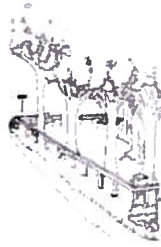


RECEIVED  
JUL 15 2016  
LAND USE ADMINISTRATION



Mr. Jeffrey P. Geiger  
Hirschler Fleischer  
2100 East Cary Street  
Richmond, VA 23223-7078

July 15, 2016

Dear Mr. Geiger,

On June 21, 2016, I posted a poll on [Nextdoor.com/tuckahoeterrace](http://Nextdoor.com/tuckahoeterrace) concerning the St. Catherine's School rezoning request. This poll was available from 06/21/16 until today, 07/15/16. Of 255 Nextdoor members of Tuckahoe Terrace (bordered by Cary Street Road to the south, Granite Avenue to the west, Grove Avenue to the north and Tuckahoe Boulevard to the east), 62 individuals participated in the poll.

The poll question was as follows:

St. Catherine's has contacted me to survey the Tuckahoe Terrace Civic Association their request to rezone its Grove Avenue campus to the City's Institutional Zoning District, as recommended by the City's master land use plan. St. Catherine's is zoned residential currently and this residential zoning will not permit the school to replace and refresh its buildings on campus for its academic programs. The current zoning will also not permit St. Catherine's to build a structure to provide more on campus parking spaces so teachers, staff and visitors do not have to park on the surrounding streets. With the rezoning request, St. Catherine's developed a campus master plan showing the building changes to the campus. With approval of the rezoning, this campus master plan becomes a part of the zoning law and any change to the campus must be done in substantial accordance with the campus master plan. Any deviation from the campus master plan will require a rezoning action to amend the master plan. If you are unfamiliar with the details and would like more information before voting, please email me at [amesrussell@verizon.net](mailto:amesrussell@verizon.net).

**Please select one of the following:**

I support the rezoning request: 65%

I do not have an objection to the rezoning request: 26%

I oppose the rezoning request: 10%

Thank you,

Ames Russell  
President

Tuckahoe Terrace Civic Association (TTCA)  
200 Tuckahoe Boulevard, Richmond, Virginia 23226



May 13, 2016

To Whom It May Concern:

The Westhampton Merchant's Association met with representatives from Saint Catherine's School on Thursday, May 5<sup>th</sup> 2016. Jeffrey P. Geiger, Esq. presented the proposal.

The proposed conditional rezoning of Saint Catherines's School, File No. CREZ-9603B, has been approved by the Westhampton Merchants Association. We saw only positives in their presentation and believe Saint Catherine's contribution to our neighborhood is unsurpassed.

Saint Catherine's investment to improve their campus provides a great value and benefit to the area and we strongly support their rezoning.

Sincerely,

Page George  
President



City of Richmond  
 Department of Planning & Development Review  
 DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address:

Conditional Rezoning - St. Catherine's School - File No. CREZ-9603B

6001 Grove Avenue, 5903 Grove Avenue, 5902 Three Chopt Road, 10 Maple Avenue,  
 6 Maple Avenue, 5606 Cary Street Road, and 5604 Cary Street Road

Association Name: Westhampton Merchants Association, Inc.

Please Check Appropriate Boxes:

The Association's (check one)  Membership or  Board met on May 5th, 2016  
 and voted to  Oppose  Support  Take no position on this proposal.

This Association does not intend to consider this issue because: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Was a representative for the proposal present?  YES  NO

Other comments: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Page George  
 Print Name

President  
 Title

Page George  
 Signature

5/10/16  
 Date

Please send to:

Matthew Ebinger, AICP - Senior Planner

Mail: Matthew Ebinger, AICP - Senior Planner  
 City of Richmond  
 Land Use Administration Division  
 900 East Broad Street, Room 511  
 Richmond, VA 23219  
 Email: Matthew.Ebinger@richmondgov.com  
 Fax: (804) 646-5789

Libbie, Granite and Westview Avenues Neighborhood Association  
June 1<sup>st</sup>, 2016

Purpose: letter for zoning changes for St. Catherine's School

The Libbie, Granite and Westview Avenues Neighborhood Association has limited concerns for the proposed zoning changes as currently proposed at the St. Catherine's School. The parking deck proposed for the site is viewed a significant positive for the neighborhood, alleviating the current spillover of parking into the residential and merchant community. As stated in the current proposal, new structures will not exceed current structures. Future new buildings beyond the existing height, may raise concerns of neighbors, if additional projects and expansions are proposed.

If any material change is made to the zoning changes and master plan proposal, the letter of support and the project will be reconsidered by the neighborhood.

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

Barrett Clark  
President of the Libbie, Granite, Westview Avenues Neighborhood Association

## Ebinger, Matthew J. - PDR

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**From:** brett.hayes@wfafinet.com  
**Sent:** Monday, June 06, 2016 3:19 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: St Catherines SUP..

Matthew

We live at 5908 Three Chopt Rd 23221 and do not oppose the rezoning request for St Catherine's.

Thanks

Brett

W. Brett Hayes  
Managing Principal  
Wells Fargo Advisors Financial Network  
4211 Dover Road, 2nd Floor  
Richmond, Virginia 23221  
(804) 353-3260  
(866) 561-0663  
(804) 254-3946 Fax  
[brett.hayes@wfafinet.com](mailto:brett.hayes@wfafinet.com)  
[www.hnswealth.com](http://www.hnswealth.com)

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

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**From:** Kati Ward [katiward@yahoo.com]  
**Sent:** Monday, June 06, 2016 11:22 AM  
**To:** Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR  
**Subject:** Reasoning Request for St. Catherine's School

Dear Sirs,

I have lived in the Westhampton Community since 1976. In fact, I have always lived directly across from St. Catherine's School. I would like to invite you to visit the 5900 block of Grove Ave. any weekday during the school year. When you come, you will find that Short Pump has little to rival the congestion the 8am traffic brings to our little "village." This problem exists because there is a lack of parking available to the students and teachers at the school.

This is a concern for us, the neighbor's, not only for our ease of movement in and out of our homes, but also for the safety of the students who must park on the street.

Through the years, I have witnessed the various improvements and building projects made by St. Catherine's. These changes have ranged from subtle landscaping to more dramatic modifications to their campus. Without exception, the projects have been tastefully done, bringing value to the surrounding neighborhood. It is a pleasure to look at or walk through the grounds.

I certainly welcome the plans for expanding the Arts & Innovation Center at St. Catherine's. But, most especially, I wholeheartedly approve the building of an underground parking lot. Putting it under their new turf playing field is a stroke of genius!

Many of my neighbor's join me in applauding this project and hope that you will give the rezoning request your favorable consideration.

Sincerely,  
Kathleen McQ. Ward  
5904 Grove Ave.  
Richmond, VA. 23226

804-921-2054

Sent from my iPad

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

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**From:** Dixon Christian [dixonch@me.com]  
**Sent:** Saturday, June 04, 2016 7:45 PM  
**To:** Baliles, Jonathan T. - Council Member; Ebinger, Matthew J. - PDR  
**Cc:** Terrie Scheckelhoff; ppastore@st.catherines.org  
**Subject:** St. Catherine's School rezoning request

Gentlemen,

My wife, Kate Roy Christian, and I live at 101 Maple Avenue, directly across the street from the St. Catherine's gymnasium. We fully support St. Catherine's rezoning request with the expectation that it will contribute mightily to the mission of the school and provide a substantial increase in on-campus parking.

As a wheelchair user for some 60 years, I have a special interest in seeing the construction of a new totally accessible arts building. Attending a dance program in the present building requires a virtually vertical stairwell ascent.

Dixon Christian  
804-285-9991