



August 14, 2020

*Via USPS and Electronic Mail*

The Honorable Robert M. Dyer  
City Hall, Building #1  
2401 Courthouse Drive  
Virginia Beach, VA 23456

Chairwoman Dee Oliver  
Chairwoman of the Planning Commission  
Planning Department  
2875 Sabre Street, Suite 500  
Virginia Beach, VA 23452

Robert "Bobby" J. Tajan, AICP, CFM  
Planning Director  
Planning Department  
2875 Sabre Street, Suite 500  
Virginia Beach, VA 23452

Office of the City Clerk  
City Hall, Building #1  
2401 Courthouse Drive, Suite 281  
Virginia Beach, VA 23456

Re: Thalia Rezoning

Dear Mayor Dyer, Chairwoman Oliver, and Mr. Tajan,

Since our original submittal of the Thalia mixed-use zoning application in 2019, we have worked diligently to address the concerns of the neighborhood—including architecture, parking, stormwater and access. We are extremely proud of the hard work and research we performed to deliver a project that is consistent with all major City policies, as stated by the Staff Report and reiterated by the Planning Commission.

Unfortunately, there are a number of extremely passionate Thalia residents who continue to object to our application. While we disagree with many of their comments and conclusions about our project, we will continue to take their concerns to heart.

For this reason, we are electing to withdraw the current application from the joint Planning Commission / City Council hearing on Tuesday and re-engage with the neighborhood. Given that the current district



representative is unable to vote on this matter, we have not had a Council representative to help facilitate communication between the developer and the residents. We are hopeful one or more Councilmembers will agree to coordinate an event (or perhaps series of events) for both sides to improve communication and provide education on the need for sensitive redevelopment and providing quality housing.

In the Dome approval process, Venture Realty Group set a high standard of public engagement. We are now seeking to create a new standard for public engagement for redevelopments like the Boulevard at Thalia. This process is about much more than a single project. In order for us to solve our City's over-all infrastructure and housing needs, we will need to redevelop in-fill properties such as these in the future. It is critical that we engage in these debates in a civil and courteous manner, with the best interests of the City at heart.

We look forward to setting times to engage all interested citizens—virtually or in person—in the coming weeks.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. Wilson".

Thalia Road Partners, LLC

CC: The Honorable members of City Council  
City of Virginia Beach Planning Commission