

**From:** [bhnelsen@gmail.com](mailto:bhnelsen@gmail.com)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [wca46@wildapricot.org](mailto:wca46@wildapricot.org)  
**Subject:** Special Use Application for 5728 Patterson Avenue  
**Date:** Wednesday, February 5, 2025 10:40:23 AM

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Dear Mesdames and Sirs:

I write in objection to the Special Use Application for 5728 Patterson Avenue. As a resident of the Westhampton Community, I am very concerned about the burdens being placed upon our roadways by development which does not include sufficient parking for residents and/or patrons of these new facilities. One can already see the burden placed on Grove Avenue by the new multi story developments there. Without sufficient off street parking, and without on street parking being delineated by lines, parking is haphazard and now stretches several blocks east and west of the Libbie and Grove area. Indeed, patrons of the two banks at Libbie and Grove often cannot park in the bank lots, as, despite signs stating parking is limited to bank customers, individuals shopping at the Libbie and Grove stores often disregard the limitations and park in these lots.

Patterson and Libbie is already a very busy intersection. With the recent construction of the buildings on the old Westhampton Elementary site, on street parking is already at a premium. Allowing construction of a four story building (which exceeds the maximum recommended height of three stories in the Richmond 300 plan), parking will become even more difficult and further impact the flow of traffic on both Libbie and Patterson Avenues. Richmond 300 describes Westhampton in terms of a "village." A four story building is not in keeping with a village atmosphere, nor is the impact of increased traffic and stress on the already limited parking.

This application does not honor the vision set forth in the Richmond 300 Plan. Why have a plan if we do not adhere to it? What else might be proposed, once this development sets a precedent? Will the remaining one story buildings along the strip also be redeveloped on such a scale? A four story commercial building will become a stepping stone to turning Westhampton from a neighborhood into an urban corridor. I urge you to reject this application.

Blair Nelsen  
314 Greenway Ln  
Richmond, VA 23226  
bhnelson@gmail.com  
804-387-8335

To be a Virginian, either by Birth, Marriage, Adoption or even on one's Mother's side, is an Introduction to any State in the Union, a Passport to any Foreign Country, and a Benediction from Above. (Author unknown)

**From:** [TRACIE OMOHUNDRO](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 5728 Patterson Ave  
**Date:** Tuesday, February 4, 2025 9:22:37 AM

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Good morning,

I am unable to attend the planning commission meeting in person, so I wanted to voice my opposition to the request for 5728 Patterson Ave. The Westhampton Civic Association has outlined several reasons why the current proposal does not meet the master plan for Richmond, and specifically my neighborhood. I am concerned that if an exception is made for this parcel, it will allow for future exceptions, impacting parking, aesthetics, and traffic in the area.

Tracie Omohundro  
374 Lexington Rd

**From:** [Chip Jamerson](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 5728 Patterson Avenue SUP  
**Date:** Saturday, February 1, 2025 11:17:45 AM

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To whom it may concern on the Richmond Planning Commission -

I wish to state my concerns regarding the pending SUP for 5728 Patterson Avenue. While the upgrading of the property from the 1959s holds potential merit, there are several areas of concern. First, the proposed scope of this project is inconsistent with the vision of Richmond 300 for the Westhampton Neighborhood Node in that the height is far beyond the scale of the surrounding area (excepting the newer construction developed prior to completion of Richmond 300). Secondly, the project as proposed will require far more parking than called for in the plans. As parking in the neighborhood is already beyond capacity, reducing the size of the building to 3 stories from 4 (as recommended within Richmond 300 for the neighborhood) would bring anticipated parking needs down to 75+ spaces, still far more than the anticipated 24. While the city is no longer requiring parking, there is no reason additional spaces can't be required in the issuance of a SUP.

Thank you for your consideration as we all seek to create continual improvement in the community. My wife and I moved here 15 years ago because of the neighborhood feel and want to see future development augment that feel rather than detract.

Be well,

Kenneth W. (Chip) Jamerson, Jr.  
607 Maple Avenue  
Richmond, VA 23226  
(434)426-5124

**From:** [Charles Fox](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 5728 Patterson Avenue. SUP  
**Date:** Monday, February 3, 2025 8:52:43 AM

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As residents of the Westhampton area of our city ( 15 Towana Road) , we strongly object to the SUP request for the above referenced project . Our objections are in line with those officially submitted by the Westhampton Civic Association mainly the height and lack of adequate parking.

Sincerely,

Charles K and May H Fox  
15 Towana Road

**From:** [Amanda Macaulay](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 5728 Patterson.SUP  
**Date:** Monday, February 3, 2025 3:08:25 PM

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I have lived for essentially 80 of my 87 years at 502 Henri Road in the Westhampton area.  
I appreciate the many shops, restaurants & businesses that have flourished here for many years.

Now a developer is seeking a special use permit that will degrade the business area & is inconsistent with the express "vision" of Richmond 300 for the Westhampton Neighborhood Node.

No buildings are supposed to be over three stories, a height of not more than 35 feet.

Also, not allowing for more parking is inconsistent with good planning. Even the restaurants that are there now will not be able to survive because of the lack of parking spaces for their customers.

I fully support the conclusions of the WCA & ask that you deny the special permit unless it is amended to meet their objections.

Sincerely,  
Amanda T Macaulay  
February 2, 2025

Sent from my iPhone

**From:** [Cyane Gresham](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Comments for SPU Review Jan 7, 2025  
**Date:** Sunday, February 2, 2025 7:46:16 PM  
**Attachments:** [SUP- 5728 Patterson&805 Libbie.docx](#)

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Marsden Williams

Cyane Gresham

507 Henri Road

Richmond, VA

23226

(804) 839-1062

[cyane.gresham@gmail.com](mailto:cyane.gresham@gmail.com)

January 2, 2025

Johnathan Brown

Dept of Planning and Development Review

City of Richmond

900 East Broad St, Room 511

Richmond, VA 23219

We respectfully submit comments related to the Application for Special Use Permit for property located at 5728 Patterson Ave. & 805 Libbie Ave – to be reviewed by the Planning Commission on January 7, 2025. We are neighbors and support the comments of the Westhampton Citizens Association that maximum height of proposed building be restricted to three stories and that parking minimum requirements be increased to at least 50 parking spaces.

The WCA has analyzed proposed development in light of the Richmond 300 Master Plan, noting the importance of the Westhampton Neighborhood node. We request that our neighborhood not be further degraded by oversize buildings, as happened with the Westhampton School mixed use installation. In that case, the buildings are different than represented by the developer and out of scale with the area.

In the case of 5728 Patterson & 805 Libbie, the Planning Commission has the opportunity to get it right with moderate modifications. The WCA and we are not rejecting development outright, but asking for it to conform to Richmond 300 Westhampton Neighborhood Node height and parking guidelines.

Thank you for the opportunity to submit input. Cyane Gresham & Marsden Williams



**From:** [Nancy Stutts](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** NO Special Use Application for 5728 Patterson Ave  
**Date:** Sunday, February 2, 2025 10:34:40 PM

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Members:

I write in support of the WCA's letter of opposition to the Special Use Application for 5728 Patterson Ave.

In addition to the points outlined in WCA's letter, this former family-oriented neighborhood is becoming a dangerously congested race course for drivers to avoid the four new traffic lights hastily installed to keep up with current over-building throughout. Ironically, your committee's lack of planning and disregard for current public policies have rendered the Planning Commission a rubber stamp group for the wealthy to become wealthier.

If developer returns on investments are guiding public policy now, in the city of Richmond, stand up and say so. Otherwise, respect the perspectives of those you claim to want to hear from-citizens.

Sincerely, Nancy Stutts

Sent from my iPhone

**From:** [Lissy Bryan](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Objection to proposal for 5728 Patterson  
**Date:** Tuesday, February 4, 2025 11:01:31 AM

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The current development on the Northwest corner of Libbie and Patterson is already out of compliance/too high, and intrusive. Another four story building on the other side of the street would totally alter the feel and accessibility of the neighborhood

**From:** [Lissy Bryan](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Objections to proposal for 5728 Patterson  
**Date:** Tuesday, February 4, 2025 11:13:13 AM

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The out of compliance and intrusive structure on the northwest corner of Libbie and Patterson is ALREADY a blight in that charming neighborhood, and its height should not set a precedent for additional structures of that height and scale.

Please vote NO to this proposal and send it back to the drawing board for a structure more in keeping with the village feel. Parking also is already a problem in the neighborhood, exacerbated by the building across the street. This proposal needs a "re-think" before approval. Developers come up with plans that toe to their bottom line and then insist they "cant make it work" without the height, density, or whatever consideration is asked for. Perhaps if they had done the numbers mindful of the community, they might not have entertained such a project to begin with.

Lissy Bryan

--

**Lissy Bryan**  
**4608 Sulgrave Road**  
**Richmond, VA 23221**  
**804-358-4689**  
**804-514-8648 ( cell)**

**From:** [Herbert Claiborne](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Special Use Application for 5728 Patterson Avenue and 805 Libbie Avenue  
**Date:** Sunday, February 2, 2025 8:20:22 AM

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To Whom It May Concern:

We would like to add our opposition to the proposed Special Use Application for 5728 Patterson Avenue and 805 Libbie Avenue. As long-time citizens of the Grove/Patterson/Libbie neighborhood, our opposition mirrors that as laid out in the Westhampton Citizens Association (WCA) December 30, 2024 letter opposing the issuing of the permit. As articulated in that letter, "the height and scale of the project is inconsistent with the express "vision" of Richmond 300 for the Westhampton Neighborhood Node and, second, the Property as redeveloped will generate a demand for parking that cannot be met by the proposed parking spaces on the site or by other available parking spaces in the vicinity of the Property." In our view the WCA letter clearly outlines all the various reasons why this proposed project should **not** be issued a special use application. While we understand and agree that redevelopment done well can enhance the look and feel of a neighborhood, this proposed project would do just the opposite-it would be a huge eyesore for the existing neighborhood and contribute heavily to an already fragile parking situation.

Thank you for considering our comments.

Catherine & Hobie Claiborne  
hclaiborne@verizon.net

**From:** [CHRISTIANNA Z BLANTON](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [Nancy Stutts](#)  
**Subject:** Westhampton Pastry block  
**Date:** Sunday, February 2, 2025 3:19:23 PM

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I live on the 500 block of Henri Rd., and have been here for 38 years. I have watched the commercial area around my neighborhood go from a very manageable and convenient , and safe place to raise my family, to a place that is so packed with traffic you can hardly go a block without a million cars around. There are 3 schools and 2 churches also in this area adding to traffic congestion. Now because the city is so poorly run and needs more tax revenue, the city and the developers have turned this place into a traffic nightmare! I have an idea that the planning commission and the developers really don't give a hoot what the people around here think but I don't know anyone in this area that thinks it is a good Idea to jam one more huge condo with or with out commercial space on the first floor into this neighborhood!. And another thing, the city keeps raising our taxes to pay for all their mistakes . If you want to put more condos up do it where there is a real need for more apartments. Not many of the less fortunate people in this city will be able to afford a million dollar condo! I would like to think you would listen to your constituents , but I bet the almighty dollar will win out as usual! Just for once listen to the people that have to live here!!

Chris Blanton  
505 Henri Rd  
Richmond, VA. 23226

Sent from my iPhone

**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:** [Joseph Pond](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [hello@rvayimby.org](mailto:hello@rvayimby.org); [Robertson, Ellen F. - City Council](#); [Harris, Gayle E. - City Council](#); [monikaheninger@fastmail.com](mailto: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:** [Andrew Klein](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [hello@rvayimby.org](mailto:hello@rvayimby.org)  
**Subject:** Letter of Support for Ordinance 2024-329  
**Date:** Wednesday, January 29, 2025 2:23:37 PM  
**Attachments:** [Letter of Support for Ordinance 2024-329.msg](#)

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**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 1:16:23 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](#)

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

**From:** [Sophie Blumberg](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [Lynch, Stephanie A. - City Council Office](#); [hello@rvayimby.org](mailto: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](http://www.producerhub.org)

Member, Creative & Independent Producer Alliance (CIPA)

917.922.3645

[sophie.blumberg@gmail.com](mailto:sophie.blumberg@gmail.com)

[www.sophieblumberg.com](http://www.sophieblumberg.com)

**From:** [Cezar Carvalhaes](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [PDR Land Use Admin](#); [hello@rvayimby.org](mailto: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 Carvalhaes 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 Carvalhaes  
5th District Resident  
811 W 29th St  
Richmond VA, 23225  
248-835-2425

## **Black Lives Matter.**

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### **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:** [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 >>](#)

**From:** [Tracey Clarke](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Special Use Application for 5728 Patterson Ave  
**Date:** Friday, January 31, 2025 11:14:07 AM

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Mr. Jonathan Brown  
Senior Planner City of Richmond Department of Planning & Development Review  
900 East Broad Street, Room 511 Richmond, VA 23219

Re: Application for Special Use Permit for 5728 Patterson Avenue and 805 Libbie Avenue

Dear Mr. Brown:

My wife and I live at the Row at Westhampton, 509 Libbie Ave. Unit F. We are opposed to the proposed Special Application for 5728 Patterson Ave. We've reviewed the plans and believe the proposed building is out of spec with Richmond 300...There's a height issue and inadequate parking for a building that size.

We live in the neighborhood and are directly impacted by your decision. We recently purchased our home and don't want to lose the village feel and the quaintness we all enjoy.

Thanks for your attention,

Ray and Tracey Clarke  
509 Libbie Ave, unit F  
Richmond, VA 23226

**From:** [michael.schewel@gmail.com](mailto:michael.schewel@gmail.com)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [Patricia.merrill.rva@gmail.com](mailto:Patricia.merrill.rva@gmail.com); [Charles Menges](#)  
**Subject:** Special Use Application for 5728 Patterson Avenue  
**Date:** Thursday, January 30, 2025 8:41:27 PM

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Dear Sir or Madam:

This project is too tall for the area and has insufficient parking for such an intensive use. As you know, the City plans contemplate the near west end as having a village like character. 4 story buildings with insufficient parking and close to the street line are inconsistent with that character.

I am concerned that the City is considering this application because the owner is a prominent citizen of Richmond. Despite the owner's many contributions to the Richmond region, that is not a justification to approve this application. An exception to a plan would typically be granted for one of several reasons: (1) the property owner would suffer some particular and unique hardship if the plan was enforced – that is not this case, as this property has been used as a profitable real estate investment for many years; (2) the physical layout of the property is big enough that an exception for a more intense use is balanced by less intensive uses elsewhere on the property - that is not this case, as the property is small and narrow and cannot support this proposed intensive use; or (3) a more intensive use of the property in question is justified by the surrounding permitted uses such that failure to allow a more intensive use would be inequitable – but that is not this case, as the only adjoining property with a more intensive use is the Westhampton School property development which has hundreds of spaces of internal parking and extensive green space around it. Moreover, the Westhampton development is principally a residential development and the proposed use here would be a commercial one with more intensive parking demands and insufficient parking to satisfy those demands.

This application should be rejected.

Regards,  
Michael Schewel  
318 Greenway Lane  
804.291.7722



**From:** [bobby Whitten](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Special Use Application for 5728 Patterson Avenue  
**Date:** Thursday, January 30, 2025 2:57:33 PM

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[You don't often get email from bobbywhitten@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I live at 417 Saint Christophers Rd, Richmond VA 23226. Robert whitten and I am in favor the special use permit. Our association sent a letter in opposition without checking with the membership. It has never been discussed within the Westhampton membership

Thanks

Bobby Whitten

Please excuse any misspellings and grammar errors, this was sent from my iPhone

January 3, 2025

Robin Beecher  
1107 Libbie Avenue  
Richmond, VA 23226

E-Mail Delivery to: Alyson Oliver, Secretary, City of Richmond

[alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)

City of Richmond Department of Planning & Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219

Re: Application for Special Use Permit for 5728 Patterson Avenue and 805 Libbie Avenue

Dear Members:

I have resided at 1107 Libbie Avenue since 1995 and am submitting this letter in response to the referenced special use permit application to be considered by the Planning Commission on January 7, 2025. I respectfully request that this letter be included in the Planning Commission's record for the SUP application and made available to members of the Planning Commission.

Our neighborhood attended two meetings with representatives of the applicant. An additional meeting was also held recently by neighborhood representatives to discuss the application. During these meetings there was feedback from our neighborhood in objection to approval of this SUP based primarily on two specific aspects of this request as follows:

- 1) The request to tear down the existing one-story building and replace with a **FOUR**-story building. (Our understanding is that the Richmond 300 Master Plan recommends a three-story limit.)
- 2) The proposal includes only 24 parking spaces for approximately 24,956 square feet of office space and no off-street parking for the 3,414 square feet of retail space.

As a long-term resident, I understand and support reasonable redevelopment that enhances our neighborhood.

The Reinhart Guest House located at 1100 Libbie Avenue is an outstanding example of business partnering with the neighborhood. We were involved in the design and the compromise and end results satisfied both parties.

However, the redevelopment of the Westhampton School property is an unfortunate example of the neighborhood being totally misled by Bon Secours/Thalhimer's who promised the neighborhood multiple times that the new buildings would not exceed the height of the existing school. Not only do the buildings exceed the height of the school, the building currently under construction also extends so close to Libbie Avenue that there is no possibility of planting trees, or any kind of buffer and the design of the building even *overhangs the sidewalk*.

Because the B-7 zoning had been approved they were able to build to a height which far exceeded that **which was promised to the neighborhood** with no consequences from the city that I am aware of.

Now the next property owner wants to exceed the three-story limit recommended in the Richmond 300 Master Plan. At the first meeting, we requested the applicant complete a professional traffic study. What was presented to us at the 2<sup>nd</sup> meeting did not make sense and was shocking to those of us who live here and personally deal with the lack of parking and the traffic that cuts through our neighborhood.

Also, how can an accurate traffic study even be completed while there is a five-story building *still under construction directly across the street?*

Currently

- Traffic backs up on Libbie Avenue, so that I routinely sit through two turns of the traffic light at Patterson and Libbie just to drive down the street.
- Cars routinely cut through our neighborhood streets to avoid the backup from traffic, in particular the intersection of Libbie and Patterson.
- Parking is already limited around this building. See attached pictures: (front/Patterson Ave, side/Libbie Ave, and behind/Alley).
- In addition, Libbie Avenue has routinely been closed for repairs to utilities causing further traffic backup, which leads to the question of adequate infrastructure to support these larger scale developments.

Note: this is just the current state (before the building currently under construction, directly across the street, is complete).

The Richmond 300 Master Plan recommends a limit of three stories and responsible redevelopment that would enhance and maintain the village feel of our neighborhood. Please consider the needs of the citizens that live in the area and the negative impact approving this special use permit would have on our neighborhood. Please reject the request.

We are asking for consideration and compromise.

With Kindest Regards,



Robin Beecher  
1107 Libbie Avenue  
Richmond, VA 23226

Enclosures: 3 photos (1 - Patterson Avenue, 2- Libbie Avenue, 3- alley behind building)







John M. McInnis, III  
Direct Dial: (804) 698-5922  
Facsimile: (804) 780-1813  
E-mail: jmcinnis@t-mlaw.com

December 30, 2024

**VIA EMAIL**

**[PDRLandUseAdmin@rva.gov]**

Planning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

**Re: My Support for the Project Proposed to Construct a Four-Story Brick Retail and Office Development at 5728 Patterson Avenue (“Proposed Project”)**

To Whom It May Concern:

My name is John McInnis and I reside half of a mile from the site of the Proposed Project. I have lived in the area since 2019 and have enjoyed watching my surrounding neighborhood mature and develop.

I write to you today to express my emphatic support of the Proposed Project. I believe the Proposed Project will help this community realize its full potential. I have been the lucky beneficiary of similar developments—which have been unadulterated successes.

For instance, the development that occurred at the old Westhampton School has greatly enhanced my life. Conejo<sup>1</sup> has become my favorite restaurant—my family and I go there so often that the hostess knows my wife’s name. The development around the Westhampton School has allowed me to become closer to my family, as my sister-in-law moved into the Crest.<sup>2</sup> None of this would have been possible without the vision and courage to improve the area.

To be clear, my favorite part of where I live is running into friends while walking to the shops and restaurants the Near West End is known for, so I would not support any project that jeopardizes the area’s walkability or its sense community. True, the Proposed Project would help solidify the community’s position as a budding financial district. But just as Raymond James<sup>3</sup>

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<sup>1</sup> <https://conejococina.com/> (5820 Patterson Ave, Suite 103)

<sup>2</sup> <https://thecrestrva.com/> (5820 Patterson Ave)

<sup>3</sup> <https://www.raymondjames.com/richmond-branch> (5820 Patterson Ave., Suite 100)

and Spider Management<sup>4</sup> brought a professional clientele to help sustain the shops and restaurants the entire community loves, so too will the Proposed Project. Thus, if what is past is prologue, and it surely is, the Proposed Project will be another boon for the community.

I have read that some of my neighbors are concerned that the Proposed Project could lead to congested traffic, or that the new building would be incongruent with the surrounding layout. While I understand the arguments against the Proposed Project, these arguments are not grounded in fact. Neither traffic nor parking is currently an issue. The area is exceedingly safe, accessible, and walkable. Anecdotally, I have never been unable to find parking. My anecdotal experience was corroborated by a recent traffic study finding that the area has more than enough resources to support the addition of a few new businesses.

Secondly, the argument that the Proposed Project detracts from the character of the neighborhood is one I take seriously. But the leadership heading the Proposed Project has earned the community's trust. Of note, the leadership has enlisted a local architecture firm that is familiar with the area. In fact, the architecture recently completed nearby another project in the area. The decision to hire a local firm to design the Proposed Project further demonstrates that its leadership is cognizant of the community and will not erode our neighborhood's existing charm.

In sum, I ask that the planning commission have the vision and the courage to enhance its constituents' quality of life by approving the Proposed Project. The Proposed Project's very speculative drawbacks are far outweighed by its expected benefits. Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read "John M. McInnis, III".

John M. McInnis, III

cc: Tyler Currie

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<sup>4</sup> <https://smc.richmond.edu/> (5800 Patterson Ave., Suite 300)



John M. McInnis, III  
Direct Dial: (804) 698-5922  
Facsimile: (804) 780-1813  
E-mail: [jmcinnis@t-mlaw.com](mailto:jmcinnis@t-mlaw.com)

December 27, 2024

**VIA EMAIL & USPS**  
**[[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)]**

Planning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

**Re: My Support for the Project Proposed to Construct a Four-Story Brick Retail and Office Development at 5728 Patterson Avenue (“Proposed Project”)**

To Whom It May Concern:

My name is John McInnis and I reside half of a mile from the site of the Proposed Project. I have lived in the area since 2019 and have enjoyed watching my surrounding neighborhood mature and develop.

I write to you today to express my emphatic support of the Proposed Project. I believe the Proposed Project will help this community realize its full potential. I have been the lucky beneficiary of similar developments—which have been an unadulterated success.

For instance, the development that occurred at the old Westhampton School has greatly enhanced my life. Conejo<sup>1</sup> has become my favorite restaurant—my family and I go there so often that the hostess knows my wife’s name. The development around the Westhampton School has allowed me to become closer to my family, as my sister-in-law moved into the Crest.<sup>2</sup> None of this would have been possible without the vision and courage to improve the area.

To be clear, my favorite part of where I live is running into friends or family while walking to the shops and restaurants the Near West End is known for, so I would not support any project that inhibited the area’s walkability or sense of community. True, the Proposed Project would help solidify the community’s position as a budding financial district. But just as Raymond James<sup>3</sup> and

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<sup>2</sup> <https://thecrestrva.com/> (5820 Patterson Ave)

<sup>3</sup> <https://www.raymondjames.com/richmond-branch> (5820 Patterson Ave., Suite 100)

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Secondly, the argument that the Proposed Project detracts from the character of the neighborhood is one I take seriously. But the leadership heading the Proposed Project has earned the community's trust. Of note, the leadership has enlisted a local architecture firm that is familiar with the area. In fact, the architecture recently completed nearby another project in the area. The decision to hire a local firm to design the Proposed Project further demonstrates that its leadership is cognizant of the community and will not erode our neighborhood's existing charm.

In sum, I ask that the planning commission have the vision and the courage to enhance its constituents' quality of life by approving the Proposed Project. The Proposed Project's very speculative drawbacks are far outweighed by its expected benefits. Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read "John M. McInnis, III".

John M. McInnis, III

cc: Tyler Currie

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<sup>4</sup> <https://smc.richmond.edu/> (5800 Patterson Ave., Suite 300)

## **Oliver, Alyson E. - PDR**

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**From:** svcContactUsRelayPV  
**Sent:** Monday, December 23, 2024 11:13 AM  
**To:** PDR Land Use Admin  
**Cc:** CityWebManager  
**Subject:** 3401 Patterson Ave Phone: 8044899116

From: Annika Siddarth

Email Address: annika1116@gmail.com

Mail Address: 428 Roseneath Road  
Richmond, VA 23221

**Message:**

I enthusiastically support the SUP amendment for 3401 Patterson Ave. A food service establishment on that parcel would support our local community and economy, and would improve the existing lot. I read the proposal in detail and I have no concerns. I believe the application is well-informed and carefully considered. I especially love that they would be creating a vibrant outdoor space, including removing existing concrete to add new trees. I could not be more excited for the proposed Deli!

**For DIT Use Only:**

**Client IP Address:** 10.18.5.10

**Client Operating System:** Unknown

**Client Browser Name:** Chrome

**Client Browser Version:** 131.0

WESTHAMPTON CITIZENS ASSOCIATION

December 30, 2024

Mr. Jonathan Brown  
Senior Planner  
City of Richmond Department of Planning & Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219

Re: Application for Special Use Permit for 5728 Patterson Avenue and 805 Libbie Avenue

Dear Mr. Brown:

The Westhampton Citizens Association (“WCA”) is submitting this letter in response to the captioned special use permit application to be considered by the Planning Commission at its meeting on January 7, 2025. We respectfully request that this letter be included in the Planning Commission’s record for this SUP application and made available to members of the Planning Commission.

Introduction

The property at 5728 Patterson Avenue and 805 Libbie Avenue (the “Property”) is located in the “Westhampton Neighborhood Node” as identified in the Richmond 300 Master Plan. The SUP application for the Property contemplates the removal of the existing one-story building and the construction in its place of a building with four stories, with the first floor to be used for retail purposes and the upper three floors to be leased for offices. A total of 24 parking spaces will be provided behind the building for use only by the office tenants. No other off-street parking will be provided.

Although WCA recognizes that redevelopment of various properties within the West End of the City of Richmond is a normal part of maintaining and enhancing the economic vitality of the area and although WCA also has no objection to the architectural design of the proposed building (which actually represents an improvement over the 1950’s era design of the existing structure as well as early designs presented by the applicant), WCA does object to issuance of the proposed special use permit for two reasons: first, the height and scale of the project is inconsistent with the express “vision” of Richmond 300 for the Westhampton Neighborhood Node and, second, the Property as redeveloped will generate a demand for parking that cannot be

met by the proposed parking spaces on the site or by other available parking spaces in the vicinity of the Property.

### Richmond 300

As proposed by the special use permit application, the redevelopment of the Property would be inconsistent with certain elements of Richmond 300 that are vitally important to maintaining the unique character and “village feel” of Westhampton. Specifically, Richmond 300 describes the “Vision” for the Westhampton Neighborhood Node in part as follows:

“Over time, a few underdeveloped parcels redevelop in a [manner] *that complements and enhances the existing village-scale feel of the area*. The Community Mixed-Use future land use designation permits the creation of additional residential units and businesses, while also ensuring that *new buildings are an appropriate scale [to] the existing commercial buildings*. . .” (emphasis added)

Richmond 300 identifies the “Growth Potential” of the Westhampton Neighborhood Node as “Low,” explaining that:

“While this is an important neighborhood Node in this area of the city, aside from the redevelopment of a handful of parcels, this Node will not significantly change over the next 20 years.”

Richmond 300 then describes the “Primary Next Steps” for the Westhampton Neighborhood Node, including the following:

“Rezone the area to allow for residential uses by-right in the Community Mixed-use area and *retain a maximum height of three stories*. . .

Implement design standards to create a high-quality and well-designed neighborhood Node *that is consistent with the village-feel of the area*. . .” (emphasis added)

The existing building on the Property and the existing buildings on the parcels adjacent to and east of the Property on Patterson Avenue are currently only one story in height. The existing B-2 zoning allows a height of not more than 35 feet, which is consistent with the three-story limitation for the Westhampton Neighborhood Node referenced in Richmond 300.

WCA is very much concerned that the building as proposed will not maintain the “village-feel” of Westhampton and that the scale will far exceed that of the adjacent buildings. At four stories in height (regardless of the step-back), it will not only quadruple the height of the existing buildings on the north side of Patterson east of Libbie but will exceed the three-story limit recommended by Richmond 300 for the Westhampton Neighborhood Node.

The applicant incorrectly states in its application that Richmond 300 recommends development up to 6 stories for the Westhampton Neighborhood Node. In fact, the only height limit mentioned in Richmond 300 with regard to the Westhampton Neighborhood Node is three stories as described above. Although Richmond 300 states that buildings in a Community Mixed Use area will *generally* range from two to six stories, it notes that such intensity depends on the

“historic context” and that “[n]ew buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.” The predominant cornice line of the block in question is *one* story.

In addition, although the buildings recently constructed near the Westhampton School are up to five stories in height (after the developer initially had represented publicly that they would be only four stories), those properties were rezoned before Richmond 300 was adopted by City Council and therefore are not precedents for this project.

### Parking

WCA is also concerned that the proposed use of the upper three floors of the building for offices, with parking spaces in the rear restricted to those uses, as well as the retail space on the first floor, will create additional strains on the limited on-street parking spaces available in front of and in the immediate vicinity of the proposed building.

The upper three floors will contain 24,956 square feet of leasable area in the aggregate. The first floor will contain 3,414 square feet. Typically, a parking ratio of 3 or 4 spaces to 1,000 square feet of leasable area is recommended for office space, which would translate to 74 to 99 parking spaces for the proposed three floors of office space. The SUP for the Property provides only 24 spaces for the office tenants, and no off-street spaces for employees or customers at the retail level. If the building, consistent with Richmond 300, were reduced from four to three stories, the need for off-street parking spaces would also be reduced, although still exceeding the number proposed for this site by the SUP.

Although the City recently eliminated minimum parking requirements for by-right zoning, the City is certainly free to require a minimum number of parking spaces as a condition to the issuance of a special use permit when warranted under the circumstances. WCA believes that the size and uses of the proposed building warrant considerably more than 24 parking spaces.

WCA also understands the City’s desire to encourage pedestrian, bicycle and transit access wherever feasible to reduce the need for off-street parking spaces. Although this is a laudable goal for many of the more urbanized areas of the City, it is wholly unrealistic to expect that such objectives can be achieved in areas of the City such as the West End, which was developed for and continues to consist primarily of suburban, single family residential neighborhoods.

### Conclusion

For these reasons, we urge the Planning Commission to reject the special use permit application for the Property unless and until it is modified to adequately address the objections

noted above. Notwithstanding our opposition to the application, we recognize and appreciate the efforts of the applicant to engage with the community and seek feedback.

Very truly yours,

A handwritten signature in black ink that reads "Patricia Merrill". The signature is written in a cursive, flowing style.

Patricia Merrill

President

cc: Jennifer Mullen, Roth Jackson  
Councilman-Elect Andrew Breton

December 21, 2024

City of Richmond Planning Department  
c/o Ms. Jennifer Mullen  
Roth Jackson  
1519 Summit Avenue  
Richmond VA

RE: 5728 Patterson Avenue

To Whom It May Concern:

The Westhampton Neighborhood is near and dear to my heart... not only have I lived here as a City resident for the last eleven years, my wife and I have raised our two boys in Westhampton, and we are committed to living in this neighborhood for the long haul because of all of the walkable amenities, small businesses, and the sense of community that exists here. I've also been privileged to lead the redevelopment of both the former Westhampton Theater and the Westhampton School into mixed-use projects that stand today as examples of perhaps what the future of Westhampton may look like. It's inevitable and understandable that some residents of Westhampton, many of which who have lived here much longer than me, fear change- but in order for Westhampton to thrive into the future we must support thoughtful, high-quality development... especially by individuals who have a vested interest in the neighborhood, like the Currie family behind the proposed redevelopment at 5728 Patterson Avenue.

The usual objections to development tend to be density, parking, and traffic, and as I understand it, these are the principal concerns with this proposal. I have reviewed the proposed plans in detail and I believe that between the off-street parking provided (none of which is required in the City) and on-street parking immediately flanking the property, that office and retail employees and their customers have plenty of opportunities to park. Of note, across the street we have a large parking deck yet most visitors to the Conejo restaurant actually prefer to park on Patterson vs in one of the free off-street spaces. Regarding the availability of on-street parking, the supply of spaces is actually going to increase within the next few months as we build nine new spaces on Libbie directly across the street from the subject property. These new on-street spaces are in the right-of-way and open to the public to use.

Regarding traffic, the vast majority of the proposed project is office space, which we have found across the street and at Westhampton on Grove (where we have office space above Taste Unlimited) that office tenants tend to use a minimal amount of parking as most companies have embraced a hybrid work culture where employees come and go throughout the week, very rarely ever seeing all of their employees in the office at the same time. Office tenants are quiet and generate no noise and very little



trash- they are ideal as neighbors if you're a resident living nearby. We currently have 128 apartments and 70,000sf of office and retail space across the street and I've never received one complaint about "traffic" since the project opened three years ago. I do not expect this to change even with the addition of 53 new apartments and an additional 51,000sf of office space.

Most importantly, I want to make the point that all density is not equal... the applicant and their design team has taken great care to design a high-quality project that will complement what we have built and the other high-end buildings in the neighborhood. The exterior masonry, undulation of the façade, the cornice detail, divided lite windows, metal canopies all make for an incredibly thoughtful, and handsome design that respects the history of Westhampton. Furthermore, the integration of outdoor patio space and integration to the streetscape is extremely well done. The current buildings on the property are a relic from many, many decades ago with poorly designed, and relatively cheap boxes with an asphalt lot that are depreciated to the point where they will not work for the needs of today's businesses... the property as it stands today has ADA accessibility issues, no storm-water management, an unattractive design, antiquated mechanical, plumbing and HVAC systems, etc, etc... they must be replaced.

Not only would I urge the Planning Department and the Planning Commission to support the Special Use Permit for this project, I believe we should acknowledge and congratulate the applicant and their design team for such a thoughtful design, respectful of the neighborhood surrounding it.

For the record, neither myself nor Thalhimer Realty Partners has any interest in the proposed project, and I'm writing this support letter without any inducement by the applicant. The proposed office space will actually be competitive to our office space across the street, but I'm a believer in the fact that a rising tide raises all ships.

Regards,

A handwritten signature in black ink, appearing to read "Jason Guillot". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jason Guillot  
Principal, Thalhimer Realty Partners  
Resident, Westhampton

Richmond City Council,

I am contacting the council about the project in development at 5728 Patterson Ave. I am a resident of the 1<sup>st</sup> district and drive through the Libbie/Patterson intersection for work 5 days a week.

Generally speaking I have a soft spot for old. I believe places that have a story are worth preserving. The preservation of "Old" is one of the reasons I enjoy living in Richmond so much. However, in the case of 5728 we have an older property that seems to have reached the end of its useful life, and we are not assessing an architectural marvel from the past that needs to be preserved. Development to enhance this property makes sense for residents of the community and future tenants.

The wheels have already been put in motion to make this area a hub for the west side of the city. Growth at St Mary's Hospital and the development of the Westhampton school have made this an energized area that can support local retail and would be desirable for professionals seeking office space.

Furthermore, I hope the city will support this same sort of development when the two bank branches across the street are eventually closed as the need for in-person banking becomes less and less.

One reasonable concern could of course be congestion, but I believe that this development will call for 28 parking spaces which would be more than double what this lot has now and probably allow for the removal of the street parking spaces in front of the property which currently cause some commuter congestion for people traveling east to west on Patterson.

The city would do well to support this project.



Colin Parker

505 N. Hamilton St.