

From: [Cezar Carvalhoes](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin](#); hello@rvayimby.org; [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#)
Subject: Letter of Support for Ordinance 2024-329
Date: Tuesday, January 28, 2025 3:48:48 PM

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Dear Commissioner Poole and members of the Planning Commission,

My name is Cezar Carvalhoes and I'm a 5th district resident living in the Woodland Heights neighborhood. I'm writing you to urge you to support the mixed use development proposed at 5738 Patterson Ave. I strongly believe that mixed-use developments are essential for creating vibrant, sustainable communities. When we combine residential, retail, and office spaces in walkable neighborhoods, we reduce car dependency, support local businesses, and foster a stronger sense of community.

I strongly support this development project as it aligns perfectly with the Richmond 300 Master Plan's vision for our neighborhood. The addition of housing and retail in this transit-friendly location, combined with the building's thoughtful stepped-back design, will enhance Westhampton while preserving its historic character. **Additionally, this project has the potential to alleviate some of the housing pressure Richmond has been experiencing with skyrocketing rents, mortgages, and people experiencing homelessness.**

While height concerns have been raised, this project respects the Community Mixed-Use designation's six-story guideline while maintaining compatibility with surrounding buildings. The improved sidewalks and outdoor spaces will create a more vibrant streetscape, and traffic studies confirm minimal impact on the area. This development represents exactly the kind of smart, transit-oriented growth our city needs.

Thank you for supporting thoughtful, community-oriented development.

Cezar Carvalhoes
5th District Resident
811 W 29th St
Richmond VA, 23225
248-835-2425

Black Lives Matter.

--

Buddy

Senior Developer - Team Lead

--

University of Richmond, Certificate (2018)

Full Stack Web Development

--

Teach For America Corps Member (Memphis 2011)

--

Western Michigan University, B.A. (2011)
Anthropology; Philosophy

From: [Sophie Blumberg](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin](#); [Lynch, Stephanie A. - City Council Office](#); hello@rvayimby.org
Subject: Letter of Support for Ordinance 2024-329
Date: Tuesday, January 28, 2025 3:56:00 PM

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Dear Commissioner Poole and members of the Planning Commission,

My name is Sophie Blumberg, and I'm a resident of Carytown. I'm writing to express my strong support for Ordinance 2024-329 regarding the proposed mixed-use development at 5728 Patterson Avenue. I believe this project aligns perfectly with the Richmond 300 Master Plan's vision for our city. The introduction of additional housing and retail options within a walkable, transit-accessible neighborhood is precisely the kind of development we need.

The city's forward-thinking approach in eliminating minimum parking requirements demonstrates a commitment to reducing our reliance on cars and fostering the growth of transit-oriented development. The traffic studies indicating minimal impact on parking and congestion further reinforce the viability of this approach.

In short, I urge you to approve this project. It represents a valuable opportunity to further Richmond's evolution into a more inclusive, dynamic, and pedestrian-friendly city.

Thank you,

Sophie Blumberg

Sophie Blumberg

Creative Producer

Creative Executive/Manager of Development, Littleton Road Productions

Producer, Producer Hub, www.producerhub.org

Member, Creative & Independent Producer Alliance (CIPA)

917.922.3645

sophie.blumberg@gmail.com

www.sophieblumberg.com

From: [Andrew Klein](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin](#); hello@rvayimby.org
Subject: Letter of Support for Ordinance 2024-329
Date: Wednesday, January 29, 2025 2:23:38 PM
Attachments: [Letter of Support for Ordinance 2024-329.msg](#)

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From: [Andrew Klein](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin; hello@rvayimby.org](#)
Subject: Letter of Support for Ordinance 2024-329
Date: Wednesday, January 29, 2025 2:23:35 PM

Dear Commissioner Poole and members of the Planning Commission,

We care residents of The Tiber, a multi-story building at 512/514 Libbie Avenue, just a block away from the proposed development, and we're pleased at the prospect of new residents, businesses, and outdoor dining opportunities coming to our area.

We think the new building will be a welcome addition to the neighborhood, and its design is appealing and will fit in well with Westhampton.

Thank you for addressing this important issue and for considering adding this mixed-use structure to our neighborhood.

Sincerely,

Andrew M. Klein, M.D. & Wendy S. Klein, M.D.
514 Libbie Avenue, Unit 6
1st District

From: [john wilson](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin](#)
Subject: Letter of Support for Ordinance 2024-329
Date: Wednesday, January 29, 2025 1:16:25 PM

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Commissioner Poole and members of the Planning Commission,
My name is John Wilson I am a resident and business owner living in Church Hill. As Richmond continues to attract more and more people to live and work in this wonderful city, it is vital that we focus on creating a path for contextual, beautiful and intelligent design that puts an emphasis on increasing density. This project reflects the goals of the Richmond 300 Master Plan by bringing more housing and retail options to a walkable, transit-friendly neighborhood. The building's stepped-back design thoughtfully integrates with the surrounding architecture, preserving the character of Westhampton while promoting growth.

While some express concerns about height, the Richmond 300 Master Plan allows up to six stories in Community Mixed-Use areas when respecting historical context. The stepped-back design ensures the building fits harmoniously with the area. Adding outdoor dining spaces and improving sidewalks will create a safer, more vibrant public realm, promoting walkability and accessibility. The City's elimination of minimum parking requirements reflects Richmond's commitment to reducing car dependency and encouraging transit-oriented development. Traffic studies confirm that parking and congestion impacts will remain minimal.

I strongly urge you to approve this project and help Richmond grow as an inclusive and dynamic city.

Respectfully,
John M. Wilson
7th District

John M. Wilson, AIA, RA
Owner | ArcDev Studio
[ArcDev.studio](https://arcdev.studio)

505 N 24th Street
Richmond, Va 23223
718-541-7030

From: [Joseph Pond](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin; hello@rvayimby.org; Robertson, Ellen F. - City Council; Harris, Gayle E. - City Council; monikaheninger@fastmail.com](#)
Subject: Letter of Support for Ordinance 2024-329
Date: Wednesday, January 29, 2025 4:42:39 PM

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Commissioner Poole and members of the Planning Commission,

My name is Joseph Pond, and I am a resident of Richmond City. I frequently visit the area where the proposed redevelopment project is taking place, and I'm writing to express my strong support for the project. My fiancée, Monika Heninger, also fully supports the redevelopment and the positive impact it will have on our city.

As someone who values the growth and vitality of our city, I believe this development will bring important benefits to both current and future residents. The mixed-use design aligns with the goals of the Richmond 300 Master Plan, which seeks to enhance walkable, transit-friendly neighborhoods by adding more housing and retail options. This project represents an opportunity to enrich the area, making it a more dynamic and accessible place for everyone.

One of the things I appreciate most about developments like this is how they create spaces that encourage local businesses to thrive. I'm a regular at Conejo, a nearby restaurant in a recent development, and I've seen firsthand how an upgraded space can help attract visitors and foster a vibrant community atmosphere. I hope the existing businesses in the area, as well as new ones, will benefit from a similar transformation of their interiors, which could help bring even more energy and opportunity to the neighborhood.

I'm also impressed by the building's stepped-back design, which thoughtfully integrates with the surrounding architecture. The design respects the character of the area while allowing for much-needed growth. As a frequent visitor, I believe this redevelopment will create a better, more diverse neighborhood core that will enhance the overall experience for people who live and work nearby.

While I understand that some may have concerns about height, I believe the project's design complies with the Richmond 300 Master Plan guidelines, which allow for buildings of up to six stories in Community Mixed-Use areas, provided the historical context is respected. The stepped-back approach ensures that the building will fit harmoniously with the existing surroundings.

In addition, I'm encouraged by the inclusion of outdoor dining spaces and improvements to sidewalks, which will make the area safer and more pedestrian-friendly. These changes will further contribute to a vibrant public realm and encourage more people to visit and enjoy the neighborhood.

I also support the City's decision to eliminate minimum parking requirements, as this reflects a commitment to reducing car dependency and promoting transit-oriented development. Traffic studies indicate that the impact on parking and congestion will be minimal, which should help alleviate concerns about potential overcrowding.

For all of these reasons, I strongly urge you to approve this project. It offers an exciting opportunity for our city to grow in an inclusive, thoughtful way that benefits everyone. Thank you for your time and for your continued commitment to supporting community-focused development.

Sincerely,
Joseph Pond & Monika Heninger
507 Northside Ave

From: [Austin Hobson](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin; Gibson, Kenya J. - City Council](#)
Subject: Letter of Support for Ordinance 2024-329
Date: Wednesday, January 29, 2025 5:07:38 PM

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Commissioner Poole and members of the Planning Commission,

Hello my name is Austin Hobson and I am a homeowner here in the Northside of Richmond. I wanted to extend my support of the planned mixed-use development at 5728 Patterson Avenue. This area is becoming super walkable and allowing for dense construction like this will only help.

This project reflects the goals of the Richmond 300 Master Plan by bringing more housing and retail options to a walkable, transit-friendly neighborhood. While some express concerns about height, the Richmond 300 Master Plan allows up to six stories in Community Mixed-Use areas when respecting historical context. The stepped-back design ensures the building fits harmoniously with the area.

Thank you for your time and I strongly urge you to support this ordinance. Doing so will help Richmond continue to grow in a way that is less car dependent and more able to support the growing population in a sustainable way.

Austin Hobson
Fendall Avenue
3rd District

From: [Doug Allen](#)
To: [City Clerk's Office](#)
Cc: [Brown, Whitney H. - City Council Office](#); [Breton, Andrew S. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#)
Subject: Support ORD. 2024-329
Date: Wednesday, January 29, 2025 7:24:14 PM

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I'm writing in support of ORD 2024-329, the proposed mixed-use development at Libby & Patterson.

v/r

--

Doug Allen

From: [Will Wilson](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin](#); [RVA YIMBY](#); [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)
Subject: Letter of Support for Ordinance 2024-329
Date: Wednesday, January 29, 2025 9:43:53 PM
Attachments: [YIMBY Support - Ord. 2024-329.pdf](#)

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Good evening -

Could the attached organizational letter of support be placed with the project documentation for Ordinance 2024-329 concerning the Special Use Permit application for the property at 5728 Patterson Ave.

Thanks!

Will Wilson
RVA YIMBY co-lead
703-973-8038

[Become a member of YIMBY Action >>](#) OR JUST [Join our mailing list>>](#)
[Request Support for A Development Project>>](#)



January 29th, 2025

Mr. Rodney M. Poole, Planning Commission chair
Richmond Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Commissioner Poole and members of the Planning Commission,

On behalf of RVA YIMBY, we strongly support Ordinance 2024-329, which will allow for a proposed development in the Westhampton area of the 1st District to proceed. We urge swift approval for the following reasons:

1. **Alignment with Richmond 300:** The proposal aligns with the *Richmond 300* plan's "Community Mixed Use" vision, allowing for 2-6 story residential buildings (p. 84). The site is designated as a "neighborhood node" along Libbie Avenue, identified for job and population growth (p. 24). Libbie and Patterson Avenues are also classified as "Major Mixed Use Streets," suited for high pedestrian and vehicle activity. Similar developments, like the 5-story Crest at Westhampton Commons across the street, have brought new residents and businesses to the area. Approving this ordinance reinforces the city's commitment to its community-driven long-term vision.
2. **Expanding Office Space Flexibility:** The project adds new Class-A office space near a thriving residential area. As businesses rethink space needs, Richmond must support neighborhood office growth outside the aging and vacancy-challenged downtown business district.
3. **Reducing Regulatory Barriers:** Nixing outdated setback and height restrictions imposed last century is a necessary step for a progressive, growing city. In a high-cost land market, allowing flexibility ensures better land use and economic viability.

We urge the Council to support this common sense ordinance and advance housing abundance in Richmond.

Your neighbors - Andrew, Joe, Will & Wyatt
City of Richmond Co-Leads

From: Greg Lucyk <gglucy@comcast.net>
Sent: Sunday, January 5, 2025 8:33 PM
To: Brown, Jonathan W. - PDR
Cc: Robertson, Ellen F. - City Council; Breton, Andrew S. - City Council
Subject: Special Use Permit for 5728 Patterson Avenue/805 Libbie Avenue

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To: Jonathan Brown
Senior Planner
Department of Planning and Development Review

I live in the Glenburnie neighborhood in the near west end of the City of Richmond. Our neighborhood abuts Patterson Avenue and is situated within two blocks of the subject property. I am a member of the Board of Directors of the Glenburnie Civic Association (GCA). Over the last several years our Association has followed with great interest the deliberations leading to the development of the Richmond 300 Master Plan. We are largely in agreement with the objectives of the Richmond 300 plan particularly as it relates to the vision for our Westhampton Neighborhood Node. In particular, we endorse the conclusion that new development should “complement and enhance the existing village-scale feel of the area,” while insuring that “new buildings are an appropriate scale [to] the existing commercial buildings.” Further, we support the findings that the “Primary Next Steps” in developing Westhampton are to “implement design standards. . .consistent with the village feel of the area” and “**retain a maximum height of three stories.**”

The GCA Board has reviewed the referenced redevelopment proposal and SUP application. These comments are submitted to express our concern that at four stories, the large size of this 28K square foot building is inconsistent with the recently enacted Richmond 300 Master Plan and is not in keeping with the existing “village feel” of the area. The proposed structure well exceeds the maximum building height prescribed by the Plan and is nowhere near an “appropriate scale” to the existing buildings. While the proposal claims that the fourth floor is “stepped back” to “give the appearance” of only three stories, the idea that this fourth floor will somehow be hidden from view is pure fiction and should be disregarded in considering the application. Furthermore, there is nothing about this particular development that warrants a deviation from the Richmond 300 standards. It is a four story commercial building that does not add to the housing stock and the fourth floor of additional office space serves no useful purpose except to increase the developer’s return on investment. To the extent that the staff recommendation purports to liken this application to the Westhampton School project across Libbie Avenue, it must be emphasized that the Westhampton School development was approved in 2016 long before these Richmond 300 standards were adopted, and even then the size of that project was increased by 16K square feet and one full story, without public notice or input, **after** that SUP was approved. It is not relevant in the determination of the application in this case.

Another important issue to be considered is whether adequate parking is allocated for this large commercial enterprise which no doubt will cause increased congestion in the already busy Westhampton neighborhood streets. If the recently repealed former City parking standards were still in effect, this project would have been expected to provide more than 70 off street parking spaces. We

were told not to be concerned when the parking standards were repealed because developers would be highly motivated to ensure they provided adequate parking for their projects. That clearly is not the case here however as the proposal calls for only 24 off-street spaces to cover some twenty-five thousand square feet of office space and the comings and goings of restaurant and retail customers and employees. This is another disqualifying factor that calls for reducing the project from four floors to three as this would at least reduce to some respect the demand for additional off-street parking.

For all these reasons, we respectfully request that the Commission deny the SUP application at this time and instruct the applicant (1) to submit new plans limiting the project to three floors and (2) to conduct a parking survey to assess the demand, existing availability and need for such additional parking as will avoid creating congestion in the streets in the area involved.

Thank you for your attention and consideration. I will appreciate if you would distribute these comments to the members of the Planning Commission before the meeting set for January 7th and file this paper in the record of this matter.

Gregory Lucyk
300 Seneca Road
Richmond, VA 23226

Cc: Hon. Ellen F. Robertson
Hon. Andrew Breton

From: conner.kasten@emerssso.com
To: [City Clerk's Office](#)
Cc: [Jordan, Katherine - City Council](#)
Subject: Letter of Support for Ordinance 2024-329
Date: Wednesday, January 29, 2025 11:59:04 AM

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Commissioner Poole and members of the Planning Commission,

I'm a Richmond resident who is very concerned about the growing cost of living and lack of housing availability in our city. I spent several years in Seattle, and I dread the direction that the city is going, having seen how things could end up so much worse for many of our most vulnerable residents.

This is why I ask you to approve Ordinance 2024-329. It will provide more housing in a transit-friendly neighborhood, as well as walkable commercial options to the neighborhood. The development renderings look beautiful to me, and seem very consistent with the area. I look forward to visiting this development in a few years, it's exactly the kind of growth Richmond needs to continue to thrive.

Thank you for your continued support of community-oriented development. I look forward to seeing the improvements this ordinance will bring to the neighborhood.

Regards,
Conner Kasten
Stuart Ave
District 2

From: [Elizabeth Williams](#)
To: [City Clerk's Office](#); [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)
Subject: Vote on special use permit application for the redevelopment of 5728 Patterson Avenue and 805 Libbie Avenue
Date: Monday, February 10, 2025 8:53:43 AM

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- For all the reasons outline below as quoted from the Westhampton Citizens Association memo, I ask that you deny the SUP requested for the development of 5728 Patterson Avenue and 805 Libbie Avenue

Elizabeth E Williams, resident 1st District

- WCA is not opposed in principle to redevelopment of the Patterson Avenue property, as the existing building has no architectural or historic significance, and WCA recognizes that redevelopment is a normal part of maintaining and enhancing the economic vitality of the area. However, as proposed, the redevelopment project violates the 3-story limit contemplated by the express terms of the City's new master plan, [Richmond 300](#), and will further exacerbate traffic congestion and parking shortage at the Libbie and Patterson intersection and surrounding neighborhoods. WCA has proposed that the height of the building should be limited to three stories, which is consistent with Richmond 300 and which would reduce (although not eliminate) the anticipated congestion and parking shortage created by a building of greater scale.
- Under Richmond 300, the property in question is located in the "Westhampton Neighborhood Node," which is an area generally encompassing Libbie Avenue between Grove Avenue and Patterson Avenue and the commercial areas at the intersection of Libbie and Grove and Libbie and Patterson. Richmond 300 provides that any redevelopment in the Westhampton Node should complement and enhance the "existing village-scale feel of the area" while also "ensuring that new buildings are an appropriate scale [to] the existing commercial buildings. . ." (When Richmond 300 was being prepared, the redevelopment of the Westhampton School property at the northwest corner of Libbie and Patterson—which was strongly opposed by residents in the immediate vicinity--had not yet occurred, and the existing commercial buildings in the area were all one or two stories.) Richmond 300 then states that, among the "Primary Next Steps" for the Westhampton Neighborhood Node, is the rezoning of the area to

“retain a maximum height of three stories.” The building contemplated by the proposed SUP will be four stories.

- At four stories, the proposed building will contain approximately 25,000 square feet of office space on the second, third and fourth floor and approximately 3,400 square feet of retail or commercial space on the first floor. Although the City no longer requires a minimum number of parking spaces for new projects (based on the questionable premise that most people will walk, ride bicycles, ride-share or take GRTC to and from the property), the City’s previous requirements for off-street parking spaces for such a building would translate to 63 parking spaces for the upper three floors and 11 to 34 spaces for the first floor (depending on whether devoted to restaurant or other retail uses), for a total of 73 to 97 spaces. The proposed SUP contemplates that only 24 off-street parking spaces will be provided, restricted to users of the office space.
- The meagre number of parking spaces to be provided on the property will not only create severe shortages of on-street parking spaces and increased traffic congestion along Patterson and Libbie Avenues, but it will also create unwanted congestion in single family residential areas that are adjacent to the rear property line of the proposed redevelopment or in the immediate vicinity, where many of the residents park on the streets rather than in driveways due to the small size lots. In particular, residents of the Westwood neighborhood have expressed concerns regarding the increased parking and traffic in Westwood caused by the proposed redevelopment. Westwood is an historic neighborhood that was established by formerly enslaved African Americans shortly after the Civil War. It is the only predominantly black neighborhood in the City’s west end.
- Although reducing the height of the proposed building from four to three stories, as proposed by WCA, will not ameliorate all of the increased need for parking and all of the increased traffic congestion, it will certainly represent a significant improvement in that regard. It will also avoid setting a precedent for future redevelopment efforts in the Westhampton Neighborhood Node that seek to ignore the express guidance of Richmond 300 or that would change the “village-like” character of Westhampton, as well as supporting Richmond 300’s “primary next step” in the on-going re-writing of the zoning ordinance to retain a maximum height of three stories.

From: [ROBIN BEECHER](#)
To: [City Clerk's Office](#); [ROBIN BEECHER](#)
Subject: Opposition ORD. 2024-329 (Neighbor)
Date: Monday, February 10, 2025 10:11:08 AM

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My name is Robin Beecher I have lived at 1107 Libbie Ave since 1995. I oppose this application and request that you vote no to the SUP as requested.

The staff report and presentation to the planning commission does not appear to be accurate.

Page 11 of the presentation indicates several neighborhoods were notified. How was this delivered? I never received a notice. I found out through an email that went to a small number of people and was passed on by someone that no longer lives in the neighborhood.

Page 11 indicates they received several letters of support from nearby neighbors and a letter of opposition from the Westhampton Citizens Association. This is not an accurate representation.

Why is there no mention of the other opposition letters including my letter sent dated January 2nd or the January 5th letter from a board member representing the Glenburnie Civic Association?

Why is there no mention of the fact that approximately half of the **support letters incorrectly endorse the project as adding to the housing stock?** This is a commercial project which adds no housing. Also, half of the opposition letters do not come from the impacted neighborhoods listed in the report/presentation.

Our neighborhood was grossly mislead and promised repeatedly that the Westhampton project would not exceed the height of the school. The project was changed after approval to add the 5th floor.

Now this project asks for approval to not comply with the existing zoning requirements and also doesn't comply with Richmond 300 recommendations.

Why vote to approve exceptions that the neighborhood doesn't want?

It's reasonable to expect that an exception would not be approved when the residents of the neighborhood feel the exception would be detrimental to their quality of life.

We oppose the 4th floor and the lack of parking. During the first meeting we asked for a traffic study. During the second meeting numbers were presented that did agree with our day to day experience. A copy of the study was requested and has not been provided.

We do not know how they arrived at their numbers. Where did they start and stop on Patterson? Where did they start and stop on Libbie? Did they include the parking garage at the Westhampton school property (*since some are suggesting people should park there*)? Is that parking garage open to the general public, or restricted to the use of the residents and commercial tenants of the existing buildings and also the

five story building under construction?

Approving new development without sufficient parking doesn't serve to reduce traffic or the number of cars that need to park. This practice simply pushes commercial parking to residential streets in areas where most residents do not have off-street parking. Drive down Granite at Patterson you will see the problem already exists. I respectfully request that you deny this exception and ask for an appropriate traffic study...Thank you for your time and consideration.

Kindest Regards,

Robin Beecher

1107 Libbie Avenue

From: [Heidi Jack](#)
To: [City Clerk's Office](#)
Cc: [Breton, Andrew S. - City Council](#); [r.beecher57](#); [Jo Ann Cardwell](#); [Harold R Ginn Jr](#); [Charles Menges](#); [Cyane Crump](#); [Nadja Gutowski](#)
Subject: Opposition to SUP in its current form: ordinance 2024-329
Date: Monday, February 10, 2025 9:54:42 AM

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Dear City Council members,

This message is to formally state my opposition to the request for a special use permit to develop 5728 Patterson avenue, specifically, allowing for a fourth story which is not in keeping with the Richmond 500 guidelines for development in the westhampton node. Approval of this SUP will set the tone for all future development on both sides of the 5700 block of Patterson Avenue and will continue to erode the “village” character of our neighborhood.

Please note that all comments that have been submitted in opposition to this SUP do not oppose thoughtful development of this site but in fact encourage it. What is opposed is the request for a fourth story.

We respectfully request you not approve this special use permit request for 5728 Patterson Avenue and 805 Libbie Avenue as submitted and encourage the developer to resubmit the plans excluding a fourth story.

Sincerely,
Heidi Jack
1105 Libbie Avenue
Richmond, Va 23226

Sent from my iPad

From: [Dan Motta](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin](#); hello@rvayimby.org; [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)
Subject: Letter of Support for Ordinance 2024-329
Date: Wednesday, February 12, 2025 3:44:48 PM

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Council chair Newbille and members of Richmond City Council,

As a resident of Richmond's 1st District, I've seen firsthand how sustainable, human-scaled growth can foster lively neighborhoods that are open to a variety of people, incomes, and businesses.

I urge you to approve the redevelopment at 5728 Patterson Avenue (Ordinance 2024-329), a project that has already earned the Planning Commission's endorsement and promises to set a vital precedent for responsible urban infill.

Reasons for Support:

1. **Precedent for the Area:** The project's height and scale are appropriate for the dense, village-like future envisioned for this area, aligning with Richmond's need for more sustainable transit-oriented communities.
2. **Economic and Community Benefits:** The redesigned building retains the Westhampton Pastry Shop as an anchor tenant, ensuring continuity for a local institution. New office and retail spaces will invigorate the area, while the proposed 28 covered parking spaces address local traffic and parking concerns.
3. **Architectural and Strategic Alignment:** The design harmonizes modern elements with neighborhood aesthetics, reflecting community input and smart growth principles.

Despite opposition citing traffic or "neighborhood character," cities must evolve to meet contemporary needs. This project exemplifies progress without erasing history or causing undue stress on surrounding infrastructure, replacing an aging building with a more sustainable, multi-functional space.

Approving this project reaffirms Richmond's commitment to innovation and inclusivity.

Sincerely,

Dan Motta
1st District Resident

From: [D.MM](#)
To: [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#); [City Clerk's Office](#)
Subject: SUP for 5728 Patterson Avenue/805 Libbie Avenue
Date: Monday, February 17, 2025 10:01:56 AM

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Dear Councilor Breton, Ms. Brown , and City Council -

I am in support of the Westhampton Citizens Association's position on the proposed SUP for 5728 Patterson Avenue/805 Libbie Avenue.

Just because the buildings at the former Westhampton School violated the master plan does not mean this current proposal can be allowed to follow suit. Just because the proposed building's architecture is improved from the previous design does not mean the project should go forward.

In the last few years, two large condo developments have arisen along the short stretch of Libbie Avenue and three in-violation commercial structures have been erected in two blocks of Patterson Avenue.

A forth commercial building, especially of such a massive scale, at 5728 Patterson Ave. will block light, continue to destroy the nature of the area, and add to vehicle overload. Traffic in the Patterson/Libbie/Grove area already is congested (witness the "need" for four traffic lights in as many blocks on Grove Avenue). Allowing this SUP to proceed will over reach the capacity of our area.

Daryl Mathers
504 Henri Road 23226
First District Citizen

From: [Christine Auman](#)
To: [City Clerk's Office](#)
Cc: [David Auman](#)
Subject: Special Use Permit for 5728 Patterson Ave, 805 Libbie Avenue
Date: Monday, February 17, 2025 10:48:50 AM

Some people who received this message don't often get email from cgbassett1@icloud.com. [Learn why this is important](#)

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I am writing to voice my concern over the proposed 5728 Patterson Avenue development project. I moved to the area after living and raising my children in the Short Pump area for over 28 years. I have lived in the Hillcrest neighborhood for 6 years now.

The attraction to the area was the walkability and the charming small town feel as opposed to the over populated, highly commercialized and sterile Short Pump area. In the past 6 years, I have seen the community grow exponentially both with the construction of apartments and town homes and the expansion of businesses and retail. Not only has the traffic and parking become an issue but the area is losing its historic charm and appeal. I strongly encourage you to limit the proposed building to no higher than 3 stories, and take into consideration how anything larger would negatively impact pedestrian safety, stress the infrastructure, and overwhelm current traffic patterns and accessible parking. I had planned to dine out just last week on a Tues evening in the Libbie and Grove corridor. I circled the available parking lots and street parking for over 20 minutes before I could find a spot to park my car. I have friends who don't want to come to the area for lunch or dinner because parking is such an issue. Please consider strongly restricting the size of the development both for infrastructure demands and for the aesthetic, unique charm and appeal of the community.

Thank you for your time and consideration,
Christine G. B. Auman

From: [Mollie Mitchell](#)
To: [City Clerk's Office](#)
Subject: Special Use Permit for 5728 Patterson Ave/805 Libbie Ave
Date: Monday, February 17, 2025 11:08:23 AM

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Dear City Council:

I sent this email to Councilor Breton of the First District earlier today and wanted to share it with the larger Council as well as have it recorded as part of this project documentation.

Please preserve the integrity of our city and enforce the 3-story limit to this proposed development and require ample parking for a project this size. Our community cannot continue to absorb all of this development at this rate without parking requirements - new residents, traffic and cars without regulations in place to limit the numbers of people and cars. Continued development along these lines will destroy the ethos of our neighborhood.

Thank you,

Mollie Mitchell

Dear Councilor Breton:

I am writing to share my concerns about the proposed development at 5728 Patterson Ave/805 Libbie Avenue. As someone who lives and works in the Grove/Libbie/Patterson Ave corridor, I am alarmed by the increase in traffic and the lack of parking in the area. While I personally don't see the need for additional housing options in this area, I realize that development of this nature is inevitable especially in a neighborhood as popular and desirable as ours. However, I do not appreciate the city's disregard for and lack of enforcement of the 3 story maximum policy established in the Richmond 300 plan, nor do I feel it is prudent for city government to allow for larger buildings to be built while not requiring that ample parking is guaranteed as part of the project.

I work at Rick's Custom Frame at 5702 Patterson Avenue and we constantly have customers calling to ask about parking and how busy the street is before they try to plan a visit to our shop. And in the 14 years that I have worked there, parking has become significantly more difficult with customers sometimes parking several blocks away. The neighborhood behind the commercial area on Patterson is

inundated with day parkers and I can only imagine the level of frustration those residents are feeling.

All I am asking for is thoughtful consideration and regulation of development projects as well as enforcement of current policies to ensure that our neighborhood continues to be a lovely place to reside.

I was born and raised in Richmond, and grew up on Park Ave. just off of Malvern. I lived in the Fan for several years and now have lived in 2 houses on Henri Road, just off of Grove and Three Chopt for 24 years, first at 511 and now at 409 Henri Rd. I am accustomed to the school traffic in our neighborhood which all 3 schools monitor regularly as well as overflow parking for special events, again which the schools monitor and communicate with neighbors. I appreciate how openly they communicate and monitor situations that may provide stress to the neighbors. I would love to see that same level of customer service and consideration from the City of Richmond as City Council considers this proposal. And in summary, I am requesting specific attention to the matter of limiting that development to 3 stories instead of its proposed 4, as well as requiring significantly more guaranteed parking (24 is a laughable amount!).

I was hopeful that your election would bring about much needed change to the representation of the 1st District, so I hope we can count on you to hear our concerns and act on our behalf as we all take pride in our beautiful city and its bright future.

Most Sincerely,

Mollie Hines Mitchell
Lifelong City of Richmond resident
First District Citizen and member of Westhampton Citizens Association

From: [Elizabeth Williams](#)
To: [City Clerk's Office](#); [Brown, Whitney H. - City Council Office](#); [Breton, Andrew S. - City Council](#)
Subject: Re: Vote on special use permit application for the redevelopment of 5728 Patterson Avenue and 805 Libbie Avenue
Date: Tuesday, February 18, 2025 8:49:47 AM

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Dear Councilman Breton,

It is my understanding that you intend to vote for this SUP because, essentially, it is not as bad as the building that has already gone up and there is a parking deck at Westhampton. First, just because there is one or more buildings that are inconsistent with the city's master plan and this one is better than that those, does not make this acceptable. It is still grossly higher than the adjoining buildings and will only perpetuate the destruction of the existing village scale of this area. Second, I have spoken to friends who live on Granite north of Patterson who already describe shoppers and diners who are parking in front of their homes and walking three blocks to shop and dine. This is before the addition of this building with its limited parking. Relying on a parking deck that I assume was designed to account for the parking needs of the development that has already taken place between Libbie and Maple to handle overflow for the new building will only result in shunting of even more traffic into adjoining streets and loss of neighborhood parking for those who live there.

Your initial response suggested that you would take into account the master plan and, I would hope, the views of your constituents. The membership of the Westhampton Citizens Association has overwhelmingly opposed this project as proposed. Please reconsider your position and be the representative we need to stop the approval of this special use permit.

Thank you,
Elizabeth Williams

On Monday, February 10, 2025 at 08:54:41 AM EST, Breton, Andrew S. - City Council <andrew.breton@rva.gov> wrote:

I will be seeking a continuance on this Special Use Permit - pushing the vote back to next month. As a new councilor I need more time to understand the neighborhood impact and whether or not this use is consistent with the city's Master Plan.

The Honorable Andrew Breton

1st District Councilor

Richmond West End & Museum District

RICHMOND CITY COUNCIL

804-646-5935 (desk)

804-357-2631 (mobile)

andrew.breton@rva.gov

From: Elizabeth Williams <hattithurber@aol.com>

Sent: Monday, February 10, 2025 8:54 AM

To: City Clerk's Office <CityClerksOffice@rva.gov>; Breton, Andrew S. - City Council <Andrew.Breton@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>

Subject: Vote on special use permit application for the redevelopment of 5728 Patterson Avenue and 805 Libbie Avenue

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- For all the reasons outline below as quoted from the Westhampton Citizens Association memo, I ask that you deny the SUP requested for the development of 5728 Patterson Avenue and 805 Libbie Avenue

Elizabeth E Williams, resident 1st District

- WCA is not opposed in principle to redevelopment of the Patterson Avenue property, as the existing building has no architectural or historic significance, and WCA recognizes that redevelopment is a normal part of maintaining and enhancing the economic vitality of the area. However, as proposed, the redevelopment project violates the 3-story limit contemplated by the express terms of the City's new master plan, [Richmond 300](#), and will further exacerbate traffic congestion and parking shortage at the Libbie and Patterson intersection and surrounding neighborhoods. WCA has proposed that the height of the building should be limited to three stories, which is consistent with Richmond 300 and which would reduce (although not eliminate) the anticipated congestion and parking shortage created by a building of greater scale.
- Under Richmond 300, the property in question is located in the "Westhampton Neighborhood Node," which is an area generally encompassing Libbie Avenue between Grove Avenue and Patterson Avenue and the commercial areas at the intersection of Libbie and Grove and Libbie

and Patterson. Richmond 300 provides that any redevelopment in the Westhampton Node should complement and enhance the “existing village-scale feel of the area” while also “ensuring that new buildings are an appropriate scale [to] the existing commercial buildings. . .” (When Richmond 300 was being prepared, the redevelopment of the Westhampton School property at the northwest corner of Libbie and Patterson—which was strongly opposed by residents in the immediate vicinity—had not yet occurred, and the existing commercial buildings in the area were all one or two stories.) Richmond 300 then states that, among the “Primary Next Steps” for the Westhampton Neighborhood Node, is the rezoning of the area to “retain a maximum height of three stories.” The building contemplated by the proposed SUP will be four stories.

- At four stories, the proposed building will contain approximately 25,000 square feet of office space on the second, third and fourth floor and approximately 3,400 square feet of retail or commercial space on the first floor. Although the City no longer requires a minimum number of parking spaces for new projects (based on the questionable premise that most people will walk, ride bicycles, ride-share or take GRTC to and from the property), the City’s previous requirements for off-street parking spaces for such a building would translate to 63 parking spaces for the upper three floors and 11 to 34 spaces for the first floor (depending on whether devoted to restaurant or other retail uses), for a total of 73 to 97 spaces. The proposed SUP contemplates that only 24 off-street parking spaces will be provided, restricted to users of the office space.
- The meagre number of parking spaces to be provided on the property will not only create severe shortages of on-street parking spaces and increased traffic congestion along Patterson and Libbie Avenues, but it will also create unwanted congestion in single family residential areas that are adjacent to the rear property line of the proposed redevelopment or in the immediate vicinity, where many of the residents park on the streets rather than in driveways due to the small size lots. In particular, residents of the Westwood neighborhood have expressed concerns regarding the increased parking and traffic in Westwood caused by the proposed redevelopment. Westwood is an historic neighborhood that was established by formerly enslaved African Americans shortly after the Civil War. It is the only predominantly black neighborhood in the City’s west end.
- Although reducing the height of the proposed building from four to three stories, as proposed by WCA, will not ameliorate all of the increased need for parking and all of the increased traffic congestion, it will certainly represent a significant improvement in that regard. It will also avoid setting a precedent for future redevelopment efforts in the Westhampton Neighborhood Node that seek to ignore the express guidance of Richmond 300 or that would change the “village-like” character of Westhampton, as well as supporting Richmond 300’s “primary next step” in the on-going re-writing of the zoning ordinance to retain a maximum height of three stories.

From: [ELIZABETH REITTINGER](#)
To: [City Clerk's Office](#)
Subject: First District Citizens against Patterson Construction
Date: Wednesday, February 19, 2025 12:38:04 AM

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Hello,

I am Elizabeth Azania Reittinger, a resident of the first district and I am against the Special Use Permit for [5728 Patterson Ave](#)/805 Libbie Ave.

This project goes against the heart of the Richmond 300 master plan and I am saddened to see our neighborhood village feel sacrificed to traffic and overcrowding.

Please consider the plan your constituents have put their time and energy into creating while you make your decisions.

From: [Donald Butler](#)
To: [Breton, Andrew S. - City Council](#); [City Clerk's Office](#); wca46@wildapricot.org
Subject: Dear Councillor Breton:
Date: Thursday, February 20, 2025 12:11:37 PM

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Dear Councillor Breton:

This pesky 5758 Patterson/ 805 Libbie issue is not going away quietly.
What I think you should be looking for here is an IDENTITY, not for yourself, but for this historic city of ours.

I can best illustrate the possibilities by examples. One under consideration for us is that quaint Crystal City neighborhood in Arlington. (So what if our neighborhood is not next to a river?) If that is what we envision, then I feel the proposed building is not tall enough.

Another is the town where I grew up, that architectural wasteland of Newport News which prides itself on 87% of their dwellings having garages in the front. Our neighborhood is already showing signs of heading in li'l ole Port Warwick's direction. We have those lovely recently constructed \$1.5M matchboxes with a porch across the entire front for the dog to sleep under.

If that's your model, then I think the building should have a metal roof and metal siding with windows at least 10 feet off the ground.

And People are rightly concerned about parking, but by simply putting dozens of garages across the front of the building, that problem is solved.

Oh, then there is Richmond...Virginia that is. I think what is currently proposed fits this picture to a 'T,' if you're talking about Richmond right around April 2, 1865.

Lastly, what I think these Westhampton Civic Association "types" are lobbying for is maintaining this Richmond neighborhood, allowing of course for reasonable growth consistent with this aesthetic and which the most recent iteration of the proposed design does not even come close to doing.

Well I agree with them (and not just because I am one of their type.)
How about you?

Donald K. Butler, resident of
6439 Roselawn Road
Richmond VA 23606
804-350-8998

From: [Jessica King](#)
To: [City Clerk's Office](#)
Subject: Special Use Permit for 5728 Patterson Ave/805 Libbie Ave
Date: Wednesday, February 19, 2025 12:05:19 PM

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Good morning,

I am writing as a resident of Westhampton and a member of the Westhampton Civic Association to express my opinion regarding the redevelopment of 5728 Patterson Avenue and 805 Libbie Avenue. I have several concerns about the proposed Special Use Permit:

1. This proposal violates the three-story limit outlined in the city's new master plan, Richmond 300. I believe it is out of scale with the existing commercial buildings and, along with other recent developments, will mar the village-scale feel of the neighborhood. One of the reasons my husband and I chose to live in this neighborhood (and pay its high taxes) is because we value its historic character and charm. Many of these new developments are chipping away at that historic character, which, once lost, can never be recovered.

2. The adjacent Westwood neighborhood is historically important as an enclave established by formerly enslaved African Americans after the Civil War and home to the first black student to integrate a Richmond Public School. Many residents of Westwood, who typically park on the street, have expressed concern regarding the increased congestion and decreased parking that the proposed redevelopment will cause.

3. I am not against new development that is planned with respect for the neighborhood's character and consideration for its impact on the residents' quality of life. Some recent projects—for instance, 5605 Grove Avenue—have done a good job of maintaining the architectural flavor and human scale of the neighborhood. Others—such as 5800 Patterson and 512-514 Libbie—have compromised the neighborhood's village feel with their towering buildings and lack of sufficient setback.

4. I am worried that allowing this project to violate the city's master plan will set a precedent for future Westhampton development efforts to ignore the express guidance of Richmond 300 and to irrevocably change the historic character of Westhampton.

Thank you for considering my concerns. I hope that the City Council will take these points into account and work toward a redevelopment plan that aligns with the vision of Richmond 300 and the needs of the community.

Yours sincerely,

Jessica King

6419 Three Chopt Road

From: [Donald Butler](#)
To: [Breton, Andrew S. - City Council](#); [City Clerk's Office](#); wca46@wildapricot.org
Subject: Re: Dear Councillor Breton:
Date: Friday, February 21, 2025 4:53:34 PM

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On Thu, Feb 20, 2025 at 12:11 PM Donald Butler <donaldbutler@gmail.com> wrote:

Dear Councillor Breton:

This pesky 5758 Patterson/ 805 Libbie issue is not going away quietly.
What I think you should be looking for here is an IDENTITY, not for yourself, but for this historic city of ours.

I can best illustrate the possibilities by examples. One under consideration for us is that quaint Crystal City neighborhood in Arlington. (So what if our neighborhood is not next to a river?) If that is what we envision, then I feel the proposed building is not tall enough.

Another is the town where I grew up, that architectural wasteland of Newport News which prides itself on 87% of their dwellings having garages in the front. Our neighborhood is already showing signs of heading in li'l ole Port Warwick's direction. We have those lovely recently constructed \$1.5M matchboxes with a porch across the entire front for the dog to sleep under.

If that's your model, then I think the building should have a metal roof and metal siding with windows at least 10 feet off the ground.

And People are rightly concerned about parking, but by simply putting dozens of garages across the front of the building, that problem is solved.

Oh, then there is Richmond... Virginia that is. I think what is currently proposed fits this picture to a 'T, ' if you're talking about Richmond right around April 2, 1865.

Lastly, what I think these Westhampton Civic Association "types" are lobbying for is maintaining this Richmond neighborhood, allowing of course for reasonable growth consistent with this aesthetic and which the most recent iteration of the proposed design does not even come close to doing.

Well I agree with them (and not just because I am one of their type.)
How about you?

Donald K. Butler, resident of
6439 Roselawn Road
Richmond VA 23606

804-350-8998

o

From: [Caroline Smith](#)
To: [City Clerk's Office](#)
Cc: [Breton, Andrew S. - City Council](#)
Subject: Citizen Comment: Special Use Permit Corner Libbie and Patterson
Date: Sunday, February 23, 2025 2:33:15 PM

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I am a homeowner at 5710 West Franklin Street which is about 2 blocks from the proposed 5 story office building at Libbie/Patterson. The proposed special use permit would greatly impact our small (1 block by 3 block) residential neighborhood and set a precedent for other large office buildings on the east side of Libbie Avenue.

Please consider a 3 story limit to such buildings and require parking spaces to fully accommodate increases in traffic. The business along Patterson already cause customers and staff to park on our residential streets. As already mentioned, our neighborhood is 1 block by 3 blocks of small, 1940-50 style, single family dwellings.

No one in our area is oppose to development but would like development reasonable to our type of neighborhood.

Caroline Smith
5710 West Franklin Street
Richmond, VA 23226
850-656-9399

From: [Paige De La Cruz](#)
To: [City Clerk's Office](#); [Breton, Andrew S. - City Council](#)
Subject: ORD 2024-329, Oppose
Date: Sunday, February 23, 2025 11:02:20 PM

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To whom it may concern,

We are writing in opposition of ORD 2024-329, the proposed redevelopment on the corner of Libbie and Patterson Avenues.

As a resident in the adjoining neighborhood, this proposal would negatively affect the already strained parking in the area and in front of our homes. This proposal only calls for 24 parking spaces, which is not enough for the overall development. Where is everyone going to park during and after construction? Employees and patrons of the existing retail shops already clog our limited street parking on a daily basis.

More concerning is the safety of the residents, as drivers use the neighborhood roads as a cut through to avoid the traffic signals at Libbie and Patterson, traveling at high speeds. The construction phase of this proposal will only increase the amount of cut-through traffic. It will only be a matter of time before a resident or pedestrian is struck by one of these vehicles.

It is interesting that most of the letters in support of this proposal, posted on the City website, are from residents outside the 1st District, with similar language. Seems like a ploy by the developer to boost the number of proponents, yet they will never have to deal with this project's negative rippling effects.

We encourage the Council to reject this proposal and ask the developers to return with a plan that will not place burden and hardship on the neighborhoods directly adjacent to this proposal.

Paige and Jason De La Cruz
Granite Avenue
1st District

From: [jennifer pearson](#)
To: [City Clerk's Office](#); [Breton, Andrew S. - City Council](#)
Subject: Westhampton Redevelopment
Date: Monday, February 24, 2025 6:26:37 AM

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Richmond Council Members,

I am the homeowner of 6011 Patterson Ave, just two blocks from Westhampton shopping center.

I am writing to urge you to please deny a special use permit for the redevelopment of this shopping center. This corridor of Patterson and the residential side streets are already at maximum capacity with our neighborhood traffic. Adding a large multi-use building in this increasingly congested area would be irresponsible.

Additionally, as you know, the charm of Westhampton and the Libbie/Grove area is the small and original shops and buildings. It's what makes the area special and sought after. We beg you not to allow developers to turn our beloved neighborhood in to another Short Pump, which will push us out.

Thank you for protecting our community and being our voice.

Jennifer Clark

From: [Davis Walker](#)
To: [City Clerk's Office](#); [Breton, Andrew S. - City Council](#)
Cc: [Davis Walker](#)
Subject: Opposition to Proposed Development Behind Our Homes
Date: Monday, February 24, 2025 9:22:43 AM

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Dear City Council & Andrew Breton,

I am writing to express my firm opposition to the proposed development at the corner behind my home which challenges ORD 2024-329. This project is a glaring example of neglect for our community's needs and concerns.

Offering only 24 parking spaces is an insult to residents who already contend with overflow parking from the shops on Patterson. Our streets are not equipped to handle more congestion, and approving a project with such insufficient parking demonstrates a disregard for those of us who call this neighborhood home.

Beyond parking, the proposed four-story height is unacceptable. This block is already suffering from excessive overdevelopment—The Crest expansion on Libbie has inundated us with relentless construction noise, and now, St. Mary's has announced its own expansion. At what point do you stop allowing unchecked growth at the expense of residents? A four-story structure will further crowd our neighborhood, erode its character, and lower property values. No one wants to live in the shadows of massive buildings or under the gaze of tenants peering down from balconies. This is precisely what will happen with the new Crest development and now again with the proposed office building, which includes outdoor dining that will bring even more disruption to our quiet streets.

If a project cannot provide ample parking—beyond the bare minimum—it should be rejected. If a project cannot abide by the three-story maximum, it should be rejected. If the City cannot uphold its own zoning standards, what precedent does this set? Allowing this development to move forward will only erode trust in City leadership.

I urge you to take a stand for the residents who have invested in this neighborhood. We deserve thoughtful, community-focused planning—not a free pass for developers to cram oversized projects into our residential area. I ask that you oppose this proposal and advocate for responsible growth that prioritizes the well-being of those who already live here.

Sincerely,
Davis Walker
Park Ave resident

From: [Chris Clark](#)
To: [Brown, Whitney H. - City Council Office](#); [Breton, Andrew S. - City Council](#); [City Clerk's Office](#)
Subject: Special Use Permit, Westhampton Shopping Center
Date: Monday, February 24, 2025 9:10:20 AM

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Richmond Council Members,

I am the homeowner of 6011 Patterson Avenue, which is just a block from Westhampton Shopping Center. I urge you to please deny a special use permit to redevelop this shopping center. This corridor of Patterson and the residential side streets are already at maximum capacity with our neighborhood traffic. Adding a large multi-use building in this increasingly congested area would be irresponsible. I have been a State Trooper for the last 34 years and have lived on Patterson Avenue for the past two years. In those two years, I have encountered more and more traffic accidents and an increase in the volume of traffic in the Libby/Grove area. This shopping center would only add to this growing problem.

Additionally, as you know, the charm of Westhampton and the Libbie/Grove area is the small and original shops and buildings. It's what makes the area special and sought after. We beg you not to allow developers to turn our beloved neighborhood into another Short Pump, which will push us and others out of the City of Richmond.

Thank you for protecting our community and being our voice and please feel free to contact me if you have any questions.

Chris Clark
6011 Patterson Avenue
Richmond, Virginia
804.517.7488

From: [John Gregory](#)
To: [Breton, Andrew S. - City Council](#); [City Clerk's Office](#)
Cc: [Brown, Jonathan W. - PDR](#)
Subject: Letter of Support - SUP for 5728 Patterson Avenue
Date: Tuesday, March 11, 2025 10:33:00 AM
Attachments: [Letter of Support - 5728 Patterson SUP. 3-11-25.pdf](#)

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CM Breton:

As a written follow-up to my comments at last night's Council Meeting, please find attached in PDF format a Letter of Support for the SUP of 5728 Patterson Avenue.

Thank you for your consideration.

John Gregory

March 11th, 2025

CM Andrew Breton
City of Richmond, VA
900 E Broad Street
Richmond, VA 23219

Re: Letter of Support for SUP at 5728 Patterson Ave (Ord 2024-329)

I am writing to offer my strong support for the proposed SUP at 5728 Patterson, to redevelop the Westhampton Pastry Shop into revamped retail space with 3 stories of Class A office above.

This is a key corner on a commercial corridor in a neighborhood node per the Richmond 300, and is entirely appropriate for such scale development. It “enhances the existing village-scale feel”, particularly with the stepped-back 4th floor, and follows the priorities of the Richmond 300 around creating a walkable pedestrian-oriented streetscape. While the Westhampton node is large as drawn on the node map, and generally follows a 3-story pattern, Richmond 300 specifically calls out enhanced development intensity and “high-frequency transit” opportunities for the commercial corner of Libbie and Patterson. High-frequency transit only works when there is enough destination and commuting activity at a stop for people to want to go there.

The ground-level retail is highly desirable as amenities for the residents of the 1st District, and I am glad to see that the current retail ground-level will be replaced. The addition of the Class A office will attract new businesses to our City, expand the tax base, and offer new opportunities for residents to walk and bike to work rather than commuting to the suburbs.

I have read some opposition letters from neighbors centering on parking and traffic, and must say I do not understand their stated objections. This development is replacing retail with retail on the ground level; the concerns around evening parking are unfounded because the extra office space will be day-time parkers. Following the best practices of shared-use parking in walkable urban development, the real risk here is over-parking the development at the expense of productive space. This is particularly true when there is plentiful street parking on this commercial corridor, and another large parking garage in the area.

The suggestion of cutting off a floor of office is a false choice, when obviously such a loss of revenue for the building in today’s environment would come at the expense of downgrading architectural quality, finishes and materials, or more likely killing the project altogether. It would also be a step backward for our City, which for years has been trying to move away from having parking ratios dominate our decisions around the future of Richmond.

The vast majority of 1st District residents specifically chose to live in a city rather than in the suburbs because they want to be able to enjoy a stroll to shops, bike to work, or walk to their favorite restaurant. This is exactly what is proposed for this development. It is NOT going in the middle of a

residential neighborhood – this is the most visible corner of a key walkable pedestrian-oriented commercial corridor, and aligns with the vision set forth by the Richmond 300.

I hope that that this Council will set precedents that encourage pedestrian-oriented walkable and bike-able development, and that it will continue to broadcast loud-and-clear that the City prioritizes businesses and people over cars and parking.

Please include this letter of support in consideration of the proposed SUP of 5728 Patterson Avenue.

Sincerely,

A handwritten signature in blue ink, consisting of a large loop followed by a series of connected strokes that trail off to the right.

John Gregory

12 Hampton Hills Lane, Richmond VA

From: [Paige De La Cruz](#)
To: [City Clerk's Office](#); [Breton, Andrew S. - City Council](#)
Subject: ORD 2024-329, Oppose
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Councilman Breton and Council Members,

We are writing to reaffirm our opposition of ORD 2024-329, the proposed redevelopment on the corner of Libbie and Patterson Avenues.

As residents in the adjoining neighborhood, this proposal would negatively affect the already strained parking in the area and in front of our homes. This proposal only calls for 24 parking spaces, which is not enough for the overall development. Where is everyone going to park during and after construction? Employees and patrons of the existing retail shops already clog our limited street parking on a daily basis.

More concerning is the safety of the residents, as drivers use the neighborhood roads as a cut through to avoid the traffic signals at Libbie and Patterson, traveling at high speeds. The construction phase of this proposal will only increase the amount of cut-through traffic. It will only be a matter of time before a resident or pedestrian is struck by one of these vehicles.

We still find it interesting that most of the letters in support of this proposal, posted on the City website, are from residents outside the 1st District, with similar language. Seems like a ploy by the developer to boost the number of proponents, yet they will never have to deal with this project's negative rippling effects. Those in opposition are from the area and we hope that our voices are heard.

We encourage the Council to reject this proposal and ask the developers to return with a plan that will not place burden and hardship on the neighborhoods directly adjacent to this proposal.

Regards,

Paige and Jason De La Cruz
Granite Avenue
1st District