

## Saunders, Richard L. - PDR

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**From:** Philip Hart <philiphart4609@gmail.com>  
**Sent:** Monday, March 21, 2022 9:39 AM  
**To:** Saunders, Richard L. - PDR  
**Cc:** Joe Andrews; Patricia Merrill  
**Subject:** 417 Libbie - Ord. No. 2022-051

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Rich

As you know, I am the president of the Westhampton Citizens Association. I am writing regarding Ord. No. 2022-051.

On Monday, March 21, the City Planning Commission is scheduled to consider this a request for a special use permit that, if approved by the City Planning Commission and by City Council, will permit the development of 26 condominium units in a single multi-unit building to be constructed at 417 Libbie Avenue. The height of the building will be three stories along its front on Libbie Avenue and four stories in the rear portion of the building. Each unit will have two parking spaces located in a basement parking level.

The WCA Land Use Committee has had several calls with the developer's representatives about the project. Our initial feedback resulted in the developer's decision to lower the height of the building along Libbie Avenue from four stories to three stories and to make other changes to the building design and setbacks. In our most recent call, we asked about traffic to be generated by the project. The developer's spokesperson said that their analysis, conducted in consultation with the City's traffic engineers, shows that the traffic count of the project will be less than the traffic count associated with the current use on the site.

Largely due to the developer's early and repeated contact with the WCA and to the change to the height of the street-facing portion of the building and other design changes made in response to our stated concerns, the WCA is not formally opposing or supporting the project and the request for the associated special use permit. We remain concerned, however, that a portion of the building exceeds the three-story maximum permitted under the Richmond 300 Master Planning for the "Westhampton Neighborhood Node," and urge the Planning Staff to require strict adherence to that height maximum in the future. We are also concerned about overall congestion in what is already a busy and sometimes very congested area, and so we urge the Planning Staff to require traffic studies in connection with future projects and to consider the impact of traffic volumes on congestion in the Westhampton area.

Philip Hart  
President  
Westhampton Citizens Association