

Matthew J. Ebinger - Senior Planner
City of Richmond - Division of Land Use Administration
900 E. Broad Street - Room 511
Richmond, VA 23219

Dear Mr. Ebinger:

Subject: Support for Redevelopment of 3200 W. Clay Street

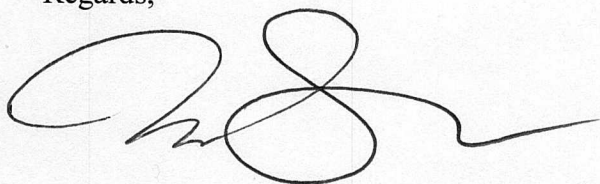
Ardent Craft Ales is fully supportive of the proposed historic rehabilitation project of 3200 W. Clay Street.

In addition to welcoming the repurposing of a longtime vacant industrial building into residential use, we are especially supportive of the project's plan to reuse part of the building as an interior parking garage with 65 parking spaces, which should significantly reduce the need for on-street parking by its residents.

Further, it is my understanding that the previous developer of 3200 W. Clay Street had encumbered our property at 3204 W. Leigh Street with a to be created surface parking lot, which ultimately would have resulted in the demolition of the facility that currently houses our operations. The current developers waived their right to use our property for a parking lot, which allowed our business to relocate to 3204 W. Leigh Street. Had it not been for this waiver (letter attached as Exhibit A), we would not have relocated to Scott's Addition.

Your support of the application for Special Use is appreciated and recommended.

Regards,

A handwritten signature in black ink, appearing to read 'Tom Sullivan', with a stylized flourish at the end.

Thomas Sullivan
Co-Owner and General Manager
Ardent Craft Ales
O 804-359-1082
C 804-564-6713
tom@ardentcraftales.com

CC:

Mark Olinger
Director of Planning and Development Review
900 E. Broad Street, Suite 511
Richmond, Virginia 23219
mark.olinger@richmondgov.com

Councilman Charles R. Samuels
900 E. Broad Street, Suite 305
Richmond, Virginia 23219
charles.samuels@richmond.gov

Andrew Wiltshire
TRP Clay Street, LLC c/o Thalhimer Realty Partners, Inc.
11100 W. Broad Street
Glen Allen, VA 23060
drew.wiltshire@thalhimer.com

Matthew Raggi
TRP Clay Street, LLC c/o Thalhimer Realty Partners, Inc.
11100 W. Broad Street
Glen Allen, VA 23060
matthew.raggi@thalhimer.com

Exhibit A

July 30, 2013

William C. Davidson
Zoning Administrator
City Hall - Room 110
Richmond, Virginia 23219

**Re: 3204 W. Leigh Street (parcel ID: N0001717015)
Richmond, VA**

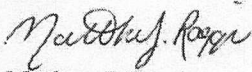
Dear Chuck:

My group, TRP Clay Street, LLC recently closed on the purchase of 3200 W. Clay Street a \pm 100,000 sf. industrial building in Scott's Addition. There is an existing Special Use Permit in place for the conversion of this building to residential use, which references the parcel across the street, 3204 W. Leigh Street, as required parking.

While it is my intention to convert 3200 W. Clay Street to residential use, the density will be much less than the existing SUP allows for, and as a result I will not need the 3204 W. Leigh Street lot for parking. As such, I'd ask that you remove its reference from the SUP so it may be used for uses other than parking.

If you have any questions, please do not hesitate to reach out to me directly to discuss.

Regards,



Matthew J. Raggi

Thalhimer Realty Partners, Inc.
TRP Clay Street, LLC, manager

Scott's Addition Business Association

Matthew J. Ebinger - Senior Planner
City of Richmond - Division of Land Use Administration
900 E. Broad Street – Room 511
Richmond, VA 23219

September 10, 2013

Via Email: Matthew.Ebinger@Richmondgov.com

Dear Mr. Ebinger,

The Scotts Addition Business Association (SABA) supports the historic rehabilitation project at the 3300 block of West Clay Street. The project, which will repurpose obsolete industrial structures to modern multifamily residential use, is consistent with our vision for Scott's Addition.

SABA's mission is to provide a forum for businesses, property owners, and residents of the greater Scott's Addition area to address community issues; protect the integrity of the Scott's Addition historic designation; preserve the neighborhood's economy; and enhance the vitality of the community.

Scott's Addition is a place to work and live. The association and neighbors support housing developments that revitalize the area by updating and transforming underutilized warehouse space to residential use. As always, SABA encourages the city and developer to work together on reviewing the safety of vehicular and pedestrian traffic. Including, updating and developing traffic patterns, crosswalks, signage, and lighting.

The Clay Street project makes a strong contribution to our mission and we believe this project will have a positive impact to the Scott's Addition History District. We look forward to welcoming the new neighbors and to the continued economic, cultural and social vitality it brings to our area.

Your support of the application for Special Use is appreciated and recommended.

Sincerely,

Brooks Stone

Brooks Stone
SABA President
Resident Property Owner

cc: Mark Olinger
Director of Planning and Development Review
900 E. Broad Street, Suite 511
Richmond, Virginia 23219
Mark.olinger@richmondgov.com

Councilman Charles R. Samuels
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804 / 254-2737

September 10, 2013

Matthew J. Ebinger - Senior Planner
City of Richmond - Division of Land Use Administration
900 E. Broad Street – Room 511
Richmond, VA 23219

Via Email: Matthew.Ebinger@Richmondgov.com

Dear Mr. Ebinger,

My wife and I are the owners of Phipps & Bird, Inc., a small manufacturing business located in Scott's Addition. We fully support Thalhimer Realty Partners' rehabilitation and conversion to a residential property the building located at the 3300 block of West Clay Street. The project will repurpose old industrial structures to modern multifamily residential use and is consistent with our vision for Scott's Addition.

Scott's Addition is a place to work and live. Long-time neighborhood businesses welcome the ongoing influx of housing developments that revitalize the area by updating and transforming underutilized warehouse space to residential use, and add an important after-hours human presence.

This project is a welcome continuation of the development trend already underway. We look forward to welcoming the new neighbors and to the continued economic, cultural and social vitality it brings to our area.

I encourage your support of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wes Skaperdas", written over a light blue circular stamp.

Wes Skaperdas
President

cc: Mark Olinger
Director of Planning and Development Review
900 E. Broad Street, Suite 511
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Mark.Olinger@Richmondgov.com

Councilman Charles R. Samuels
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Matt Raggi
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Pat Skaperdas
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