

**Ebinger, Matthew J. - PDR**

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**From:** PDR Land Use Admin  
**Sent:** Monday, February 1, 2021 8:01 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: LIBBIE AVE BLDG

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

**From:** Jill Gunter [mailto:jgunter1@mac.com]  
**Sent:** Saturday, January 30, 2021 2:53 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Cc:** Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>  
**Subject:** LIBBIE AVE BLDG

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Have lived on Libbie,28years between Grove &Lbbie,we totally approve of this well planned project. BILL&JILL GUNTER

January 30, 2021

City of Richmond Planning Staff, Planning Commission and City Council  
c/o Lory Marham  
ONE SOUTH COMMERCIAL  
One South Realty Group  
2314 West Main Street  
Richmond, VA 23220

**Re: 509 Libbie Avenue**

Planning Staff, Planning Commission and City Council:

Please accept this letter expressing my support of the Special Use Permit for the proposed townhomes at 509 Libbie Avenue. As a resident and developer in the neighborhood who has also been involved in the recent revitalization efforts in this neighborhood, specifically at the Westhampton on Grove redevelopment of the Westhampton Theater and Long & Foster properties at 5702-5706 Grove Ave and the Westhampton School property, I believe that the proposed townhomes will contribute positively to the continued improvement of this neighborhood. Neither Thalhimer Realty Partners nor myself have any stake in the outcome of this property. I am supportive of it because this quality project will be a value-add to the neighborhood and offer another housing option to residents.

Libbie Avenue serves as a bridge between Patterson and Grove Avenues and some (not all) of the older housing stock along this corridor is in disrepair and in need of redevelopment. The reality is that to serve the growing needs of our residents we need a wide variety of housing: more apartments, more condos, more townhomes, more single family, etc. Many residents looking to age in place rather than relocate to assisted living need more modern options that are ADA accessible, safe and secure.

After reviewing the conceptual plans, I believe that the townhomes will help to strengthen Libbie Avenue as the connection between the two commercial nodes on Patterson and Grove Avenues by creating quality new housing in the area. The townhomes will use top-grade materials with architecture that respects those of existing homes and commercial buildings. The site layout will also help improve pedestrian accommodations on this stretch of Libbie Avenue by bringing the buildings up to the street. At three stories in height, the scale of the townhomes is taller than existing homes, but shorter than other nearby multifamily and commercial buildings. Overall, I believe that the proposed scale is appropriate and fits with the character of the neighborhood. These are important factors and should be considered when evaluating the request.

For this neighborhood, the recently approved Richmond 300 Plan calls for the “creation of additional residential units and business, while also ensuring that new buildings are an appropriate scale the existing commercial buildings and promote walkability by placing vehicular access to the rear of the building.” I believe that the proposed townhomes meet these goals, and I urge the Planning Commission and City Council to consider the approval of the requested Special Use Permit.

We look forward to working with you to finalize the above terms. Please feel free to give me a call should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Guillot". The signature is fluid and cursive, with the first name "Jason" and last name "Guillot" clearly distinguishable.

Jason Guillot

RE: 509 Libbie Development

I am writing in support of the Special Use Permit to authorize the townhome development proposed by 509 Libbie LLC and Markel Eagle. I believe that this proposal will benefit the Westhampton neighborhood by creating high-quality housing to meet the demand for residences in the area. In addition, the architecture and scale of the development have been designed to be respectful to the existing character of this urban residential neighborhood. More importantly, as an active participant in the recently completed Richmond 300 planning process, I believe that this proposal is also consistent with the vision of development for the Libbie Avenue Corridor as outlined by the Plan.

For the Libbie Avenue Corridor, the plan designates the area for Community Mixed Use in terms of future land use. Medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities are recommended. The Plan also generally recommends building heights of two to six stories depending on the historical context of existing buildings in the area. The intent of designating Libbie Avenue as a Community Mixed Use area is to encourage residential and/or commercial development that will connect the two commercial districts on Grove and Patterson Avenues. The proposed four-story townhomes, showing design appropriate for the neighborhood and quality material, will bring new residents who will add to the unique character of this neighborhood while supporting the surrounding local businesses. Both the use and scale of the proposal are compatible with the guidelines established for Community Mixed Use areas.

The height of the proposed townhomes, while higher than the existing single-family homes, are similar in scale to other multifamily and commercial buildings in this corridor. While it exceeds the 35 feet maximum height permitted by the current zoning, it does so by only about 6 feet. In addition, the proposal is a full story shorter than the existing multifamily development that was approved in 2011 by Special Use Permit directly across Libbie Avenue. This similarity in scale to nearby buildings is especially important because the Plan stresses that new developments fit the historical development context.

The Richmond 300 Plan also makes specific recommendations to rezone the Westhampton node to allow for by-right residential uses at a maximum height of three stories. While this future rezoning of the area, when implemented, would not permit a four-story development by-right, it does not exclude the authorization of one by Special Use Permit. This process is a long-standing and proven method for Planning Commission and City Council to consider projects on a case-by-case in order to assess the positive and negative impacts of a proposed development. To my understanding, this process has been followed for the proposed townhomes for the past 18 months and I trust that the Planning Commission and City Council will ultimately find that the project will benefit the neighborhood in a manner consistent with Richmond 300 guidelines and other criteria.

Sincerely,

A handwritten signature in black ink, appearing to read "Burchell F. Pinnock".

Burchell F. Pinnock, FAIA  
Principal, Chairman of the Board

## **Ebinger, Matthew J. - PDR**

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**From:** Georgerian, Kevin M. <kgeorgerian@hunton.com>  
**Sent:** Sunday, January 31, 2021 8:35 PM  
**To:** PDR Land Use Admin; Addison, Andreas D. - City Council  
**Subject:** FW: Special Use Permit (SUP) for 509-511 Libbie Avenue  
**Attachments:** Plans Survey 509-511 Libbie Ave.pdf

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Personally, I'm supportive of this and similar projects in the Libbie/Grove area. I think that further density in the Libbie/Grove corridor will be positive for the surrounding neighborhoods and property values. These proposed buildings appear attractive and well-designed. I do not particularly share the height concerns noted by others and think that in general this type of development is good for the city and good for the tax base. Good luck and thanks for your efforts on behalf of the city and its residents. Thank you!

Begin forwarded message:

**From:** Westhampton Citizens Association <[contact@westhamptoncitizensassociation.com](mailto:contact@westhamptoncitizensassociation.com)>  
**Subject:** Special Use Permit (SUP) for 509-511 Libbie Avenue  
**Date:** January 29, 2021 at 5:24:20 PM EST  
**To:** undisclosed-recipients; ;

As part of the WCA's continuing effort to ensure members are aware of material land use changes in our neighborhoods, I want to provide an update about a special use permit filed last year with the City for a residential project on Libbie Avenue.

The special use permit for **509-511 Libbie Avenue** would allow the construction of 2 buildings containing a total of 14 single-family attached homes, varying from 3,000 to 4,500 square feet each, on what are now 2 single-family residential lots (totaling 0.689 acres) located across the street from the Tiber building on Libbie Avenue. The buildings would be 4 stories in height with the lowest level partly below ground and with garage parking for 2 or 3 vehicles per unit. The project plans are attached.

Last summer, we notified the WCA membership about this project and collected comments from many of you. We then summarized those comments and shared them with the City's planning staff. Comments reflected concerns about the height of the project, the lack of adequate parking, and the inadequacy of setback from Libbie Avenue, among other things. We also pointed out to the planning staff that the proposed project is inconsistent with the then proposed (now enacted) Richmond 300 Master Plan, which calls for the height of residential buildings in the Libbie/Grove/Patterson area to be limited to 3 stories.

The special use permit application is scheduled to be considered by the Planning Commission on **Monday, February 1**, and if approved, will be moved on to City Council for consideration as early as **Monday, February 8**. The City's planning staff has recommended approval of the special use permit request.

The WCA will continue to object to the project based on the height and other issues described above. The WCA is not opposed to development, but we feel it should complement and enhance the existing village-like scale and feel in the Libbie/Grove/Patterson area and should not exceed applicable height limits.

I encourage you to express your views about the 509-511 Libbie project. Please send your comments to the City's planning staff at [PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com) and also to our City Council member, Andreas Addison. Andreas' email address is [andreas.addison@richmondgov.com](mailto:andreas.addison@richmondgov.com).

Thank you for your prompt attention to this important matter.

Philip Hart  
President  
Westhampton Citizens Association  
[contact@westhamptoncitizensassociation.com](mailto:contact@westhamptoncitizensassociation.com)