

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

From: [Wemhoff, Philip](#)

To: [Ennis, Barbara M.](#) ; [Wood Jr., Richard \(Dick\) D.](#)

Sent: Thursday, September 07, 2017 8:23 AM

Subject: Re: Jacksonville, 9731 Beach Blvd

Dear Ms Ennis,

Thanks so much for taking the time to contact me. A postponement is certainly understandable, given the circumstances. What a great difference a week can make here.

Thanks again.

Philip Wemhoff

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

From: [Ennis, Barbara M.](#)

To: [Wemhoff, Philip](#) ; [Wood Jr., Richard \(Dick\) D.](#)

Sent: Wednesday, September 06, 2017 5:30 PM

Subject: RE: Jacksonville, 9731 Beach Blvd

Hi Philip –

I wanted to let you know that unfortunately, due to Hurricane Irma, Dick's trip to Jacksonville was cancelled. As soon as the trip gets rescheduled, I will let you know.

Thanks, Philip.

Barbara

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

From: [Wemhoff, Philip](#)

To: [Wood Jr., Richard \(Dick\) D.](#)

Cc: [Ennis, Barbara M.](#)

Sent: Friday, September 01, 2017 4:59 PM

Subject: Jacksonville, 9731 Beach Blvd

Dear Mr Wood & Ms Ennis:

Please assure me that you received the 5-page attachment described below.

I ask, because sometimes company email systems block attachments.

Thanks again,

Philip Wemhoff

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

From: [Wemhoff, Philip](#)

To: [Wood Jr., Richard \(Dick\) D.](#)

Cc: [Ennis, Barbara M.](#)

Sent: Friday, September 01, 2017 8:07 AM

Subject: Re: Jacksonville, 9731 Beach Blvd

Dear Mr Wood,

Attached is a description of conditions, with graphics, at the Jacksonville 9731 Beach site. It will offer a good primer before you visit the location.

Certainly, we cannot thank you enough for taking the time to consider our proposal (which is detailed in the attachment).

Best Regards,
Philip Wemhoff, Southside Estates Civic Association

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

From: [Wemhoff, Philip](#)
To: [Wood Jr., Richard \(Dick\) D.](#)
Cc: [Ennis, Barbara M.](#)
Sent: Tuesday, August 29, 2017 8:19 AM
Subject: Re: Jacksonville, 9731 Beach Blvd

Dear Mr Wood,

Good. In a few days I will send you a report which explains conditions from the perspective of nearby residents. The photos and graphics will show how the neighborhood is at the tipping point, and how the Wawa impacts can be moderated.

Thanks again.
Philip Wemhoff

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

From: [Wood Jr., Richard \(Dick\) D.](#)
To: philipwemhoff@gmail.com
Cc: [Ennis, Barbara M.](#)
Sent: Monday, August 28, 2017 4:47 PM
Subject: RE: Jacksonville, 9731 Beach Blvd

Dear Mr. Wemhoff,

I am doing a market tour in September and will get back to you after seeing the site.
Best,
Dick

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

From: Wemhoff, Philip [<mailto:philipwemhoff@gmail.com>]
Sent: Monday, August 28, 2017 7:07 AM
To: Wood, Richard D.
Subject: Jacksonville, 9731 Beach Blvd

Mr Richard D. Wood, Jr., Esq.
Chairman, Board of Directors, Wawa, Inc
rich.wood@wawa.com (good)
610.358.8794

Dear Mr Wood:

We are pleased that Wawa will open eight stores in the profitable Jacksonville Florida market. However, our neighborhood association is concerned about one Wawa site, the 9731 Beach facility, which impacts an adjacent, endangered residential community.

We are heartened by Wawa's dedication to unselfish [core values](#), among them: *"Do the right thing for our . . . communities."* Wawa [is confident](#) that *"We earn our reputation by doing the right thing."*

Consequently, we have asked other Wawa leaders (communications below) to consider two modest safeguards to reduce Wawa's impact on this imperiled neighborhood.

According to Wawa's Brian Duke, the only hurdle to Wawa action is the "liability" created by our proposed off-site landscaped buffer (graphic attached).

Fortunately, our legal advisor is confident that "liability" concerns would be extinguished, if Wawa donated the landscape (or its price) to the City. You and your legal staff may be able to confirm that donation (or another imaginative strategy) will nullify the liability question.

Will you kindly help us by asking your legal team for such a creative liability solution? That would allow the residence-protecting landscaping to proceed. It is the *"right thing"* for this distressed, adjoining community.

We are grateful that Wawa, our new neighbor, possesses an exceptional commitment to others, a commitment emphasized in [media interviews](#). Both Wawa and the impacted community benefit – As you [have noted](#), *"These values have driven the company's growth."*

Best Regards,
Philip Wemhoff, Southside Estates Civic Association

PS: We know that liability, not cost, is Wawa's concern. Nevertheless, in financial terms our proposed landscape buffer will cost less than the future benefits gained by Wawa from the parking, pavement and landscape waivers granted by the City for this site.

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

From: [Duke, Brian](#)

To: [Wemhoff, Philip](#)

Sent: Tuesday, August 22, 2017 8:46 AM

Subject: RE: Jax, 9731 Beach

Mr. Wemhoff – I'm sorry we've missed each other by phone. We reviewed the requests you presented in your previous email for the proposed store at Beach & Southside in Jacksonville.

Regarding lighting, we design our sites with LED surface lighting not flood lights, which substantially limits any lighting from broadcasting beyond our property. Our goal is zero foot candle of light at the property line. Our lighting is cutting-edge in design and product to ensure efficiency with strategic placement throughout the property without over-installation.

Regarding landscaping, we will comply with city standards and in some instances exceed city standards to ensure we provide a land-scape package to meet our corporate expectations. Once we are under construction, we will evaluate the feasibility of placing additional landscaping on the northern portion of our site to appease your concerns; however, we will not be able to install landscaping outside of our site development due to potential liability exposure.

Please feel free to contact me with any additional questions.

Kind regards,

Brian

Brian L. Duke, CCIM
Regional Real Estate Manager
Wawa, Inc.
P.O. 2105
New Smyrna Beach, FL 32170
c. 407-234-3042

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

From: [Wemhoff, Philip](#)

To: chris.t.gheysens@wawa.com

Sent: Wednesday, August 09, 2017 11:32 AM

Subject: Jacksonville, 9731 Beach

Mr Chris T Gheysens
CEO, WaWa, Inc

Dear Mr Gheysens:

In Jacksonville Florida we are gladdened by the arrival of Wawa stores, and we believe that you will have good fortunes here, in this world-class city.

You have eight sites in Jacksonville, but only one, at 9731 Beach Boulevard, adjoins an endangered residential neighborhood, which neighborhood begins at Patton Road on the north. Please refer to the attached aerial graphic.

Our group, Southside Estates Civic Association, represents that neighborhood.

Your facility is an attractive one. Yet, to prevent off-site impacts, there are a few minor additions which would tend to protect Wawa's northerly neighbors from degradation.

We hope you will consider them:

1. We hope that the outdoor lighting stanchions and fixtures can be positioned in such a way as to prevent direct light from reaching Patton Road, and to minimize northbound light overall. This is especially important given your 24-hour operation.
2. It is also our hope that Wawa will install visual landscaping buffers on two public sites shown in the attachment. Each buffer would consist of a stand of trees – broad, sizeable evergreen hardwoods, plus tall evergreen shrubs filling the between-tree spaces.
3. And, it would be a kindness if Wawa maintained Site 2, during your tenancy, as part of the City's [Adopt-A-Road program](#).

We cannot thank you enough for considering these additions. If you are able to achieve them, Wawa will gain the unbounded gratitude of Association members, because we will know that we will have a good, considerate neighbor.

I hope you will let me know your thoughts at your earliest opportunity.

Best Regards,

Philip Wemhoff, Southside Estates Civic Association

Attachment: Aerial graphic showing Wawa's 9731 Beach site and proposed landscaped buffers.

Career History of Richard D. Wood L'64

1970 – present

Wawa Corporation, Wawa, Pennsylvania
President and Chief Executive Officer (1977-present)
Executive Vice President (1974-1977)
Vice President (1971-1974)
General Counsel (1970-1971)

1965 - 1970

Montgomery, McCracken Walker & Rhoads, Philadelphia
Associate

1965

Philadelphia Defender's Association
Attorney

1964-1965

U.S. District Court, Eastern District of Pennsylvania
The Honorable Francis Lund Van Dusen
Law Clerk

1964

J.D. University of Pennsylvania Law School

1961

B.S. Commerce, University of Virginia