
From: Eva Clarke[SMTP:EVAMARIE8@GMAIL.COM]

Sent: Tuesday, July 12, 2016 10:25:48 PM

To: Baliles, Jonathan T. - Council Member

Subject: Libbie and Grove

Auto forwarded by a Rule

Mr. Baliles,

I am writing to ask you to adamantly reject the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I have been a resident of the Westhampton neighborhood for over 27 yrs and frequently visit the shops and restaurants at Libbie & Grove. The developers say they are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Not so. In the name of profit they aim to forever change the character of this neighborhood for the worse.

It is my understanding that this modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively. Why do you continue to allow SUPs for increasing height, density and furthermore exacerbating parking and traffic issues? You are the stewards of the growth of our city...not the over development to for the profit of a few. Crowded around this area are dense neighborhoods that cannot bear what this will bring in terms of congestion. Please look at the bigger picture of issues this will bring.

I just came back from London and the neighborhoods are cohesive and lovely. All the buildings in the neighborhoods are consistently the same height which makes London so desirable and lovely. Having gargantuan buildings will do nothing for our neighborhood.

They say that all proposed uses in the project and parking meet existing zoning. The math is poor at best with the salon eating at least a third or more of the available parking and the the restaurants the rest. Cars seeking parking will go to the surrounding streets increasing traffic and taking residents spaces. By your own numbers barely enough parking is given to the residential units. Furthermore, granting a small exception on height for a third story seems to me NOT WORTH the precedent this will set. The developers owning the properties across the street will rightfully expect the same or more. And how could you refuse? Do you want to be known as the guys who turned Libbie and Grove into ShortPump in town?

It would be an enormous MISTAKE for the City and its residents if the Special Use Permit were approved and a loud minority of developers, residents who work with them and other outsiders rule the day. Your constituents when looking at how this process has evolved already feel jaded. Please don't confirm why they feel so.

Please DO NOT support the Special Use Permit application for Westhampton, LLC.

Sincerely,

Eva Clarke

From: Patricia Young[SMTP:BEEMAW@MSN.COM]
Sent: Thursday, July 14, 2016 7:59:13 PM
To: Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR;
Baliles, Jonathan T. - Council Member; dave@johannasdesign.com;
Robertson, Ellen F. - Council Member; selena.cuffee-glann@richmondgov.com;
lawmanchem@yahoo.com; CharlesSamuels@richmondgov.com;
Hilbert, Chris A. - Council Member; Graziano, Kathy C. - Council Member;
Newbille, Cynthia I. - Council Member;
Mosby, Michelle R. - Council Member
Subject: Letter opposing SUP Ord. 2016-193
Auto forwarded by a Rule

Ladies and Gentleman,

My wife and I wrote Jon Baliles a letter and mailed it to him on January 7, 2016 regarding our concerns about the application of Westhampton, LLC for a SUP. I am attaching a copy of the letter.

It was our understanding that a resident of the City of Richmond could express support or opposition to an SUP application by letter, email, or telephone and that all would be put into the Planning Staff's file and given to the Planning Commission and City Council members.

The "letters in opposition" to Ord. 2016-193 appeared on the internet today under the agenda for the Planning Commission meeting on July 18, 2016. Our letter that we mailed is not included.

All of the letters both for and against with one exception are emails.

We wonder how many letters were received both for and against via regular mail and not put into the record?

We think that the public should be made aware of the fact that only emails are put into the SUP files of the Planning Staff if that is truly its policy.

We would appreciate your clarifying the policy to the citizens of Richmond, so that everyone will know how to voice his/her opinion correctly.

Thank you for your help in this matter.

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

From: Betsy Gardner[SMTP:BETSYZGARDNER@VERIZON.NET]
Sent: Saturday, July 09, 2016 4:59:48 PM
To: Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR;
Olinger, Mark A. - PDR
Subject: Westhampton LLC Project at Libbie and Grove
Auto forwarded by a Rule

Messrs. Baliles, Ebinger and Olinger,

I am writing to ask you to adamantly reject the proposed Special Use Permit for the Westhampton on Grove development at 5702-5706 Grove Avenue. I have been a resident of the Westhampton neighborhood for over 18 yrs and frequently visit the shops and restaurants at Libbie & Grove. The developers say they are bringing complimentary businesses and restaurants that will add to the character of Libbie & Grove. Not so. In the name of profit they aim to forever change the character of this neighborhood for the worse.

It is my understanding that this modification from existing zoning that the developers are asking for is to increase the height of the two proposed buildings from 28 feet to 39 & 38 feet respectively. Why do you continue to allow SUPs for increasing height, density and furthermore exacerbating parking and traffic issues? You are the stewards of the growth of our city...not the over development to for the profit of a few. Crowded around this area are dense neighborhoods that cannot bear what this will bring in terms of congestion. Please look at the bigger picture of issues this will bring.

They say that all proposed uses in the project and parking meet existing zoning. The math is poor at best with the salon eating at least a third or more of the available parking and the the restaurants the rest. Cars seeking parking will go to the surrounding streets increasing traffic and taking residents spaces. By your own numbers barely enough parking is given to the residential units. Furthermore, granting a small exception on height for a third story seems to me NOT WORTH the precedent this will set. The developers owning the properties across the street will rightfully expect the same or more. And how could you refuse? Do you want to be known as the guys who turned Libbie and Grove into ShortPump in town?

They say while parking and traffic are legitimate concerns that this neighborhood and the City need to continue to work on together, "it is not the responsibility of a single property owner to solve the entire neighborhood's challenges"... especially when the proposed development meets existing City requirements for parking (which as mentioned is incredibly inadequate). This is laughable. A take the money and run attitude that shows there is no consideration of the surrounding neighborhoods. They want to play that they are a good neighbor but thumb their noses to say "we did our part....tough sh!t to the rest of you".

It would be an enormous MISTAKE for the City and its residents if the Special Use Permit were approved and a loud minority of developers, residents who work with them and other outsiders

rule the day. Your constituents when looking at how this process has evolved already feel jaded. Please don't confirm why they feel so.

Please DO NOT support the Special Use Permit application for Westhampton, LLC.

Sincerely,

Elizabeth Zacharias Gardner
11 Albemarle Avenue
Stonewall Court

From: Greg Lucyk[SMTP:GGLUCY@COMCAST.NET]
Sent: Saturday, July 09, 2016 6:45:58 PM
To: Baliles, Jonathan T. - Council Member
Cc: Olinger, Mark A. - PDR
Subject: FW: Updates from Westhampton on Grove!
Auto forwarded by a Rule

Gentlemen,

I am writing to pass along the below email message from Westhampton LLC to its email list. You will note the LLC has prepared a canned message "enthusiastically supporting" the SUP for their folks to send to you and others. Of course, our group is composed of volunteers, not paid staff. We don't have the staff time and technology to put together a campaign like this. I wanted you to be aware of this solicitation so if you receive any of these canned emails, you will know they are not heart felt messages personally composed by individuals who are gravely concerned about their neighborhoods, their quality of life and their property values. Instead, they represent nothing more than another click and paste from the developers' PR machine. Pay special note to the "renderings" below and the apartment unit party patios looking down on the adjacent neighborhood residents' backyards and bedroom windows. If approved, this will create unprecedented light and noise pollution, and amount to a gross invasion of privacy in our pleasant, peaceful neighborhoods. Please don't let this happen.

I hope you will keep this in mind as you review your mail and report to the Planning Commission. Thank you for your attention and consideration.

Gregory Lucyk
300 Seneca Road
Richmond, VA 23226
804.920.7031
gglucy@comcast.net

From: Patricia Young [mailto:beemaw@msn.com]

Sent: Friday, June 17, 2016 7:43 PM

To: Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR; Bridewell, Travis A. - DPW

Subject: Westhampton, LLC SUP application

Dear Gentleman,

As a long time resident of Tuckahoe Terrace, I would be writing to you for days if I were to discuss all of the reasons that I am opposed to the present SUP application by Westhampton, LLC. Today, however, I am going to address only three of these.

The City Code contains the following: Sec. 30-1050.1 ". . . The City Council may authorize the use of land, buildings and structures which do not conform to the regulations and restrictions prescribed for the district. . . whenever the Council finds that the proposed use **will not**:

- (1) Be detrimental to the safety, health, morals and general welfare of the community involved.
- (2) Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.

I contend that the Westhampton, LLC project **will** be detrimental to the morals and general welfare of the community involved and tend to create congestion in the streets in the area involved.

The original SUP was for 9 "luxury" condos. The present SUP is for 12 apartments. Yet, one of the developers, Jason Guillot, was quoted in the RDT on March 6, 2015 as saying,

“We are not interested in trying to propose a project that the neighborhood would not be happy with,” Guillot said about the decision not to even consider apartments. “We will not go down that road.”

As you may remember, when Scott Boyers applied for an SUP at the BP location, many neighbors were very much opposed to his plans because he was going to build apartments, not condos. I know first hand that university towns are notorious for having apartments rented by wealthy parents for their children in college.

These apartments that Westhampton, LLC says will be 1 and 2 bedrooms will be filled to the gills as college students want to move off campus. What will prevent a one bedroom apartment from having 4 or more students who will be dividing the cost? Then the 2 bedrooms might have 6 or more.

Obviously, Mr. Guillot realized when he made his statement on March 6, 2015 that the neighbors would have good reasons to oppose apartments!!! However, we continue to hear from him, "We have listened." This seems to be the by word of the developers on Grove as they were also spoken by the Chadwick condo developers!!!

I have been greatly concerned for some time about the "moral" health of Grove Avenue as it has acquired more bars. It is becoming a west end Shockoe Slip. Surely college renters are going to add to this mix!

I have first hand information of behavior in the present restaurants with bars on Grove Avenue of behavior that I do not want to witness and more importantly do not my teenage grandchildren to witness. Therefore, I no longer take them to eat on Grove, but go to restaurants without bars in Henrico. How much more immoral behavior will we have in the area if the apartments are filled with college aged students?

Secondly, the providing of only 1 parking place for every 4 apartments is absolutely ludicrous!!! Parking is already a problem in the area. I certainly hope that the renters will be made aware of the fact that they may arrive home from school or work only to find that they have to park in Glenburnie or Tuckahoe Terrace.

This brings me to my third point. When there are not enough parking spaces on Grove, patrons of the businesses and apartment tenants will come into our neighborhoods in even greater numbers than they do now. The lack of safety in our family oriented neighborhoods will be even more of an issue than it is now.

I beg you who are entrusted with protecting the citizens of Richmond to do just that. Between Westhampton, LLC, St. Catherine's new proposals, St. Mary's, and St. Bridget's plans, and not telling what may be coming on the south side of Grove between Libbie and Granite, the City planners need to take a time out and study what the full impact of all of these projects will be on the neighbors who bought in this area because they wanted a small scaled family oriented village nearby, not mixed use projects!!!

Thank you for your consideration.

Patricia C. Young
5405 Tuckahoe Avenue
Richmond, VA 23226

From: Brooke Shafovaloff [mailto:brooke.friend@gmail.com]

Sent: Tuesday, June 14, 2016 8:41 PM

To: Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR

Subject: In regards to Libby Grove

Dear Mr. Baliles and Mr. Ebinger:

I am resident of the Westhampton neighborhood. My daughter goes to school in our neighborhood. We like our neighborhood and support development at 28 ft. I humbly request that you deny Westhampton SUP.

--

Brooke Friend

RODAN+FIELDS

R+F Independent Consultant

<https://bfriend.myrandf.com/>

804-499-0493

From: Mike Lennon[SMTP:MLEN26@YAHOO.COM]

Sent: Wednesday, July 06, 2016 5:50:09 PM

To: Baliles, Jonathan T. - Council Member

Subject: Opposition to revised SUP proposal for the Westhampton Theater property

Auto forwarded by a Rule

Councilman Baliles,

I am writing to voice my opposition to the revised proposed SUP for the Westhampton Theater property at the intersection of Libbie and Grove Aves. I live two blocks from the intersection, and have two small children. I am concerned with the traffic as it already exists - and increasing capacity by placing highly trafficked businesses such as Taste Unlimited, will only add to the existing challenge. Exiting the Glenburnie neighborhood can be challenging throughout the day, not just at school pick up/drop off times.

Furthermore, adding capacity while simultaneously decreasing parking seems absurd. Three stories does seem a bit much for the block, even with the offset. I realize that 'the genie may out of the bottle' regarding height, with the Chadwick renovation - but my opinion is that one bad decision should not beget another

I realize there are all sorts of opinions on the project, but the SUP process is designed to protect the taxpayers that live closest to the area of proposed change.

I hope that my work schedule allows me to attend the upcoming hearing, but I wanted to write to ensure that my voice is also heard.

Thanks,

Mike Lennon
5502 Bewdley Rd

Begin forwarded message:

From: Tuckahoe Terrace <tuckahoeterrace@gmail.com>

Date: July 4, 2016 at 12:17:02 PM EDT

To: undisclosed-recipients;;

Subject: Westhampton Citizens Association (WCA) Member and Non-Member Survey on Libbie & Grove development project

Hello All,

What follows is a message and survey from the Westhampton Citizens Association (WCA) concerning the proposed Libbie & Grove development project. As many of you know, I have already posted this on Nextdoor.com/tuckahoeterrace. Since posting on Nextdoor I have received a couple inquiries about the project. Specifically I have been asked if the denial of the Special Use Project would risk the introduction of two new restaurants. The Special Use Permit has been applied for to exceed the current zoning building height of 28' or two stories with the addition of a 3rd story for 12 apartments. The proposed restaurants are on the first floor and as such are not at issue here. If the Special Use Permit is denied for the 3rd story and apartments, the restaurants could still be part of the development project. Please feel free to contact me if you need any additional information.

Thank you,
Ames

President, TTCA

M. 804.502.2950

TUCKAHOETERRACE@GMAIL.COM

Join us at NEXTDOOR.COM: <https://nextdoor.com/invite/xybgrmmqjugxhvhrnke>

The WCA message and survey is as follows:

Special Use Permit Application, Membership and Non-member Survey, Future Public Hearings

There is a proposed development along the Libbie and Grove commercial corridor called **Westhampton on Grove**. Within Westhampton on Grove, there are three buildings, two new and one existing. The two new buildings require a **Special Use Permit (SUP)** from the City of Richmond's City Council to allow their proposed heights. These two buildings are proposed at approximately 38' up to approximately 40' (three stories); the existing zoning for these properties, UBPO1, allows a maximum height of 28' (two stories). The third building is the existing Long & Foster building (max. height ranges on a sloped site from approx. 19' – 25') and does not require an SUP zoning variance.

An SUP application has been submitted to the City of Richmond requesting the height variance for these two buildings: 5706 Grove Avenue (currently the site of the Westhampton Theater) and the new building, 5702 Grove Avenue (currently Long & Foster's parking lot at the corner of Grove and Granite). The "Long & Foster building" will remain one story, with an upgraded façade.

Here is the link to the project plans and additional information regarding the proposed SUP; please take the time to familiarize yourself with the proposal/plans <https://goo.gl/iaPBUX>.

[Westhampton on Grove: Project Description](#)

The proposed project totals 49,800 square feet, with 5 tenants (retail, restaurant, office) on the 1st floor, 4 commercial offices on the 2nd floor, and a 3rd story stepped back from the Grove Avenue façade that includes 12 one- and two-bedroom residential rental units, ranging from 750 to 950 square feet. The developer has announced the intended tenants for the first floor: from west to east: Mango Salon, Tazza's Kitchen (restaurant with outdoor dining), Long & Foster Realtors, Taste Unlimited (sandwich shop, specialty foods with an outdoor eating area). The smaller 5th tenant space operates off of the parking lot in the rear and has not been assigned at this time. The second floor office tenants have not been announced.

Survey

The Westhampton Citizens Association Board has been asked for its position on this proposed development. It is obvious that our members have differing opinions on this issue. With this in mind, we have developed a survey which we encourage you to submit to us. Please follow this link to complete the survey: <https://www.surveymonkey.com/r/QL8BTSP>. **If you deem it appropriate, please forward the survey to neighbors who reside in the WCA boundaries as the survey is intended to reach the Westhampton Community, regardless of whether or not you are a member of the WCA.** Each household can submit a single response or, if there are two adults in your household, each of you may separately submit a response to the survey. For the integrity of the survey results and so that we can limit the survey response to two adults per household, we ask for the name of each person filling out the survey...your name will in no way be used for any other purpose and will not be attached to your response to the survey. We hope to finish tallying the results of the survey no later than Sunday, July 10, so that we can weigh in on this matter with the City of Richmond and our City Council representative. If we do not hear from you, we will assume that you are comfortable with a consensus of opinions of your fellow WCA members. If you would like to discuss any of this further with a WCA board member, please respond to this email or contact a board member before July 9. A list of current board members is attached to this email.

Thank you for your time and interest in our community.

Public Hearings regarding the SUP in July 2016

The SUP application will be presented at two public hearings in July. The public is invited to attend and if you plan to speak re: the project, please follow the instructions on the Richmondgov.com website links to City Council/City Clerk and Planning Commission. The proposal will be on the agendas for the Richmond Planning Commission (July 18) and Richmond City Council (July 25) as follows:

- City of Richmond Planning Commission: July 18, 1:30 PM at City Hall, 900 E. Broad St. 5th floor conference room.
- Richmond City Council and Public Hearing: July 25, 6:00 PM at City Hall, 900 E. Broad St., 2nd floor City Council Chambers.

IF YOU WANT TO SPEAK at the City Planning Commission, come to the meeting, fill out the form provided at the meeting on July 18 (typically on a clip board in the meeting room chairs), and await the time for public comment associated with the Westhampton on Grove SUP.

IF YOU WANT TO SPEAK at the City Council Meeting, come to the meeting and await the appropriate time at the meeting on July 25 for public comment associated with the Westhamptonon Grove SUP. You do not need to sign up in advance for items that are on the City Council Agenda.

Thank you,

Ames

President, TTCA

M. 804.502.2950

TUCKAHOETERRACE@GMAIL.COM

Join us at NEXTDOOR.COM: <https://nextdoor.com/invite/xybgrmmqjugxhvhrnke>

From: Kathy Watson[SMTP:KRWATSON12@GMAIL.COM]

Sent: Thursday, May 19, 2016 10:20:36 AM

To: Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR

Subject: Westhampton on Grove

Auto forwarded by a Rule

I plan to attend the meeting on Wednesday regarding the revised plans of 'Westhampton on Grove'. My guess is the meeting will be quite contentious between those for and against. For that reason, I would like to put some of my thoughts and concerns in writing to you before the meeting.

While the new plan is superior to the original plan, it still does not address many of the nearby residents' concerns. As a resident on the corner of Matoaka and Granite for 33 years, I have personally witnessed the increase in traffic and overflow parking in our area. I carefully choose what time of day I frequent the area for shopping, etc. because of the traffic, congestion and parking issues. Weather permitting, I almost always walk to most of the stores, but when dropping off large packages at the UPS store, buying groceries at Libbie Market, or shopping for clothing, it is not practical to walk when I will be burdened with large items coming or going. We keep hearing that the desire is for this to be a pedestrian shopping district but that just isn't enough justification for insufficient parking. The overflow parking on Granite is already a menace and unfair to the residents. It continues to get worse and Granite is simply not wide enough to accommodate much more traffic. The intersection at Grove and Granite is already extremely dangerous and a light is desperately needed there for safety and traffic congestion control. Cars literally fly around the blind corner heading east on Grove and cars also drive way too fast on Granite. A light at the intersection would at least help slow traffic down and help with the high congestion at many times day. With two schools located in the immediate area and many young children walking and crossing streets, safety should be a primary concern.

I am certainly not anti-development, but it must be done right. How can the city possibly justify adding more businesses and residences with insufficient parking? This is a recipe for failure. The developers say it is not cost effective for them to build more parking, so the city must step in and provide adequate parking if they approve these plans. There is a net decrease of parking spaces with the new plan and some of the older established businesses will not have access to these spaces which might drive them away. All of a sudden there isn't a market for condominiums? That should have been obvious months ago. Only 2 of the Chadwicks condominiums are sold, and let's not even get started on the debacle of the Tiber! With apartments in the new plans, I suppose the idea is to attract U of R students. That is not exactly the clientele that residents desire. Also who will want to rent an apartment with only one designated parking space?

As usual, the new renderings look lovely, but close inspection of the corner rendering shows wide sidewalks and lovely grassy medians along the east side of Granite and also along Grove in the block before the development. Granite also looks wider in the renderings. Is that part of the developers' plan? I doubt it, and I certainly don't think it's part of the city's plan if they can't even put in a traffic light or provide adequate parking for the proposed new businesses and apartments.

In short, once again, these plans seem woefully inadequate in addressing the concerns of the nearby residents and parents of school children attending St. Christophers and St. Catherines.

Respectfully,
Katharine Watson
5507 Matoaka Road

From: Betty Dobbie[SMTP: BETTYBEACH51@GMAIL.COM]
Sent: Friday, May 20, 2016 11:58:51 AM
To: Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR
Cc: amesrussell@verizon.net; WGS4155@aol.com
Subject: In support of Save Libbie and Grove!
Auto forwarded by a Rule

Dear Councilman Baliles and Mr. Ebinger:

I live in the Westwood area along Libbie Avenue, and consider the Shops on the Avenues to be my go-to destination for dining, entertainment, and shopping. While I happen to live in a sliver of Henrico County surrounded by the city, I nevertheless consider myself to be a *Richmonder*, born and bred, and I deeply value my community. I have followed the news coverage of the various plans for redevelopment of the 5700 block of Grove Avenue with distress and alarm. There is no good reason to change the whole character of this vibrant, unique, "very Richmond" neighborhood by changing long-existing building codes. I urge you to **reject** the Special Use Permit Application submitted by Westhampton LLC seeking an exemption from the standard zoning height of 28 feet.

I plan to attend the May 25th meeting at Mary Munford Elementary School.

Sincerely,

Betty Dobbie
5801 S. Crestwood Avenue
Richmond VA 23226

From: Rodney Jefferson[SMTP: RJEFFERSON@LITTLESCHOLARSLLC.COM]
Sent: Wednesday, May 25, 2016 9:00:55 AM
To: Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR
Subject: Westhampton Development
Auto forwarded by a Rule

Mr. Baliles and Mr. Ebinger,

I live on N. Wilton Road in walking distance to the proposed development at Granite and Grove. My family walks to the local restaurants and shops on a weekly basis and my children frequently walk home from their respective schools passing Granite and Grove on their way home.

I have serious concerns about pedestrian safety in this area. I feel this area is already unsafe for pedestrians and the proposed development will make the current safety issue much worse.

Regardless of whether the development is approved, the following should be considered.

1. Extend the 25 mph speed limit further east on Grove by at least a quarter of a mile. Cars headed west are coming in to the curve near Granite at an unsafe speed. Cars headed east are accelerating out of the curve at an unsafe speed.
2. Ask Richmond Police to set up radar in this area. Police never monitor the traffic in this area but their presence would slow down dangerous cars.
3. Install a major crosswalk at, or just east, of Granite and Grove. The new crosswalk should be well marked and clearly visible to all.

Thank you for considering these important measures to improve the safety of our citizens.

Regards,

Rodney A. Jefferson

From: Julia Dillon[SMTP:JULIA313@VERIZON.NET]

Sent: Wednesday, May 25, 2016 1:00:47 PM

To: Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR

Subject: Westhampton Development at Grove and Granite

Auto forwarded by a Rule

I will be unable to attend the Public Meeting at Mary Munford tonight but I want to voice my opposition to the latest proposed development by Westhampton, LLC. Although I am not opposed to development, I have a number of serious concerns regarding this particular proposal. They are: (1) building heights far exceeding the existing required zoning ordinances (2) Lack of Parking (3) Increase in traffic for an already very busy small area (3) change in the character of our neighborhoods surrounding this area.

I hope you will listen closely tonight to those who will expand on my reasons for opposing this project as it stands. We do not want to turn into a Carytown.

Julia Dillon
100 Granite Avenue
Richmond, Va. 23226
julia313@verizon.net

From: Bill Jones[SMTP:WOJ3@EROLS.COM]

Sent: Wednesday, May 25, 2016 9:40:16 AM

To: Baliles, Jonathan T. - Council Member

Cc: Wong, Yueh (Eli) H. - City Council Liaison

Subject: Proposed Westhampton Development & Environs

Auto forwarded by a Rule

Jon,

I remain opposed to the Westhampton plans, even as reduced in height and mass, but also fear that the broader picture is not being seen or addressed.

As you know vehicular and pedestrian traffic has increased dramatically in subject area in the last few years along with the resultant gross lack of parking space. Whether a result of that growth or simply attitudinal changes, likely some of both, drivers routinely ignore stop signs and pedestrian right of way in the too-few crosswalks. It's the rare driver who slows to 25 along Grove, Patterson and Maple as posted. Quite frankly the area bound by Grove / Granite / Patterson /Somerset is a nightmare to navigate by foot or vehicle. Accidents are common. The mix of retail, schools, small businesses, entertainment and restaurants is certainly desirable but is now overloaded due to its success. Adding to the mix in addition to Westhampton will be the planned changes at St Catherine's, St Christopher's, St Bridget's and BS Nursing School...what is lacking is a comprehensive plan for the described area to address the problem before it's further out of control. Only the City can develop such a plan. I have reviewed the St Catherine's Study but feel it should not be viewed in a vacuum...we must have a thorough study of the entire area!

I have lived in the area for 41 years (Tuckahoe Blvd and since 2011 Maple Green) and urge you to put a hold on any further SUP's or developments until the overall situation has been reviewed. Thanks for your continuing service to the City.

Bill

From: Anne Daniel[SMTP:ANNE.DANIEL@VERIZON.NET]
Sent: Wednesday, May 25, 2016 9:34:39 AM
To: Baliles, Jonathan T. - Council Member; Olinger, Mark A. - PDR;
Ebinger, Matthew J. - PDR
Subject: I DO NOT support Westhampton on Grove!
Auto forwarded by a Rule
TERRIBLE.... See you all tonight.

From: jeff[SMTP:PALANIDRIVE@VERIZON.NET]
Sent: Tuesday, May 24, 2016 8:42:46 PM
To: Baliles, Jonathan T. - Council Member
Subject: westhampton
Auto forwarded by a Rule
Mr. Baliles,
I have been a local business owner in the Grove and Libbie area since 1998. I would like to register that I do not support this project. This project may (will) take twice as long than proposed. Considerations have

not been made to area businesses in regard to loss of business due to: road closures, unexpected infrastructure repairs during construction, etc. Will area businesses be compensated for business loss? Will any of the taxes I pay to the city of Richmond go to support this project? Yes. Why should I pay for my loss of business due to their plan?

I support anyone's opportunity to develop an investment, but not at the cost of others.

Thanks,
Jeff Weatherly
Palani Drive
401 Libbie Ave
Richmond, VA 23226
[804-387-0104](tel:804-387-0104)

From: Ann Rawls[SMTP:ANNRAWLS@ME.COM]

Sent: Sunday, May 22, 2016 3:26:54 PM

To: Baliles, Jonathan T. - Council Member

Subject: Libbie and Grove

Auto forwarded by a Rule

Dear Mr. Baliles,

I live on the corner of Greenway Lane and Grove Avenue just a few blocks from the proposed redevelopment.

While I would like to see the area improved, I do not think that 750-950 square foot apartments are in keeping with the neighborhood. I lived in the 1500 block of Park Avenue for 12 years and I can assure you that we do not want college students or young people in those apartments. The parking is inadequate. The changes do not match the other condos being constructed in the next block.

Thank you for your consideration.

Ann Rawls
17 Greenway Lane

From: Betsy Gardner[SMTP:BETSYZGARDNER@VERIZON.NET]

Sent: Saturday, May 21, 2016 2:42:44 PM

To: Baliles, Jonathan T. - Council Member

Subject: Please don't let them do this to our wonderful, unique area

Auto forwarded by a Rule

Dear Jon,

I urge you once more to deny the SUP for the Westhampton on Grove project. Though the new set of plans have reduced the height to what looks like a better compromise, there are several issues not addressed.

PARKING:

In the plans I counted 103 parking places that still don't meet requirement of 111 that in itself look like bad math. There are 12 residential units and only 3 "required" parking places. 19

allowed for the restaurant and another 92 for the commercial which would include a busy restaurant-like establishment Taste Unlimited. The surrounding area can't support what will be parking overflow from these businesses. And no one has talked about the existing 3 restaurants, Starbucks, Ice Cream parlor and assorted retail that have seriously unmet parking needs.

With a lack of parking, we can expect endless circling cars seeking parking on street or other. Traffic on this block is already dicey at prime times of the day. It will soon become seriously worse pushing cars into surrounding neighborhoods to avoid it or find parking. The walk-able allure of this area will be shot. Pedestrians who will try to avoid driving will have to still dodge cars making quick turns and trying to jockey for spaces.

PEDESTRIANS:

Speaking of Pedestrians, this is a highly trafficked area for students going to and from school. The increase of traffic volume will further increase risk for any walking or biking children and adults.

OVERDEVELOPMENT:

To allow this you are breaking the seal. 3 stories at the height of almost 44 feet is almost double the existing 28 feet currently allowed. Slick developers with well crafted renderings duped neighbors to thinking the Tiber on Libbie and the Chadwick building would blend in with the surrounding area. There is serious "buyers remorse" for neighbors who now live with those building now.

Allow this and the new owners of the properties across the street will not only want the same but higher. And how could you deny them? You let Westhampton do it. The entire character of this block will be gone.

AND MORE PARKING ISSUES...

If the 2 parcels mentioned above get their 3 stories or more, what was already ridiculously figured parking will become a joke. There is no way to create more out of what currently exists unless someone want to spring for a deck. Neighborhood streets will be used and residents will pay the price. More traffic, more endless circling of blocks looking for parking. This area cannot bear the increased need from this or future developments.

I truly beg you do not approve this. This is such a historic, unique corridor in Richmond. People love it because it's not Short Pump...it's rather eclectic and diverse in it's stores, restaurants and structures. Sure, develop and improve what is there but within the existing 28 ft standard. It can be done....please hold them to it.

I know you grew up around Richmond too. I know you appreciate the old structures and all of the cool, old building Richmond has. You probably shudder a little to even think of even moving to the far west end to live amidst all of it's homogenized structures and navigate their nightmarish Short Pump traffic. This is opening the door to another 3 stories or more across the street and traffic that will make far West Broad Street look like a cake walk. Please don't let them do this to us.

Thank you for your consideration....

Betsy Gardner

From: Jim and Ann Wilson [jawilson3@comcast.net]

Sent

Sun 12/6/2015
5:32 PM

To: Baliles, Jonathan T. - Council Member

Cc:

Subject: Westhampton Theater Replacement - What is going on?

Attachments:

[View As Web Page](#)

Jon,

Ann and I were really frustrated to read this morning that the 4+ story Westhampton complex was expected to begin construction next year. This is not good for our neighborhood, not good development and brings back the image of Grove Pump that we killed years ago in the badly conceived BP station replacement.

Has city council voted on the variance? Did you vote to approve this 64ft. tall mall anchor? Need to know what you are thinking and the current status of the project ASAP. Thanks for a quick note.

Jim and Ann Wilson
5502 Grove Ave.
804-288-0518

