

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 8:09 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Special Use Permit (SUP) for 509-511 Libbie Avenue
Attachments: Plans Survey 509-511 Libbie Ave.pdf

From: Elizabeth Williams [mailto:hattithurber@aol.com]
Sent: Sunday, January 31, 2021 1:00 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>
Subject: Fwd: Special Use Permit (SUP) for 509-511 Libbie Avenue

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I implore you to deny this special use permit. Please preserve the character of the Westhampton area. These buildings will continue the disturbing trend started with the Tiber and the monstrosity towering over Patterson that ignores the essence of housing and business structures and access in this area that makes it so desirable and attractive.

Elizabeth Williams, member Westhampton Citizens Association

|

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

From: Westhampton Citizens Association <contact@westhamptoncitizensassociation.com>
To: Members WCA <members@westhamptoncitizensassociation.com>
Sent: Fri, Jan 29, 2021 5:21 pm
Subject: Special Use Permit (SUP) for 509-511 Libbie Avenue

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 and also to our City Council member, Andreas Addison. Andreas' email address is andreas.addison@richmondgov.com.

Thank you for your prompt attention to this important matter.

Philip Hart
President
Westhampton Citizens Association
contact@westhamptoncitizensassociation.com

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 8:11 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Libbie Avenue Proposed Project

From: Kristin Lund Vosmik [mailto:kristinlundv@gmail.com]
Sent: Sunday, January 31, 2021 2:46 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>
Subject: Libbie Avenue Proposed Project

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I am writing to request that the City Planning Commission request further concessions from the developers of 509-511 Libbie Avenue.

The height of the proposed buildings is lower than the Tiber, but still greater than what would be recommended by Richmond 300. The Tiber eyesore should not be used as a reference! The Richmond 300 plan received careful and extensive citizen input, careful thought about community. Needless exceptions should not be made purely for the sake of developers preferences.

In addition, the buildings are scaled for families but offer no outdoor or green space whatsoever. The ungainly top floor terraces seem out of keeping with the area's village feel and seem unlikely to offer residents true opportunities for sunlight and enjoyment. They are no substitute for some minimum outdoor space. Furthermore, the size of the homes suggests these will do very little to add diversity to the area for smaller/younger families units or older/downsizing families.

Development decisions now affect the community feel forever. Please consider carefully. Some of the townhomes on Maple have really detracted from the neighborhood's appeal--even with minimal green space.

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 8:11 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Special Use Permit (SUP) for 509-511 Libbie Avenue

From: Judith Carpenter [mailto:judithcarpenter@mac.com]
Sent: Sunday, January 31, 2021 1:18 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>; Westhampton Citizens Association <contact@westhamptoncitizensassociation.com>; Dean Hawthorne <deanhawthorne@mac.com>
Subject: Special Use Permit (SUP) for 509-511 Libbie Avenue

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Sirs,

We write to echo the concerns about this project that have already been shared with you by the Westhampton Citizens Association. Specifically, the height of the project, the lack of adequate parking, and the inadequacy of setback from Libbie Avenue, the dramatically increased density and traffic, and the continued erosion of the character and village-like feel of the area are all reasons why the citizens who choose to live here find this special use permit unacceptable. The proposed project is inconsistent with the Richmond 300 Master Plan, which calls for the height of residential buildings in the Libbie/Grove/Patterson area to be limited to 3 stories.

We have lived in the area for 30 years and on Libbie Avenue for 5 years. The increase in the volume of traffic in the area and on Libbie in particular has been breathtaking. There is no enforcement of speed limits, and vehicles routinely ignore signs prohibiting truck traffic, no through traffic at certain hours, etc. More density can only exacerbate these issues. Please consider what will be lost if this SUP is approved—for once lost, those things cannot be replaced.

Respectfully,
Judy Carpenter & Dean Hawthorne

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 8:03 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Libbie Avenue

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

From: Kate Sakowski [mailto:thecrookedlady@aol.com]
Sent: Saturday, January 30, 2021 4:28 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Libbie Avenue

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I object to the construction of any building over two stories tall in the Libbie, Grove, Patterson area.
Kate Hardy Sakowski
6 Tapoan Road
Richmond, VA 23226

Sent from my iPhone

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 8:00 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: 509-511 Libbie ave special use permit.

From: Peter Powell [mailto:pwwp5502@gmail.com]
Sent: Saturday, January 30, 2021 2:42 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: cwhitham@comcast.com; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>
Subject: 509-511 Libbie ave special use permit.

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This used to be a quiet local neighborhood of mostly single family homes with minor traffic problems. Try driving on Libbie particularly in that area - the traffic is terrible. In addition, we have a lot of school children who don't always pay attention along with runners and bicyclists (who never pay attention). We have been lucky, no serious accidents of which I am aware. We do not need more houses or more traffic. The new perpendicular parking in that part of Libbie has not had a chance to be effective and I believe the safety factor has yet to be tested.

Each new house will have at least 2 cars - that is a minimum of 28 more cars in the neighborhood. There are 3 houses under construction on Libbie between Grove and Cary and one on Granite along with 2 lots waiting for buyers. Come on! Why do the developers want to pick on us? We also remember the mess, yes mess, during the extended Tiber construction.

The 4 stories certainly bothers me - look at the monstrosity that St. Marys is putting up on Patterson Ave. Please don't approve this permit unless you would like this type of building in your neighborhood.

Sincerely,

Peter W.W. Powell
5502 Cary St. RD.

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 7:59 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Libbie Ave rezoning

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

From: CHRISTIANNA Z BLANTON [mailto:christazblanton@gmail.com]
Sent: Saturday, January 30, 2021 1:43 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>
Subject: Libbie Ave rezoning

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I live at 505 Henri Rd. This is the neighborhood that the rezoning of Libbie for the huge housing complex is being considered. We already are dealing with the huge complex going up on Patterson in the old Westhampton School location and the development where the Weathampton theater used to be. Not to mention the huge condo at the south corner of Maple and Grove. We already have 3 schools and two large churches and 3 smaller churches in this same neighborhood! How much more congestion can, what used to be a charming , very convenient place to live, take! Three Chopt Rd is only 2 lanes, as is Maple and most of Libbie and Granit. We also have a fire station on Maple! Enough is enough! Please don't allow this rezoning to take place.

Chris and Charlie Blanton
505 Henri Rd
Richmond, VA
christazblanton@gmail.com

Sent from my iPhone

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 7:57 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: 509-511 Libbie

From: Kirkland Hagerty [mailto:kirkland.hagerty@gmail.com]
Sent: Saturday, January 30, 2021 7:04 AM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: andreas.addison@gmail.com
Subject: 509-511 Libbie

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To whom it may concern,

I write in strong opposition to the current plans and SUP application for the properties at 509-511 Libbie Ave. I support construction and development in the Westhampton area, but I plead with you to help to ensure building plans are consistent with both the current architecture and feel of our neighborhood. The current plans for these lots is a colossal structure not at all in line with the look and feel of the area, go against the Richmond 300 height restrictions, and show no concern for maintaining what has made the Westhampton area so desirable—a village-like hub bustling with activity in a small, accessible, attractive way. Buildings such as these completely change the nature of the area and are posed to ruin a good thing. Please help save our neighborhood by having the developers revise their plans to be more consistent with existing structures. **It is in all of our best interests for new construction to further enhance our area, not to quickly ruin it.**

Thank you for your attention to this matter.

Kirkland Hagerty
Sent from my iPhone

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 7:54 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: SPU for 509-511 Libbie Avenue

From: Kathy Watson [mailto:krwatson12@gmail.com]
Sent: Friday, January 29, 2021 7:08 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>
Subject: SPU for 509-511 Libbie Avenue

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I am writing to express my displeasure that the Richmond City's Planning Staff has recommended the approval of the special use permit request. I have lived at the same address (5507 Matoaka Road) for 38 years in the Grove/Libbie/Patterson area and am a member of the Westhampton Citizens Association (WCA). Over the years, the WCA has objected to quite a few SUP's and as a general rule our City Councilman and City Planning Staff have sided with developers rather than the citizens who live and own property in the area. In this particular case, the SUP is inconsistent with the recently adopted Richmond 300 Master Plan which calls for the height of residential buildings in the area to be limited to 3 stories. Why even have a Master Plan if every SUP that comes along is going to be approved? The village-like feel of the area, that so many residents love, is rapidly being destroyed by developers who are chasing the almighty dollar and city staff who are only concerned with a larger tax base (without improved city services). The area is likely to become another overgrown Short Pump-like area if things continue in the same vein. It is time to listen to the voices of the residents. We are not against development in general, only development that is not in keeping with the Master Plan and development that destroys the feel and ease of living in the Libbie/Grove/Patterson area. Please do the right thing.

Thank you,
Katharine Watson
5507 Matoaka Road

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, February 1, 2021 7:54 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: nightmare on Libby

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

From: SHARON CARTER [mailto:sharoncarterdesign@icloud.com]
Sent: Friday, January 29, 2021 5:53 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Cc: Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>
Subject: nightmare on Libby

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Concern is hardly the word to use in describing my emotions around the 509-511 Libby Ave. properties project. The area might as well be 64/95 highway. The traffic is nightmare. The parking is non existent. This 300 Master Plan is going to look like NYC. This MUST NOT PASS!! The bottom line is the only thing that ever gets attention and I'm sure \$ has already changed hands to get this past. Example.....Westhampton School/St. Mary's. Not only an eyesore and 2ce as big as stated but ALL trees removed. Tragic is the best descriptor I can think of right now. I beg you not to ruin our neighborhood any further by allowing this disaster to be built.

Ebinger, Matthew J. - PDR

From: Tyler Paul <tylerbirdpaul@gmail.com>
Sent: Sunday, January 31, 2021 5:16 PM
To: PDR Land Use Admin
Subject: 509-511 Libbie Ave. Project, Richmond City 23226

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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.

We have 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 believe 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.

We are 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.

Mrs. Tyler Paul
5805 Grove Avenue
Richmond, Virginia 23226
804.837.5796
tylerbirdpaul@gmail.com

Ebinger, Matthew J. - PDR

From: Susan Hamill <susan.hamill@gmail.com>
Sent: Sunday, January 31, 2021 5:33 PM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council
Subject: Special Use Permit (SUP) for 509-511 Libbie Avenue

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Dear members of the Planning Commission,

I am writing in opposition to the application for a Special Use Permit for 509-511 Libbie Avenue that will be considered by Planning Commission tomorrow, February 1st.

As a resident of the area and a frequenter of the Libby and Grove corridor, I am concerned about several aspects of this project.

- 1) The Richmond 300 Plan calls for 3 stories in this area. The buildings in this project would be 4 stories. Approval of this project is therefore inconsistent with the City's plan and could establish an unfortunate precedent for the area.
- 2) The project's density and height, inadequate set backs and parking are of considerable concern. This is already a very busy traffic area. A project of this scale and density will add to traffic congestion and possibly impact pedestrian safety.
- 3) I urge the Planning Commission to not approve this application. I urge the Planning Commission to maintain the 3 story height requirement incorporated in the Richmond 300 Plan and consider my other concerns noted above.

I am not opposed to thoughtful development in the Libbie/Grove/Patterson area. Development that complements the village-like scale that exists in the area will benefit all.

Thank you for your consideration of my concerns,

Susan Hamill

Ebinger, Matthew J. - PDR

From: betsy mitchell <betsymitchell1980@gmail.com>
Sent: Sunday, January 31, 2021 9:52 PM
To: PDR Land Use Admin
Subject: Special use permit and project planned for Libbie Ave

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To the City of Richmond's Planning Staff, And Councilman, Andreas Addison,

Having looked over the plans of the proposed 14 townhouses to be built on 2 lots along Libbie Ave. across from the Tiber , my husband and I strongly oppose this project. It is TOO MANY units and TOO TALL to fit in with the character of this neighborhood . When, by the way, was it approved for 4 story homes/buildings to be built along Libbie Ave.?

This said, We are not opposed to new building! A smaller number of townhomes of 2-3 stories positioned in a way to leave some green space ,would be in keeping with the "village " feel of the area.

PLEASE think about the long run implications of allowing building like this. This sets a new precedence! It won't take long for many of the residents of the area to head out of the city.

Sincerely,

Betsy Mitchell

Tuckahoe Terrace resident and employee of a Libbie/Grove shop

Ebinger, Matthew J. - PDR

From: Carter Hamill <cbhamill@gmail.com>
Sent: Sunday, January 31, 2021 10:37 PM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council
Subject: Opposition to 509-511 Libbie Ave

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 am writing to express my opposition to the proposed project at 509-511 Libbie Avenue. As a Richmond resident since 1990, I and so many others, am drawn to the "Libbie and Grove" area because of it's quaint community feel, small businesses and their respective "charming" spaces. It has been wonderful to see the area maintained and updated with the interests of the community. The growth in the area, however, has been appropriate and in keeping with the village-like feel.

I am, therefore, extremely concerned about the project at 509-511 Libbie and the application for a special use permit. If the project is approved, it will encourage and be used as a precedent for more buildings just as tall (and possibly even taller) becoming the norm. Buildings will encroach upon pedestrian areas and green spaces, such as the wonderful playground very close by. Additionally, there is already a lack of parking as well as traffic congestion that this project will only make worse. The small businesses that characterize this special area will be affected by customers' desire to shop elsewhere as parking will just become too difficult, not to mention the less-appealing commercial and apartment-dense tone of the area. All of these issues risk the loss of the village-like feel of our neighborhood.

The recently approved Master Plan clearly understands the value of the village-like feel of the area and this reflects the opinions of residents that the Master Plan says would be respected and honored. If buildings like what's proposed at 509-511 Libbie are permitted, the City will be reversing its commitments to residents like me who feel strongly about keeping buildings at a scale consistent with the village-like feel of the area. Furthermore, for residents, the credibility of the Master Plan will certainly be undermined and residents will feel that the City doesn't respect their opinions.

Please consider this email, and comments from others, as you review this project and the special use permit application.

Thank you for your time,

Carter Backus

Ebinger, Matthew J. - PDR

From: Blake Nichols <blakehnickols@gmail.com>
Sent: Monday, February 1, 2021 7:57 AM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council
Subject: Strong Concerns about 509-511 Libbie Avenue & Feb 1 Special Use Consideration

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To whom it may concern,

My husband and I recently learned about the high-density townhomes planned for two lots on Libbie Avenue across from the Tiber building, and are writing to express our strong concern about the special use permit they are being considered for today, February 1st.

We have lived in the Westhampton area for 10+ years, and chose to raise our family here because of the calm, village-like feel. Allowing buildings, like 509-511 Libbie Avenue to be built taller, closer to the road, and without a lack of adequate parking, will have a lasting negative impact on the feel of the area. They will undoubtedly deter young families like ours from moving in, visiting the Libbie Ave playground, and feeling relaxed walking the sidewalks with our children. Over our 10 years in the area, we have gotten to know many other families, and can say without question that they also will also be seriously concerned. Surely, the area's lovely features are attractive for the builders of 509-511 Libbie, and will help with the units' saleability. However, by capitalizing upon them, they are eroding what makes this area special.

We'd also like to point out our concern that the proposed project does not align with the Richmond 300 Master Plan, which limits residential buildings to 3 stories tall. If you begin making exceptions now, this creates a slippery slope for future exceptions in the area, further destroying the area's charm.

We feel strongly that a special use permit should not be granted, and the Richmond 300 Master Plan should be respected and followed. We urge you to take our thoughts, as well as the thoughts of others who wish to preserve the area, into consideration as you review the application today.

Blake Nichols

Ebinger, Matthew J. - PDR

From: Eric Burfeind <eebee63@gmail.com>
Sent: Monday, February 1, 2021 9:49 AM
To: PDR Land Use Admin; Addison, Andreas D. - City Council
Subject: Partial opposition to 509-511 Libbie Avenue SUP

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As recent residents of the Westhampton district, my wife and I are excited about the continual improvements to the residential area and do not oppose the construction of additional housing at the above mentioned location.

However, we do oppose the proposed height of the new structures and agree with the Westhampton Citizens Association by continued adherence to the Richmond 300 master plan, which limits new structures to 3 stories. We should preserve the village-like atmosphere of this unique and lovely area.

Regards,

Eric and Elizabeth Burfeind
118 Granite Avenue

Ebinger, Matthew J. - PDR

From: Mary Beth Nolan <nolanmb56@gmail.com>
Sent: Monday, February 1, 2021 9:57 AM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council; Ginger Bacon
Subject: Re: 509-511 Libbie project

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One other thing I just thought of as I see a huge truck driving down Granite. With this high density development there will be more traffic on Granite to escape the congested traffic now increased with the Libbie project.

Mary Beth Nolan
521 Granite

On Sun, Jan 31, 2021 at 12:56 PM Mary Beth Nolan <nolanmb56@gmail.com> wrote:

While I'm not against development at the above address I have the following issues with this proposal:

- 4 stories is too high. While the Tiber does have 4 stories it shouldn't be setting the precedent. In addition, the Tiber's location is totally different and the 4th story has a step back which softens its height.
- Each unit is showing 4 bedrooms (there is another bedroom on the ground floor but it only has a half bath so guess it's going to be an office). Assuming there are two occupants in the Master and only one occupant in the other 3 bedrooms = potentially 5+occupants per unit = 70 occupants!
- To accommodate all those bedrooms, the sq footage is very large – each unit as proposed will have 3,000-4,500 sq ft. The Tiber's sq footage ranges from 1,919-2,470 sq ft and only the penthouses have larger at 3,583 sq ft. Effectively ensuring that that price/unit is going to be targeting the affluent. Where are people going to buy who are more in the "middle class" range? Couldn't there be a mix of unit's sizes?
- It's ugly (totally a subjective opinion)

These are examples of buildings close by and the character they evoke.





I certainly did not put up my money to develop this property but if I did..... I would think about something like this.



Thank you for your time.

Mary Beth Nolan
521 Granite Ave.
23226

Ebinger, Matthew J. - PDR

From: Jackson Dyer <jackson@gulfseaboard.com>
Sent: Monday, February 1, 2021 9:58 AM
To: PDR Land Use Admin
Cc: andreas@addisonforcouncil.com; Addison, Andreas D. - City Council; Ask PDR; Ebinger, Matthew J. - PDR
Subject: Special Use Permit Application - 509-511 Libbie Avenue

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Good Morning:

I am a resident and property owner at 600 Libbie Avenue.

I wanted to express concern and objection to Special Use Permit Application for 509/511 Libbie Avenue (Ord. No. 2020-270).

Reviewing through the Staff Report it appears that the use of the review is without full consideration of the area along Libbie in its entirety. Using the landscape and current building uses (Libbie Avenue Topographical Analysis) along Libbie Avenue from Grove Avenue to 509/511 Libbie Avenue is not a complete picture of the area that it impacts. The building heights of the existing structures from the proposed property to Patterson are not depicted specifically for a reason unknown but is a misrepresentation nonetheless.

The same continual concerns with each Special Use Permit Application of Libbie Avenue exists as it relates to the problems of parking in the area; the traffic and flow thereof along Libbie Avenue; storm and water management concerns to mention a few.

When the staff report indicates that the proposed development of (14) fourteen townhomes "would not create congestion in the streets in the area involved", the reviewers may have not either been familiar with all of the traffic that occurs daily along Libbie Avenue or forgot what the normal use of the roadway was pre-pandemic. Either way, the determination does not reflect accuracy when you consider the occupants of fourteen townhomes being introduced in to traffic of single lane roadway. It is already difficult enough for individuals to turn on to Libbie Avenue from Guthrie Avenue.

I would ask and propose that the approval of Special Use Permits Applications (future and current) involving the properties on Libbie Avenue between Grove Avenue and Patterson Avenue be placed on hold until the finalization and ultimate acceptance of the new Richmond 300 Master Plan. There is a rather unique interest in the area for property owners, investors, business and the like that gives cause for deliberation of the ultimate direction and development of the area. There is also an understanding of what infrastructure the City is going to put in place to manage the growth and development of the area.

Can a commission or advisory group made up of potential interest holders (to include current residential property owners) be formed to work with the City to put in place a plan of agreeable future development of Libbie Avenue? Reading through everything involved with this Special Use Permit Application, it seems as though confusion exists even further to what is said or implied in the Master Plan that has not been fully approved yet (keeping in mind that the Master Plan is a guideline for growth). Using the Tiber development as a gateway to the future of the street is not necessarily a good path either it does not seem; much less trying to make the connection of what is currently in progress on Patterson. It would only make sense to make the area less contentious and have more collective input on the outcome of the area since it seems to garner the attraction of so many different interests.

I would ask that this Special Use Permit Application not be approved and work to build a comprehensive plan for the area rather than continue to have private interest attempt to alter the shape of the community through the special use permit application process.

Thank you,
Jackson Dyer
600 Libbie Avenue

Ebinger, Matthew J. - PDR

From: Mary Armistead <mlarmist@gmail.com>
Sent: Monday, February 1, 2021 11:09 AM
To: PDR Land Use Admin
Cc: Addison, Andreas D. - City Council
Subject: 509-511 Libbie Avenue SUP

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February 2, 2021

Good Morning,

To be brief, we are against the purposed apartments to be built by Eagle Construction on Libbie Avenue. We certainly understand that growth on Libbie is happening, however, the type of architecture and number of buildings are not practical for this area. The style doesn't suit the area, and the number of units designed for multifamily will just overwhelm Libbie. Traffic will become unmanageable and the ambiance of the area will be lost. It will become similar to their Short Pump "Whole Foods town". Please, help us by turning down the purposed request for the SUP for 509-511 Libbie Avenue.

Sincerely,
Nat and Mary Stewart Armistead