



HARPER
ASSOCIATES

To whom it may concern,

I am writing in support of the proposed townhome development on Libbie Avenue by 509 Libbie LLC and Markel Eagle. If approved, this development will significantly enhance the Westhampton neighborhood and benefit the residents and businesses around Libbie Avenue.

Westhampton is often characterized as a small village. This perception originates from the existing residential and commercial buildings in the area. The proposed architectural design of these townhomes complements the existing buildings, and the high-quality materials respect the unique village characteristic of the neighborhood.

With this unique village feel, Westhampton is an area of the City with among the highest demand for housing. The development will provide new, and much needed high-quality housing. Libbie Avenue is also an important connector between the shopping districts on Grove and Patterson Avenues. The development will bring new residents to support these existing businesses—many of which are locally owned. In addition, the development, by enhancing the streetscape, will also strengthen Libbie Avenue as the connection between the two important commercial districts on Grove Ave and Patterson Ave.

The newly adopted Richmond 300 Plan designates Westhampton as a Neighborhood Node and provides guidance for new development in this area. The Plan encourages new housing developments on Libbie Avenue that are on an appropriate scale to existing buildings. The scope of the proposed development is compatible with both existing historic buildings and similar scale to recent buildings that have been approved and constructed nearby. I believe that the proposed homes are fully consistent with the recommendations of Richmond 300, and that, if approved, this development will greatly enhance the character of the Westhampton neighborhood.

Regards,



Will Allen

5607 Grove Avenue
Richmond, VA 23226

Ebinger, Matthew J. - PDR

From: Lory Markham <lory@markhamplanning.com>
Sent: Friday, January 22, 2021 11:10 AM
To: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Cc: 'Nathalie Croft'; 'Megan Moran'
Subject: FW: 509 -511 Libbie Avenue project

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Please include in CPC packet. Thanks!

Lory Markham
Markham Planning
23 West Broad Street, Suite 304
Richmond, VA 23220
(804) 248-2561

From: Bill Falls <bfallsdds@hotmail.com>
Sent: Friday, January 22, 2021 9:26 AM
To: Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>
Cc: rodney@thewiltonco.com; Lory Markham <lory@markhamplanning.com>
Subject: 509 -511 Libbie Avenue project

Dear Mr. Addison,

I just wanted to express my point of view to you that I support the 4 story plans for the town home project at 509-511 Libbie Avenue. I am a dentist and my wife and I own 508 Libbie Avenue directly across the street from 509-511. Our property is also right next to the Tiber condominiums.

In regards to the 4 story issue, The Tiber is 5 stories any way you cut it and I think it turned out very well and my patients who live in the area say it turned out well also. I don't understand why there would be an issue with making the 509-511 townhomes 4 stories if the condominiums directly across the street are 5 stories. In addition, you can stand on the sidewalk in front of 509-511 and look just three blocks to the north and clearly see the 5 story Westhampton Commons project. From what I understand, the latest Master plan for the area even potentially allows for up to 6 stories.

The topography of the area also makes 509-511 Libbie an ideal site for a four story structure. Like the Tiber, 509-511 Libbie sits close to the lowest point of a sort of valley. From the highest points at Monument Avenue to the North and Grove Avenue to the south, the land gradually drops downhill from both directions to the Tiber creek which runs under Guthrie Avenue.

We have all suffered from the pandemic including the small businesses on Libbie Avenue. My dental business has suffered financially and the 2 tenants in my small building have suffered as well. They both asked to have their rent reduced which I felt obliged to do. This high end project would bring in affluent people who could

help support struggling local professionals and businesses of all kinds and also increase badly needed tax revenue for the city.

Furthermore, if developers and people who are spending money hoping to build in the city can't count on consistency then they will stop coming and the city won't grow. It doesn't make sense to have them spend lots of money on designing projects and then rejecting their plans based on height when the height of what they are looking to build is lower than what has already been built directly across the street and three blocks away.

Thanks for all you do for our wonderful city!

Sincerely,

William F. Falls III DDS

Ebinger, Matthew J. - PDR

From: Lory Markham <lory@markhamplanning.com>
Sent: Friday, January 29, 2021 8:29 AM
To: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Cc: Addison, Andreas D. - City Council; 'Nathalie Croft'; 'Megan Moran'
Subject: FW: 509-511 Libbie Project

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Matthew,

Please include the below support letter in the Planning Commission packet.

Thanks,
Lory

Lory Markham
Markham Planning
23 West Broad Street, Suite 304
Richmond, VA 23220
(804) 248-2561

From: Fred Larmore <fred.larmore@gmail.com>
Sent: Thursday, January 28, 2021 8:37 PM
To: Rodney Poole <Rodney@thewiltonco.com>
Cc: Lory Markham <lory.markham@onesouthrealty.com>
Subject: 509-511 Libbie Project

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Fred

Fred Larmore
Associate Broker
RE/MAX Commercial
804-314-2497 (Cell and Text)
fred.larmore@gmail.com

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