

Libbie, Granite and Westview Avenues Neighborhood Civic Association
July 9th, 2016

Association area: Libbie (east portion), Granite, and Westview Avenues in between Grove and Patterson

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

Because of the complexities and varying perspectives on the project, the association is taking no official position on the proposal, however below is a summary and collection of thoughts and comments from residents.

- Parking overflow into the residential community is a significant concern with the advancement of proposed and future projects in the community. City parking solutions are needed as the area grows.
- Traffic congestion is currently a concern on York Avenue between Granite and Libbie Avenues and will grow with future development. City traffic solution is needed to allow traffic to safely turn onto Libbie from York.
- Most residents are comfortable with a 3 story structure of similar or less height of the current theater façade, along with the currently proposed 3rd story setbacks, limiting the on street height of the building. Some residents want height restricted to 28 feet on all future projects.
- Residents comment positively on the proposed retail and dining options
- Most residents support the proposed façade and building materials

Many of the concerns from neighbors will remain whether or not the proposed project fits existing zoning. By-right zoning allows for the possibility of a larger structure, with unknown aesthetic, traffic and parking implications. The SUP process has allowed for positive community input in a project that otherwise could have excluded community input if it fit existing by-right zoning.

Any questions for the Libbie, Granite, Westview Avenues Neighborhood Civic Association can be directed to Barrett Clark at Barretteclark@gmail.com or 804-241-4734.

Barrett Clark

President of the Libbie, Granite, Westview Avenues Neighborhood Civic Association

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