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CONTACT: Emma Swann  
Bon Secours  
Phone: (804) 287-7402  
Email: [Emma\\_Swann@bshsi.org](mailto:Emma_Swann@bshsi.org)

Laura Rossacher  
VCU Health System  
Phone: (804) 827-1730  
Email: [lrossacher@vcu.edu](mailto:lrossacher@vcu.edu)

## **Bon Secours Holds Groundbreaking for Westhampton School Property**

*Celebration includes New Pediatric Medical Office Building, Renovation of the Historic 1917 School and a new Mixed-use Development – Updated and Detailed Renderings were Introduced*

**Richmond, Va. (May 21, 2019)** – Bon Secours, in partnership with VCU Health and Thalhimer Realty Partners, Inc., held a groundbreaking ceremony today to celebrate the beginning of the redevelopment of the Westhampton School property.

The total economic benefit Bon Secours will provide to the city of Richmond through its economic development agreement with the city and the Economic Development Authority of Richmond, in relation to the Westhampton School property, will include: \$53.3 million in development capital; 120+ full-time jobs with a payroll of at least \$10.8 million; and a projected incremental real estate tax revenue increase of \$524,184. Bon Secours waived its nonprofit real estate tax exempt status on the Westhampton School parcel to provide this tax revenue to the city of Richmond.

Bon Secours and Children's Hospital of Richmond at VCU (CHoR) will build a three-story, 55,000 square foot Medical Office Building (MOB) along Libbie Avenue that will maximize the combined outpatient resources of the two health systems to enhance access to quality pediatric care and improve the health and well-being of children in central Virginia. Construction will be complete by fall of 2020. Nearly 90 percent of pediatric care takes place in the outpatient setting and the new MOB will improve access and convenience for patients and their families.

“Extending the campus of Bon Secours St. Mary’s Hospital to the Libbie and Patterson corridor, while collaborating with CHoR to meet the health care needs of this community, elevates the care we can provide to pediatric patients and their families,” said Francine Barr, president of Bon Secours St. Mary’s Hospital. “This MOB is part of a broader collaboration that combines the compassionate ministry of Bon Secours with the research and academic protocols from CHoR into one facility just for kids.”

“Breaking ground on this outpatient building is an important step in the strategic collaboration with our colleagues at Bon Secours aimed at ensuring quality and timely access to pediatric care,” said Elias Neujahr, CEO of Children’s Hospital of Richmond at VCU. “By sharing our strengths, we’re improving the health of children in our community and that’s what it’s all about.”

The oldest structure on the property, the 1917 school building at the corner of Patterson and Libbie Avenues will be renovated into office and retail space, while the remainder of the school footprint will be transformed into mixed-use medical, retail, business and residential redevelopment in a partnership with Bon Secours and Thalhimer Realty Partners, Inc. A parking deck, off-street surface parking, a community green space, a memorial plaza and two lawns will round out the development.

The athletic fields adjacent to the school buildings are not part of the land leased to Bon Secours. Bon Secours pays the city of Richmond \$28,000 per year for the maintenance of the playing fields, and they will remain intact as athletic fields for the community.

“The Colonial Revival architecture of the 1917 school building will be maintained in this renovation and redevelopment project,” said Jason Guillot, principal, Thalhimer Realty Partners. “We worked closely with the community during a series of three public input sessions held prior to submitting our Plan of Development with the city’s planning office. We integrated that feedback into our site plan and architectural design to ensure we retain the character of the neighborhood while creating a pedestrian-oriented design that encourages safe walking and biking, abundant parking, community space and amenities and streetscape improvements that will bring new life to this corridor.”

Bon Secours appointed a Westhampton Commemoration Panel of community members and Westhampton School alumni to provide recommendations for properly commemorating the historic significance of the school, its architecture, and the important events that have occurred on the site.

At today’s groundbreaking ceremony, the panel’s concept was introduced for the first time. A more detailed presentation of the panel’s recommendation will be presented to the community in the coming months.

Bon Secours has a 60 year land lease with two 20 year options for renewal on the Westhampton School property. Bon Secours obtained the lease in 2013 through a three site economic development agreement with the city of Richmond and the Economic Development Authority of Richmond. The agreement compels investments by Bon Secours to bring jobs, capital, tax revenue, and renewal to Westhampton, Leigh Street, and around the campus of Bon Secours Richmond Community Hospital in the East End.

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#### **About Bon Secours Richmond**

Bon Secours Richmond is a Catholic health ministry that partners with the community to create a more humane world, build health and social justice and serve those who are vulnerable. The ministry provides compassionate medical care through a network of hospitals, primary and specialty care practices, ambulatory care sites and continuing care facilities across Richmond. Bon Secours Richmond provides nearly \$130 million in community care through Medicare, Medicaid, charity care and other community benefits. As one of Richmond's largest employers, the nonprofit health system employs more than 9,000 people, including nearly 420 providers as part of the Bon Secours Medical Group. Bon Secours Richmond includes St. Mary's Hospital, Memorial Regional Medical Center, Richmond Community Hospital, St. Francis Medical Center, Rappahannock General Hospital, Westchester Emergency Center and Short Pump Emergency Center and Medical Plaza. For more information visit [BonSecours.com](http://BonSecours.com). Bon Secours Richmond is part of [Bon Secours Mercy Health](http://BonSecoursMercyHealth.com) one of the top 20 health systems in the United States and part of the top performing quartile of Catholic health systems for lowest cost per case for patient care. Bon Secours Mercy Health provided care for patients more than 10.3 million times in 2017 through its network of more than 1,000 care sites, including more than 40 hospitals and more than 50 home health agencies, hospice agencies, and skilled nursing and assisted living facilities.

#### **About VCU and VCU Health**

Virginia Commonwealth University is a major, urban public research university with national and international rankings in sponsored research. Located in downtown Richmond, VCU enrolls more than 31,000 students in 217 degree and certificate programs in the arts, sciences and humanities. Thirty-eight of the programs are unique in Virginia, many of them crossing the disciplines of VCU's 11 schools and three colleges. The VCU Health brand represents the VCU health sciences academic programs, the VCU Massey Cancer Center and the VCU Health System, which comprises VCU Medical Center (the only academic medical center and Level I trauma center in the region), Community Memorial Hospital, [Children's Hospital of Richmond at VCU](http://ChildrensHospitalofRichmondatVCU.com), MCV Physicians and Virginia Premier Health Plan. For more, please [vcu.edu](http://vcu.edu) and [vcuhealth.org](http://vcuhealth.org).

#### **About Thalhimer Realty Partners, Inc.**

Thalhimer Realty Partners, Inc. is a private real estate development and investment firm with a portfolio of commercial and multifamily assets valued at greater than \$625 million. Thalhimer Realty Partners seeks to acquire, position and operate properties to maximize long term cash flow and value for its investment partners and the communities it serves. The Company is headquartered in Richmond, VA, with assets located throughout the Southeast Region. To learn more, visit [www.thalhimer.com/services/development](http://www.thalhimer.com/services/development).