

James Edward Ryan, Jr.
5305 Tuckahoe Avenue
Richmond, Virginia 23226

June 13, 2016

Mark A. Olinger, Director
Department of Planning and
Development Review
900 E. Broad St., Room 511
Richmond, Virginia 23219

RECEIVED
JUL 15 2016
LAND USE ADMINISTRATION

**Westhampton LLC Project:
No Need for Residential Units**

Dear Mr. Olinger:

My wife and I have lived for almost forty (40) years in Tuckahoe Terrace, a short walk from this proposed project. While we do not oppose redevelopment of individual buildings along Grove Avenue between Granite and Libbie Avenues, we are opposed to any project whose height exceeds the twenty-eight (28) foot limitation in Sec. 30-433.8 of Richmond's Zoning Ordinance.

No Special Use Permit would be required for this project if the developers did not want to include a third story for residential apartment units.

In its letter recommending the addition of the third story residential units on the Chadwick's building at 5805 Grove Avenue, your Department stated that inclusion of residential units in this area is "essential" to this specific Community Commercial area. This conclusion is patently wrong. It might be essential to have residential units as part of the redevelopment of, for example, small town shopping districts that are devoid of activity during large parts of the day and night. In this respect, I think of the cities of Bedford and Harrisonburg and the towns of Blackstone, Waverly and Farmville.

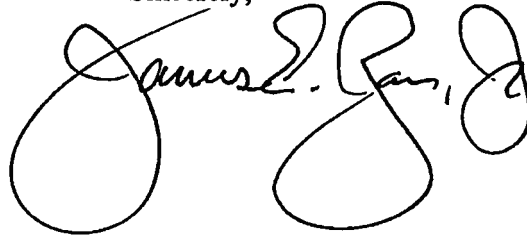
The Libbie/Grove area is completely surrounded by residential neighborhoods just a couple of minutes walk from its shops, restaurants and offices. Residents patronize these shops and restaurants throughout the evening. There is no need for added residential units in this area. The residents of these units will simply

add to the parking and traffic problems in this shopping district, and make life more difficult for pedestrians.

Finally, of course, the size of the three-story buildings in this project will be inconsistent with the character of areas zoned UB Urban Business, like the Libbie/Grove corridor.

We urge you and your Department to recommend against the Special Use Permit required to add the third story to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Gandy". The signature is highly stylized and cursive, with large loops and flourishes. It is positioned below the word "Sincerely,".

1001 HAXALL POINT
P. O. BOX 1122
RICHMOND, VIRGINIA 23218-1122

JAMES E. RYAN, JR.

July 14, 2016

BY FIRST-CLASS MAIL AND EMAIL

Mr. Rodney M. Poole, Chairman
Richmond Planning Commission
900 E. Broad St., Suite 200
Richmond, Virginia 23219

Westhampton LLC Project
Application for Special Use Permit
5702 & 5706 Grove Avenue
Tax Parcels W0200112016 & W0200112014

Dear Rodney:

The first two issues in this special use permit case are whether the proposed project will: (1) be detrimental to the safety, health, morals and general welfare of the community involved; or (2) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.

When we met with you several weeks ago, Greg Lucyk, Don Gehring and I explained the many deficiencies we saw in the applicant's traffic and parking study. One principal concern is the almost certain worsening of traffic safety problems at the intersection of Grove and Granite Avenues, due to increased traffic and line of sight problems likely to be caused by the configuration of this project.

We advised that we would try to engage a traffic engineer to examine these matters and other traffic safety, congestion and parking issues, and have that engineer present his findings to the City Public Works personnel and the Planning Commission. Despite considerable effort, we have only in the last few days had any success finding such an expert. I write to report that we will not, for reasons discussed below, have his report in time to discuss with Public Works personnel before the Planning Commission meeting.

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Mr. Rodney M. Poole, Chairman

July 14, 2016

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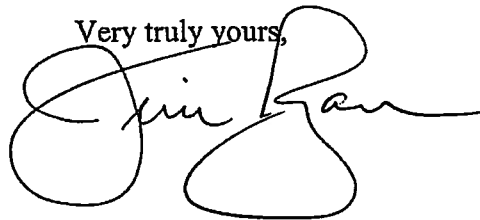
Shortly after our June 22 meeting, I called Scott Dunn at Timmons, who had done an overall traffic study for the City of the Patterson/Libbie/Grove area. He seemed quite interested in doing a more specific study for us, including line of sight surveys at Granite and Grove. However, he called back to say that Mike Sawyer at Public Works would not agree to let him work for us.

Scott gave me contact information for several other traffic engineers. Each one had a conflict of one kind or another. One is working for St. Catherine's School on their rezoning and parking deck issues. Another is working for the Martins, who are owners of properties in the same block as the proposed project; these include the properties from the Blue Goat restaurant to Kambourian, the parking lot behind them and the Middleburg Bank. Two other engineers contacted had undisclosed conflicts in the area. The surveyor I contacted for line of sight surveys has been working for Westhampton LLC. The surveyor he passed me to also turned out to have an undisclosed conflict. None of these responses was for lack of money to fund the requested studies.

It is astounding to discover how much study effort has been and is being focused on this quite small area. Based on my inquiries, it appears that each of these traffic engineers is working on his own. Each is likely to be using different assumptions and data sets. This situation cries out for coordination, and that coordination should come from the City Public Works Department in close communication with and under the direction of the Planning Department and Planning Commission. Otherwise, important decisions might be made without an overall understanding of the traffic safety issues in this small, but very important, part of Richmond. I trust that you will agree, and suggest that a decision on this matter be deferred until a well-coordinated assessment of traffic and safety issues is completed.

With kindest regards, I remain

Very truly yours,

A handwritten signature in black ink, appearing to read "Scott Dunn". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

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JUL 15 2016
LAND USE ADMINISTRATION

William A. Young, Jr.
5405 Tuckahoe Avenue
Richmond, VA 23226
January 7, 2016

Jon Baliles
900 E. Broad Street Ste. 303
Richmond, VA 23219

Dear Mr. Baliles:

My wife and I want to thank you for all of your informative newsletters that help us to know about things going on in District 1 and in Richmond at large. There were several disturbing articles in the December issue, but of immediate concern to us is the article on the proposed development at 5702 and 5706 Grove Avenue for a combined residential/commercial use. The area is zoned as a pedestrian-oriented shopping district with two story buildings only, but the application is for two four story buildings that will in effect take up about half a block.

Both my wife and I were born in Richmond and have lived for the last 45 years in Tuckahoe Terrace – an area we treasure for its beauty, friendliness, and safety. One reason we bought our home in 1970 was because it was near the theater and shops on Libbie and Grove Avenues. We have always enjoyed its village atmosphere. We walked and rode bikes with our children, and we now walk with our grandchildren there.

The proposed high rise project will cause a number of problems for customers and neighbors alike. Although the developers are providing the parking spaces required by zoning, parking will be a bigger problem than it is now. At many times of day, patrons are already finding it necessary to park on Seneca Road in both Glenburnie and Tuckahoe Terrace. This is an invasion into our neighborhood that has the potential to lead to many problems.

My wife and I often go walking on Grove about 4 P.M. We have noticed that the area seems to have become for many after work a “west end Shockoe Slip”. That situation will exacerbate when 2 new restaurants are added, bringing more noise, parking headaches, traffic, and confusion.

You must certainly be aware of all the traffic congestion that already exists on Grove between Granite and Three Chopt. We shudder to think what it will be like with more people coming to 2 new restaurants (there are already 2 in the same block and 4 additional ones in the Grove/Libbie area!!!), the new businesses, and the condos. Commercial deliveries will add to the problem. The area will certainly not have the “walkability” that the developers say their project will bring.

Over the years, the village has been protected by zoning, but if the special use permit is granted the area will, in effect, be completely re-zoned and fundamentally changed. The whole village will soon disappear to be replaced by high rise buildings on both sides of Grove Avenue. The neighbors who live in single family homes in Glenburnie, Tuckahoe Terrace, and other surrounding areas will suffer a substantial loss. Why do we have zoning laws if they can be circumvented by developers who are interested only in making money?

Please let me know when you plan to have this issue on your agenda for a District 1 meeting. We want to stay on top of the SUP application. We do not think we were adequately informed about the Chadwick SUP application. Now that we see the third story going up at Chadwicks, we and many of our neighbors have regrets that the developers were granted the third story.

Thank you for your attention and consideration.

Sincerely,

William A. and Patricia Chewing Young

Ebinger, Matthew J. - PDR

From: ANNE HALL (Richmond-Grove) [ANNE.HALL@Longandfoster.com]
Sent: Wednesday, July 13, 2016 11:08 PM
To: Ebinger, Matthew J. - PDR
Subject: Parking at Libbie/Grove

Mr. Ebinger, I cannot believe that the City Planning Office has not required the developer propose and receive approval for a parking plan for the additional car spaces needed to accommodate new growth in the Libbie/Grove area. Not to do so seems irresponsible on the part of both the City and the developer. Pretending "that everything will be OK" is not a plan. I hope that you and other City Officials will require a viable parking plan before you approve this development.

Without such a parking plan, I cannot support the additional development of the Libbie/Grove area.

Anne K Hall
Long & Foster Top Producer
Grove Ave Office, 26 Years of Service
Sent from my iPhone

Ebinger, Matthew J. - PDR

From: Olinger, Mark A. - PDR
Sent: Thursday, July 14, 2016 8:42 AM
To: 'ANNE HALL (Richmond-Grove)'
Cc: Ebinger, Matthew J. - PDR
Subject: RE: Parking at Libbie/Grove

Ms. Hall

Thank you for your comment.

I am copying Matthew Ebinger who will provide it in the Planning Commission's packet.

Regards,

m.

Mark A. Olinger, Director
Dept. of Planning & Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
804.646.6305 (p) 804.317.0442 (c)
mark.olingier@richmondgov.com
www.richmondgov.com

-----Original Message-----

From: ANNE HALL (Richmond-Grove) [mailto:ANNE.HALL@Longandfoster.com]
Sent: Wednesday, July 13, 2016 10:38 PM
To: Olinger, Mark A. - PDR
Subject: Parking at Libbie/Grove

Mark, I think a viable parking plan is basic to any proposal that will bring increased parking needs to an area. Not to have examined and solved parking needs seems to me to be irresponsible on the part of both the City and the developer. Pretending that "everything will be OK" is not a plan.

I cannot support this development, and hope that you will not, without a viable approved parking study.

Anne K Hall

Long & Foster Top Producer with 26 Years at the Grove Office Sent from my iPhone

Markham, Lory P. - PDR

From: Dabney Lewis [baxbldg@icloud.com]
Sent: Sunday, July 17, 2016 5:59 AM
To: Markham, Lory P. - PDR
Subject: Fwd: Westhampton and Grove

Dear Ms Markham,

I am forwarding this comment about The Westhampton neighborhood to you, per request.

I will add an additional remark or two.

When my parents moved our family to Richmond in my childhood, we lived in Glenburnie while a house was being built further in the West end.

As an adult, I moved to this area to be near the private schools, churches and UNCLUTTERED neighborhood amenities. WESTHAMPTON is a little like an English village. I do not know ANYONE who actually lives in the area who wants the neighborhood to change. We like it the way it is.

The Powers that Be in the city need to send a message to developers that we are fed up with their attempts to turn our neighborhood into a nightmare so that they can make money. Please tell them to go elsewhere.

Sincerely,
Dabney Lewis

Sent from my iPhone

Begin forwarded message:

From: Dabney Lewis <baxbldg@icloud.com>
Date: July 16, 2016, 8:36:19 PM EDT
To: "Matthew.Ebinger@Richmondgov.com" <Matthew.Ebinger@Richmondgov.com>
Subject: Westhampton and Grove

I am opposed to changing the W'Hampton theater area into ANYTHING larger. I have talked to many neighbors, NONE OF WHOM favor turning a neighborhood into a city.
NEIGHBORHOODS MATTER.

Parking is already a challenge. The stoplight at Libbie and Grove is absolutely interminable.
The majority of the neighborhood is opposed to DESTROYING the FABRIC of the neighborhood. KEEP WESTHAMPTON LIVEABLE.
Dabney Lewis

Sent from my iPhone

Ebinger, Matthew J. - PDR

From: Nan Riggs [nanriggs@verizon.net]
Sent: Sunday, July 17, 2016 3:17 PM
To: Matthew.Ebinger@Richmondgov.com.; Baliles, Jonathan T. - Council Member
Subject: Please indulge me.....We will miss the Westhampton

I posted my letter on the window of the theater only to find it ripped off and tossed in the trash a few days later. It had little to do with plans going forward, not threatening or critical, just a letter of mourning for what used to be.....

To my Westhampton Theater.....
Darling where did you go? So quiet, so still. I no longer recognize you, my love, so cold and dark.....
You were my everything, in the good times, the bad times, the times when I was lost and or afraid. Your doors were always open to me, the warmth softened life's blows. There was laughter and sadness inside those doors, intelligent film and stupid films and you were always there. I loved you with all my heart and I stayed faithful until the bitter end, not knowing when or if it could really happen.
I hold you close in my breaking heart and I thank you for being such a huge part of my life.
I love you.
Nan Riggs
July 6th, 2016

Ebinger, Matthew J. - PDR

From: Greg Lucyk [gglucy@comcast.net]
Sent: Monday, July 18, 2016 7:33 PM
To: Olinger, Mark A. - PDR
Cc: Ebinger, Matthew J. - PDR; 'Jim Ryan'; 'Elizabeth Skilling'; 'Eddy, Craig'
Subject: Planning Commission Hearing - Westhampton LLC
Attachments: PlanningCommTrafficHazard.7.18.16.docx

Dear Mr. Olinger,

One of the points we sought to make at the hearing today concerned a design defect in Building 2 of the proposal that affected visibility for motorists on Granite attempting to cross or turn left on to Grove Avenue. There have been four serious accidents at this intersection in the last seven months that are attributable to visibility issues (see attached). We requested a line of sight survey to determine if this design defect and/or traffic hazard required correction. At the Planning Commission hearing today, counsel for the Westhampton developer, Jennifer Mullen, made a statement during her rebuttal that a "line of sight survey" had already been done at the intersection of Grove and Granite, and it showed that "no traffic light was needed" at that intersection.

I don't believe she understood the problem we were addressing. We were not asking for a traffic light. I know that VHB did not do any safety tests at that intersection, and I did not see any test or survey results in the online record to support Ms. Mullen's assertion. Would you kindly send me the particulars of the test or survey to which she made reference, and copies of any documents referring to the same, so we can be assured that safety at that intersection has been fully vetted and confirmed? As this matter is set to come before City Council next Monday, I would like to have this information by close of business Wednesday so it can be reviewed by our traffic consultant. Thank you for your attention to this request.

Gregory Lucyk
804.920.7031
gglucy@comcast.net

TRAFFIC HAZARD DESIGN DEFECT ON PROPOSED BUILDING AT GRANITE AND GROVE

The proposal shows an elevated walkway and railing on Building 2 very close to the corner of the intersection at Granite and Grove. It appears this structure will impede line of sight visibility for motorists on Granite attempting to cross or turn left on Grove Avenue. There have been four serious accidents at this intersection in the last seven months due to visibility problems. See below for details. This design defect will increase the risk of traffic accidents. The proposal should not be considered until a line of sight survey is completed, and changes are considered for the elevated walkway as may be needed.

Wednesday, December 23, 2015, approx. 3:00 pm – Three vehicle accident at Granite and Grove. Traffic was very heavy in all directions (Christmas shoppers), and the accident appeared to have resulted from a motorist traveling south on Granite and attempting to cross or turn left on to Grove.

Tuesday, May 31, 2016, 4:15 pm – Two vehicle accident at Granite and Grove. A sedan heading south on Granite was attempting to cross Grove Avenue. The driver's vision may have been obstructed by parked cars and traffic backed up on Grove. The driver pulled out into the path of an oncoming motorcycle heading west in the left lane on Grove. The motorcycle broadsided the sedan, and the motorcycle operator was injured. He was taken away in an ambulance.

Monday, June 27, 2016, approx. 7:30 pm – Two vehicle accident at Granite and Grove. A vehicle heading south on Granite was attempting to cross Grove Avenue and struck another vehicle traveling west on Grove Avenue.

Tuesday, July 12, 2016, 3:00 pm – Two vehicle accident at Granite and Grove. A Honda sedan traveling south on Granite attempted to cross Grove. The Honda pulled out to cross and was struck in the driver's side front wheel area by a Nissan sedan traveling west on Grove. The impact severely damaged the Honda so that it could not be driven (the left front wheel was bent and immobilized). The Honda sat there in the intersection with a police car with blue lights flashing for over an hour, obstructing traffic.

Ebinger, Matthew J. - PDR

From: Clement [cleme48@verizon.net]
Sent: Sunday, July 17, 2016 11:37 AM
To: Ebinger, Matthew J. - PDR
Subject: Westhampton Theater Project

Dear Mr. Ebinger,

As a Westhampton resident and frequent patron of the Grove and Libbie businesses, I am most concerned about the impact additional commerce will have on the already dangerous intersection at Grove and Granite.

I currently find that intersection too dangerous for my personal use, and always enter with the help of the traffic light at Grove and Libbie. Also, on the south side of Granite and Grove, cars are permitted to park right up to the corner, making the entrance to Granite very tight and difficult.

While I accept change, progress, and property rights, dangerous traffic is too much. Is the City planning on new traffic lights?

Joan Clement
5 Roslyn Road
Richmond, Va. 23226

Sent from my iPhone