Matthew J. - PDR**

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**From:** Randy Fralin [crfralin@gmail.com]  
**Sent:** Saturday, March 12, 2016 9:41 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Save Libbie and Grove

Dear Sir:

In my opinion, the renderings submitted are not nearly as attractive as what the developer submitted. I think three stories is fine and will be no different from Chadwick's.

CRF  
106 Libbie Ave