

**From:** [Mollie Mitchell](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [Addison, Andreas D. - City Council](#); [contact@westhamptoncitizensassociation.com](mailto:contact@westhamptoncitizensassociation.com)  
**Subject:** Citizen Concerns about special use permit: 509-511 Libbie Avenue  
**Date:** Monday, February 1, 2021 2:07:54 PM

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**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.

Dear City of Richmond Planning Department:

I am writing to express my concern about the proposed project and the special use permit at **509-511 Libbie Avenue.**

As a lifelong resident of the City of Richmond, and a 20-year neighbor to this proposed project, I am concerned about the overall design and height of this development as well as the population density at this site. The size and magnitude of the buildings are not in keeping with the current feel of the neighborhood and would absolutely dwarf all current buildings, both residential and commercial, along the Libbie Ave. corridor. The proposed 4 stories with the hulking mansard-like roof, and buildings that are so close to the sidewalk and back line of the property are way too large for the lots. Furthermore, the Richmond 300 Master Plan calls for a maximum of 3 stories on any new buildings. I am equally as concerned about the number of people who would reside at this property - shifting from 2 residences to 14 is a tremendous increase in the number of people and pets who would reside in less than 1 acre.

I know firsthand the attraction to this part of town. We have wonderful restaurants and shops and are convenient to all other parts of the city. Development can be a positive thing, but it must be done correctly and with thoughtful consideration. Why should we risk the character and charm of our neighborhood to allow construction like we see in Short Pump? This project is utterly uninspired and out of place for our quaint part of the city. If people want to live in massive units like these, they can find plenty of options farther west.

Furthermore, our neighborhood is already bracing to absorb the construction on the site of the Westhampton School. We cannot continue to allow for overbuilding in this corridor.

I urge you to preserve the integrity of the Libbie/Patterson/Grove corridor and to deny this special use permit. These developers should go back to the drawing board and provide a more thoughtful design and a more appropriate scale if they wish to build in this neighborhood. As a devoted City of Richmond resident, I urge you to look out for our fair city's best interest now and into the future and not be bullied by these large companies who are only interested in their own financial gain.

Sincerely,

Mollie Mitchell  
RVA 23226

**From:** [PDR Zoning Administration](#)  
**To:** [Mary Armistead](#)  
**Cc:** [Ebinger, Matthew J. - PDR](#); [Brown, Jonathan W. - PDR](#); [Addison, Andreas D. - City Council](#)  
**Subject:** RE: 509-511 Libbie Ave  
**Date:** Monday, February 1, 2021 12:48:48 PM

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I forwarded it to the appropriate office to note your opposition.

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

From: Mary Armistead [<mailto:mlarmist@gmail.com>]  
Sent: Monday, February 1, 2021 11:05 AM  
To: Addison, Andreas D. - City Council <[Andreas.Addison@richmondgov.com](mailto:Andreas.Addison@richmondgov.com)>; PDR Zoning Administration <[PDRZoningAdministration@richmondgov.com](mailto:PDRZoningAdministration@richmondgov.com)>  
Subject: 509-511 Libbie Ave

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February 2, 2021

Good Morning, Councilman Addison,

To be brief, we are against the proposed 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 proposed request for the SUP for 509-511 Libbie Avenue.

Sincerely,  
Nat and Mary Stewart Armistead

**From:** [PDR Land Use Admin](#)  
**To:** [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Special Use Permit (SUP) for 509-511 Libbie Avenue  
**Date:** Tuesday, February 2, 2021 6:15:32 AM

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**From:** Sara Gilliam [mailto:sarajgilliam@gmail.com]  
**Sent:** Monday, February 1, 2021 3:55 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>  
**Subject:** Special Use Permit (SUP) for 509-511 Libbie Avenue

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Dear City Planning Staff and 1st District Councilman Andreas Addison,

I am writing you to express my concern and to ask you to deny the SUP for 509-511 Libbie Avenue as it is currently proposed. I support development and growth for the Libbie, Grove, and Patterson Corridor, but it should be appropriate for the neighborhood. The proposed 4 story building is 1 story too tall as the Richmond 300 Plan calls for a 3 story limit in this area, it sits too close to the road with not enough green space, does not architecturally blend in with its surroundings and character of the area, and the buildings are too massive for the current 2 single family home lots.

In addition, I think fourteen (14) family units with 3000 - 4500 sq feet each on 0.689 acres is too dense for our neighborhoods. If each family has 4-6 members, there would be 56-84 people on a little over a 1/2 acre with their pets and cars. The Libbie, Grove, and Patterson Corridor already has traffic and parking issues. The Westhampton School project will increase the traffic significantly in the near future, which we have yet to see the impact of and there has been an increase of car accidents in the area due to more congestion.

I have lived in the Grove / Patterson area for 35 years, and the near west end is a lovely, neighborly area. It has a variety of shops, restaurants, schools and personal services that are very convenient. Jamming in huge projects like the 509-511 Libbie Avenue project detracts from the neighborhood. It looks like it belongs in Short Pump or Libby Mill and is totally out of character for the area. As I pass by the Westhampton School project daily, I see a monstrosity that towers over everything else currently on Patterson within miles. From my perspective, no one from the City Planning Department or the City Council listened to the public out cry from those who currently live in the neighborhood asking to have the Westhampton School building fit into the neighborhood and not be so tall.

I ask that when you consider SUPs for the Libbie, Grove and Patterson neighborhoods to please keep the neighborhood character in mind as well as the village like feel of the area. We are not a Short Pump or a Scott's Addition and do not want to become one.

Respectfully requested,

Virginia Gilliam Bacon  
RVA 23226

**From:** [PDR Land Use Admin](#)  
**To:** [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Special Use Permit for 509-511 Libbie Avenue  
**Date:** Tuesday, February 2, 2021 6:15:41 AM

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**From:** Hobie Claiborne [mailto:Hobie.Claiborne@carpenter.com]  
**Sent:** Monday, February 1, 2021 5:13 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** Special Use Permit for 509-511 Libbie Avenue

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Dear Sir or Madam:

As a member of the Westhampton Citizens Association (WCA), I am opposed to the granting of a Special Use Permit for 509-511 Libbie Avenue. As the WCA pointed out last summer, I too am concerned about the height of the project, the lack of adequate parking, and the inadequacy of setback from Libbie Avenue, among other things. The project should complement and enhance the existing village-like scale and feel in the Libbie/Grove/Patterson area and should not exceed applicable height limits. Quite honestly, as proposed it would be a huge eyesore and out of place in that location.

I urge you to deny the permit for the reasons set forth above.

Sincerely,

Herbert A. Claiborne, III

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**From:** [PDR Land Use Admin](#)  
**To:** [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: 509-511 Libbie Avenue Project  
**Date:** Wednesday, February 3, 2021 3:32:23 PM

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**From:** autovacva@aol.com [mailto:autovacva@aol.com]  
**Sent:** Tuesday, February 2, 2021 1:39 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** 509-511 Libbie Avenue Project

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Dear Planning Commission,

I received an email from our neighborhood association (WCA) about the proposed, and apparently approved special use permit for the project at 509-511 Libbie. I strongly oppose the height allowance of this project (4 stories) and it appears the commission disregarded the master plan for this area concerning building height. I am certainly not opposed to redevelopment in the Libbie/Grove area but do think it should be in keeping with the character of the neighborhood. For example, I think the cup du sac projects on Maple and on Granite are very attractive and fit in with the area. I do not think "old style" traditional rectangular apartment buildings are either attractive or in keeping with the spirit of the master plan or neighborhood.

What sort of vision must you have for Richmond?

Sincerely,

Edward Anderson  
209 Ampthill Road