

Ebinger, Matthew J. - PDR

From: David Starling [davidastarling@gmail.com]
Sent: Thursday, August 31, 2017 1:54 PM
To: Ebinger, Matthew J. - PDR
Subject: 2411 M Street

Hello Mr. Ebinger,

I wanted to write you today to express that I am in favor of this new project being set forth by Virginia Premier Investments on 2411 M Street. I think that the addition of shops and restaurants to the area will do nothing but promote a better sense of community and provide more options in the church hill area. Something that as a Church Hill resident, I think we need.

Best,

David A Starling
901 North 35th Street
Richmond, VA, 23223

Ebinger, Matthew J. - PDR

From: Chris Cappello [chris.cappello333@gmail.com]
Sent: Thursday, August 31, 2017 1:56 PM
To: Ebinger, Matthew J. - PDR
Subject: 2411 M St

Dear Mr. Ebinger,

I live in Church Hill (2008 Cedar St), and I wanted to express that I am in favor of the development project at 2411 M St. I believe this project will enhance the community, bringing it business and the potential for growth. Please consider my opinion, along with the opinions of other community members, in support of your decision on this issue.

Sincerely,

Chris Cappello

Ebinger, Matthew J. - PDR

From: Erin Lucas [erinchancetattoo@gmail.com]
Sent: Thursday, August 31, 2017 12:19 PM
To: Ebinger, Matthew J. - PDR
Subject: 2411 M st

Mr. Ebinger

I am a resident of Church hill, and I am writing to tell you that I am in favor of the development at 2411 M st. I think it's a great step forward for our community.

Regards

Erin Lucas

Sent from my iPhone

Support for 2411 M St Project

Matt Jarreau 804-306-9019 mattj@htrsi.com

Daniil Kleyman 804-991-4111 dvk5f@yahoo.com

1. Dan Harrington Jr
2. Amanda B. Gallagher Crouch 2401 E Clay St
3. Larris Hutton 3306 E Marshall St
4. Sean Priest 509 N 27th St
5. Peter Megyeri 117 N 29TH street
6. Lauren Weidner 828 N 27th
7. Cristina Cruz 2809 M St
8. Statia Gibson 1000 N. 35th Street
9. Jamie Coffey 2805 E CLAY ST
10. Kristy Santelli 2415 Jefferson Ave
11. Justin Doyle 2511 E Broad St
12. Aaron Campbell 613 N 31st Sr
13. Chris Amey 619 N 26TH ST
14. David Conmy 914 N. 26th St.
15. Troy Kingsbury 605 N 37th St
16. Julie Murray 2119 E MARSHALL ST
17. Kyle Flanders 504 N 32nd St
18. Lewis Little 703 N. 24th St
19. rob pate 616 n 27th st
20. Marna Bunger 308 N 21st St
21. Jerry Taylor 2301 Cedar St
22. Justin Paley 2319 M St
23. Elise Burke 506 N 23rd ST
24. Rose Burke 2721 E Broad St
25. Bryan Traylor 914 N 25th St
26. Jeff Breeden 700 N 27th St
27. Audra Iness 1321 N 26th St
28. Matt Morgan 1007 N 27th St
29. Frank Cava 717 N 24th St
30. Justin Blessing 512 N 26TH ST
31. Jessica Wells 3008 P St
32. Rich Murphy
33. Esther Choi 1310 N 27th St
34. Jesse Booth 214 N 29th St
35. DAVID SEIBERT 2317 Carrington St
36. Isabel Pietrzak 317 N 23rd St
37. Todd Waldo

38. Jon Ondrak 3626 E Broad St
39. Joseph Carson 2713 M St
40. Diana Mathews 608 N 24TH ST
41. Andy Beach 705 N 23rd St
42. Casey White 800 N 25th St
43. Jeff Bunch 701 N 24th St
44. Justin Shelton 914 N. 26th St.
45. Caroline Cobb 619 N 26TH ST
46. Deborah Doyle 630 N. 29th Street
47. Statia Gibson 1000 N. 35th Street
48. Ernie Chamberlain 2815 E Broad
49. Chris Caputo 619 N 28th St
50. Timothy Horrocks 813 N 27th St
51. Ryan & Christy Brimmer
52. Christopher Mattox 1112 N 31st St
53. Kristin Polich 814 N 27th St
54. Osmar Almaraz 1314 N 28th St
55. Chris Jefferson 721 N 24th St
56. Nia Strei 2515 E Clay St
57. Philip O'Connor 608 N 28th St
58. Havis L. Wright 605 N. 25th St
59. Barbara Branch, 2406B East Marshall St
60. Evan Cotter 616 N 25th St
61. Howard Kellman North 623 LLC
62. Ashley Tucker
63. Cedar St. Baptist Church of God 2301 Cedar St
64. Christine Greenberg 602 N 29th St
65. Irene Murphy
66. Tyler Carter
67. Jacob Coots 3403 E Marshall St
68. Ken Morris
69. Kyle Cox
70. Lee Thomas Thomas Richmond Properties LLC
71. Mark Lemaire 513 Mosby St
72. Matt Conrad 819 N 24th St
73. Michael Cuomo
74. Hannah Mason 1007 N 27th St
75. Jill Green 615 N 31st St
76. Sam George 619 N 28th St
77. Mark Kronenthal 3412 E Broad St
78. Jason & Emily Satterwhite 511 N 32nd St
79. Ben & Jessica Rosner 612 N 29th
80. Erica Sayre 520 N 33rd St
81. Eileen Hollar 516 Chimborazo Blvd
82. Rebecca Miller 608 N 24th St
83. William Forrester 609 N 22nd St

84. Matt Curtin 310 N 31st St
85. Julia Horrocks 813 N 27th St
86. Lauren Baker 3015 M St
87. Bridget Casey
88. Katie Fletcher 724 N 27th St
89. Melody Esmaili 3410 E Broad St
90. Michael Manning
91. Thomas Baiada 506 N 26th St
92. Cheryl Belcher 1320.5 N 27th St
93. Dillard Tupponce 2218 Jefferson Ave
94. Sandra Brent
95. Sara Higgins
96. Robert Gordon 614 1/2 N 21st
97. Laura Gould 315 N 22ND ST
98. Samarth Gola
99. Jeri Dilts 2107 Fairmount Ave
100. Jason Clark
101. Thomas Flanagan
102. Sam Tuttle

Matt Jarreau

From: Bryan Traylor <bryantraylor@gmail.com>
Sent: Monday, November 28, 2016 9:45 AM
To: Daniil Kleyman
Cc: Matt Jarreau; Nancy Kuehl
Subject: Re: CAR meeting and Jefferson Ave project

In there for you buddy. Sawadica and sawadicrap. That means thank you in ti.

Sent from my iPhone

On Nov 28, 2016, at 8:13 AM, Daniil Kleyman <dvk5f@yahoo.com> wrote:

Bryan/Nancy,

Any chance you guys can come and speak in favor of our Jefferson ave project at the Dec 13th meeting? You, as owners of property in Union Hill, have as much of a voice and a right to speak as any occupant or neighbor.

We want to make sure we get through CAR on December 13th. Last time, the CAR board had over 40 letters of support on their desk but because 3-4 people chose to speak in person against our project, they were swayed enough to defer it. Since then we've met with the unhappy neighbors (again), listened to their feedback, made additional changes and have largely made them satisfied (as much as possible).

But we don't know who else may come out of the woodwork unexpectedly and speak against it. So we are asking some friends and neighbors to come to the Dec 13th meeting and speak in favor of this project. Every person that shows up will make it that much more certain that we get through.

All you need to do is go up and say "I own multiple property in Union Hill, have been renovating here for a decade and think this will make a great addition to the area. They developers have met with the community and individual members more times than I've ever seen anyone do, made a huge amount of changes, and I think this project looks great!".

I'm attaching the latest drawings for you guys.

Thank you!

Daniil V. Kleyman
True Vision Analytics, LLC
Evolve Development, LLC
804-991-4111 (cell)
866-543-0735 (fax)

<Jefferson Ave November 2016.zip>

Matt Jarreau

From: Daniil Kleyman <dvk5f@yahoo.com>
Sent: Tuesday, November 29, 2016 7:54 AM
To: Alicia Hogue Conrad; Matt Jarreau
Cc: Matt Conrad; Alicia Hogue
Subject: Re: Matt/Alicia: Jefferson ave update

We really appreciate it, Alicia!

Daniil V. Kleyman
True Vision Analytics, LLC
Evolve Development, LLC
804-991-4111 (cell)
866-543-0735 (fax)

From: Alicia Hogue Conrad <alicia.h.conrad@gmail.com>
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Cc: Matt Conrad <matthewconrad@gmail.com>; Daniil Kleyman <dvk5f@yahoo.com>; Alicia Hogue <ajhogue@gmail.com>
Sent: Tuesday, November 29, 2016 7:51 AM
Subject: Re: Matt/Alicia: Jefferson ave update

Thanks for all of the info! We are really excited about this development and Conrads will be present at the CAR meeting on the 13th!

Thanks guys.

On Mon, Nov 28, 2016 at 9:45 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Matt, I believe John is very excited about the building. We showed him the renderings 2 Fridays ago. Howard is also excited about it. Diana, said she wasn't opposed to the building and appreciated us keeping her in the loop and making changes as well. I think she would prefer it be smaller but at the same time appreciates the commercial AND the relocation of the parking garage!

Matt

From: Matt Conrad [mailto:matthewconrad@gmail.com]
Sent: Monday, November 28, 2016 8:06 AM
To: Daniil Kleyman <dvk5f@yahoo.com>
Cc: Alicia Hogue <ajhogue@gmail.com>; Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: Re: Matt/Alicia: Jefferson ave update

Daniil,

Thank you for sending this our way! I will take a look today as I know will Alicia. What if any feedback have you gotten from the Murdens and the Kellmans? Is Diana satisfied?

Matt

Sent from my iPhone

On Nov 28, 2016, at 07:59, Daniil Kleyman <dvk5f@yahoo.com> wrote:

Matt/Alicia,

I wanted to send you the latest drawings of our Jefferson ave project and ask you for a favor.

First update on the design:

The focus has been on:

- Making the corner Jefferson/M st the focal point of the building. We got rid of 2nd floor balcony, added detail to the brickwork and added a canopy. Canopy was also added to the entrance on Jefferson ave.
- Adding cornice line detail to the 1st and 2nd floors.
- Recessing the storefronts along Jefferson ave by 2ft to allow for planter boxes
- Adding to the design parklets along Jefferson ave (this is HUGE). We have a 16ft sidewalk and have the ability to carve out 8ft to build "mini-parks" with greenery and benches. This will serve as community public space which is much desired.
- a number of other subtle, but impactful changes. This project is going to be nothing short of game-changing for Jefferson ave and the area.

Now to the favor :)

We want to make sure we get through CAR on December 13th. Last time, the CAR board had over 40 letters of support on their desk but because 3-4 people chose to speak in person against our project, they were swayed enough to defer it. Since then we've met with the unhappy neighbors (again), listened to their feedback, made additional changes and have largely made them satisfied (as much as possible).

But we don't know who else may come out of the woodwork unexpectedly and speak against it. So we are asking some friends and neighbors to come to the Dec 13th meeting and speak in favor of this project. Every person that shows up will make it that much more certain that we get through.

If you are able at all to come, that would mean a great deal to us. Of course, we understand it's a time commitment, so absolutely no worries if you can't or don't feel comfortable.

Thanks!

Daniil V. Kleyman
True Vision Analytics, LLC
Evolve Development, LLC
[804-991-4111](tel:804-991-4111) (cell)

Matt Jarreau

From: Justin Paley <justin@dodsonpropertymanagement.com>
Sent: Friday, December 2, 2016 9:32 AM
To: Matt Jarreau
Subject: Re: Justin Jefferson Ave Update

Matt,

You continue to impress me, man. These schematics look great, and I'm excited to see you moving forward.

I can't make it to a meeting that's starting that late because I have to pickup kids at 5, and Hailey has a late meeting that night. Let me know if there is some other way I can help. Want to see you guys be successful with this!

Justin Paley



409 E Main St, Suite 301
Richmond, VA 23219
(804) 687-9096 (cell)
www.DodsonCommercial.com

Licensed Real Estate Agent in the Commonwealth of Virginia

On Wed, Nov 30, 2016 at 9:32 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Justin,

Hey I hope you are well. Please see the attached designs for my new proposed building on Jefferson and 24th St. I wanted to send you the latest drawings of our Jefferson ave project and ask you for a favor. I know you are a busy man but this would be a huge help to us if you can make it. Please let me know thanks!

We want to make sure we get through CAR on December 13th. Last time, the CAR board had over 40 letters of support on their desk but because 3-4 people chose to speak in person against our project, they were swayed enough to defer it. Since then we've met with the unhappy neighbors (again), listened to their feedback, made additional changes and have largely made them satisfied (as much as possible).

But we don't know who else may come out of the woodwork unexpectedly and speak against it. So we are asking some friends and neighbors to come to the Dec 13th meeting at 4pm and speak in favor of this project. Every person that shows up will make it that much more certain that we get through.

Commission of Architectural Review
900 E Broad Street, Room 510
Richmond, VA 23219

December 5, 2016

Re: Proposed Development at 2411 Jefferson Avenue

Dear Members of the Commission of Architectural Review,

I'm writing as a property owner and invested member in the Union Hill, and Church Hill, communities. These neighborhoods are some of the most powerful examples of Richmond's ongoing revitalization. Historic renovations and new construction alike have played a pivotal role in repairing the fabric of this once degraded part of town. Still, pockets of decay and vacancy persist even today. I find it imperative that we foster an environment which welcomes and realistically guides the future developments that aim to remedy the voids which still exist.

In consideration of the proposed development at 2411 Jefferson Avenue, it's worth noting that I own a property very nearby at 2319 M Street. My property is so close, in fact, that it's often pictured in the Developer's renderings. As a neighbor, I support their vision for this development and welcome the idea of progress in exchange for what has always been a haven for litter, vacancy and vagrancy.

I believe that the Developers have done a nice job of listening to the concerns of the neighborhood and altering their plans in an effort to appease those voices. That being said, nothing in life can ever be all things to all people. I understand that some voices in opposition will always remain in fear of change, but feel it's important that we take a global view of what this project offers to the community; density, vibrancy, commerce and economic growth.

I write this letter of support as I feel it's my duty, as an invested member of the community, to proactively guide the direction of our city by backing the initiatives which I find most beneficial for our neighborhoods. I thank you for your time and consideration of my viewpoint.

Warm Regards,

Justin Paley
804-687-9096

Matt Jarreau

From: rob pate <renovator13@hotmail.com>
Sent: Monday, December 12, 2016 7:43 AM
To: Matt Jarreau
Subject: taylor triangle

To the City of Richmond:

I firmly support the proposed redevelopment at 2411 M street, I live and work in the neighborhood and look forward to the increase in available retail and office space that likely will allow me simpler access to businesses that I need. I like the size and scale as well.

Rob Pate
616 n 27th st
Rva 23223

Sent from Outlook

Matt Jarreau

From: Lewis Little <rhinosign@gmail.com>
Sent: Monday, December 12, 2016 8:40 AM
To: Kimberly.Chen@richmondgov.com
Cc: Marianne.Pitts@richmondgov.com; Matt Jarreau
Subject: 2411 M Street (Jefferson Ave.) Comments for Dec. 13th CAR Meeting

To Whom It May Concern:

I own a property, 703 N. 24th Street which is adjacent to Matt Jarreau's proposed development at 2411 M Street (Jefferson Ave.).

I support the mixed use aspect of the project and feel that it's location and size are a good match for the area and the ascetics are very appropriate for the development.

Due to a recent surgery I will not be able to attend the meeting on Dec. 13th., but I know Matt and his partners only do a first class job with any project they take on. The area will benefit from this project, and I highly encourage the City of Richmond to approve this so the area can enjoy another first class project.

Thank you,

Lewis Little

North 24th Street 703 LLC

--

Lewis Little
(804) 338-9000

Matt Jarreau

From: Kyle Flanders <kyleflanders@gmail.com>
Sent: Monday, December 12, 2016 9:13 AM
To: Marianne.Pitts@richmondgov.com; Matt Jarreau; kimberly.chen@richmondgov.com
Subject: Support of CAR 2016-114

Good Morning:

I would like to offer my strong support for the above project on M street. The design makes a genuine effort to fall into conformance with surrounding structures. Though slightly larger than surrounding buildings the proposed structure keeps a human scale and its size is not out of place at a busy intersection that combines many uses. The project would be a welcome addition to the neighborhood.

Sincerely,

Kyle Flanders
Resident of N 32nd Street

Matt Jarreau

From: jules33324@yahoo.com
Sent: Monday, December 12, 2016 12:37 PM
To: Marianne.Pitts@richmondgov.com; Kimberly.Chen@richmondgov.com
Cc: Matt Jarreau; larris@crossfitprelude.com
Subject: Jefferson St. Project

Good afternoon Ms. Pitts & Me. Chen,
Please find a letter of support for the Jefferson St. Project for your consideration.

Thank you,
Julie Murray

Matt Jarreau

From: Troy Kingsbury <troykingsbury@hotmail.com>
Sent: Monday, December 12, 2016 2:01 PM
To: Matt Jarreau
Subject: Re: Letter of Support for 2411 M St

Matt,

I will not be able to make it tomorrow as I'm going to be down in Newport News and Hampton looking at some properties down there. Good luck with that meeting. Also, I know Lydia is meeting Bill with Savoy properties at P St. around 1030 tomorrow morning. I think she's trying to get in touch with you just to discuss

Troy W. Kingsbury
HighHoos.com

On Dec 12, 2016, at 8:54 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Troy, hey man I hope you are having a good Monday. I was checking back in with you on this project and wanted to thank you for your support on it! Also I was trying to see if you had any time/desire to come out to CAR tomorrow afternoon and be a vocal supporter of the project. The meeting starts at 4pm and we will probably present around 5pm or so. Please let me know if you have any time to do that it would be huge we are rallying the troops and trying to get this guy approved finally! Thanks!!!

The meeting is at city hall room 511

Matt

From: Troy Kingsbury [<mailto:troykingsbury@hotmail.com>]
Sent: Monday, July 25, 2016 5:06 PM
To: kimberly.chen@richmondgov.com; marianne.pitts@richmondgov.com
Subject: Letter of Support for 2411 M St

Ms. Chen and Ms. Pitts,

My name is Troy Kingsbury. I am a resident of Richmond and real estate investor in Richmond....primarily in the Churchill area. Over the past 3 years we have seen this area transform into a vibrant community. The project at 2411 M St can help continue the transformation of this community. As a city we are attracting more young adults from other cities around the county. These young adults are looking for a space just like the plans are designed for 2411 M St. The project would add revenue to the area with it's commercial space and new residents with it's residential space. I hope these plans can become a reality.

Sincerely,

Troy Kingsbury

12/12/2016
SENT VIA EMAIL

Dear Ms. Chen and Ms. Pitts:

Please consider this as a letter of our enthusiastic support for the proposed infill development located at 2411 M St. in Church Hill. We have lived about 3 blocks north of the proposed development site for almost 10 years. We both agree that this proposed development will complement the neighborhood and provide additional amenities that many in the neighborhood – both existing and future residents – will enjoy.

We participated in many of the neighborhood meetings, discussions, and public hearings on the somewhat recent rezoning of the Church Hill neighborhood around 2010. At that time, many in the neighborhood agreed that this site and most of the N. 25th St. and Jefferson Avenue corridors should be designated for a denser mixture of uses and parking restrictions should be relaxed to promote a more business friendly environment in our traditional, historic neighborhood. This vision was further echoed by the East End Transformation charrette. Fast forward several years, and a lot of the now by-right uses that were created from the rezoning have led to a significant renaissance in the neighborhood that would have been far more difficult to create had the prior zoning classifications existed. This development would act in harmony with that trend and provide additional residents, commerce, jobs, and overall vitality to the community.

Notwithstanding the development's conformance to existing zoning requirements, the design of the development achieves many of the recommendations in the City's Handbook and Design Review Guidelines for its Old and Historic Districts:

- The building uses materials complementary to adjacent buildings, but it does not replicate styles so strictly as to be indistinguishable from what is old and what would be new.
- The setbacks appear similar to buildings from adjacent blocks.
- The building positively engages one of the busiest corridors for vehicles, pedestrians, and bicyclists in the neighborhood. It also provides what appears to be a plaza at the intersection of M. St., N. 25th St. and Jefferson Ave., which has been described as becoming the heart of the neighborhood.
- The parking provided within the building appears to be shielded from view from the public right-of-way. All of the mechanical equipment has also been shielded by being placed on the roof.
- The building form seems complementary to nearby historic buildings in massing and scale. Despite its large size, its appearance seems less intrusive due to the inclusion of additional building elements (doors, windows, balconies, awnings, etc.) that help break up what could otherwise be perceived as a blank wall.
- While a 4-story building is rare for Church Hill, the recessed 4th floor gives the appearance of a building that is more complementary in height to adjacent buildings.
- The uses proposed for the ground level of the building will likely actively engage the street and create positive pedestrian activity. Furthermore, the building appears to include bike racks and the aforementioned plaza – both of which would also enhance pedestrian activity.

Thank you very much for your consideration of our letter of support!

Best,
J. David Conmy & Justin Shelton
914 N. 26th St.
Richmond, VA 23223

Matt Jarreau

From: Aaron <matthew.aaron.campbell@gmail.com>
Sent: Tuesday, December 13, 2016 8:21 AM
To: kimberly.chen@richmondgov.com; marianne.pitts@richmondgov.com
Subject: 2416 Jefferson Ave. development

Dear Ms. Chen and Ms. Pitts,

I wanted to send another email in support of the planned new development at 2416 Jefferson Ave., here in the Church Hill area.

I've lived in Church Hill for 10 years and currently reside on the 600 block of N. 31st Street.

The new development in recent years has been amazing! My wife, son, and I really love the community, especially the new structures and newly built neighborhood features. In 2013 we moved from a home built around 1910 into new construction.

It is the hope of a more walkable community that keeps us anchored to this neighborhood. We want to live in a village within the city. And that's exactly what this project brings. This project will bring neighbors together and continue restoring the East End as a pillar of the City.

The things happening near the intersection of Jefferson and M have brought new life to our area and this project in particular will have a lasting positive impact on families in the community. Please do not stifle this wonderful momentum towards a safer, more productive, and more livable city.

Blocking the growth of responsible commercial opportunities would cripple the progress Church Hill has seen in the last 2 decades. Our neighborhood will die if plans like this do not progress. One need only look to the 70s and 80s when this actually happened in our very neighborhood. It was devastating for a generation.

Being able to walk and bike to purchase goods and conduct business is what really draws people to our area and to one another. Having goods and services close by promotes health and supports families - especially children.

I definitely support the new development for 2416 Jefferson Ave and specifically the plans submitted by Mr. Jarreau and Mr. Kleyman.

I also fully support the demolition of the corner building which formally housed the John Taylor law firm. That structure is out of sync with both the historic architecture and the newer buildings. It needs to go. The sooner the better.

The new project proposal by the gentlemen referenced above is exactly the direction in which this neighborhood needs to move both architecturally and philosophically.

Thanks and please feel free to call or email me for additional thoughts or questions.

Have a great week!

Best,

Aaron Campbell
(804) 937-0762

Chris and Caroline Amey
2413 East Grace Street
Richmond, Virginia, 23223
6th December 2016

To whom it my concern

This letter is being written in support of the proposed building on 2411 M Street, CAR No.16-114.

After reviewing the plans, information and considering the effects on the surrounding neighborhood, I can only see that it will bring massive benefits to the area.

The mixed use of the building is welcome, and will help bring additional people and business into Church Hill. It is my opinion that the building is suitable for the area in both mass and style.

Franklin Street is probably the main through fare in Church Hill. To assist in the continuing growth, encourage future investments, and an increase in residents to the area, it is important that this street provides the best impression possible; this building will help to do that.

Having purchased our house through Mr Jareau, I can honestly say that his passion, enthusiasm and drive to improve the neighborhood is immense.

We have been homeowners on Church Hill since 2009 (rental property on 26th, residence on Grace St), we look forward to the additional retail and walkable amenities that this building will bring for many years to come.



Chris and Caroline Amey
2413 East Grace Street

Matt Jarreau

From: Justin D <justindoyleva@gmail.com>
Sent: Tuesday, December 13, 2016 8:36 AM
To: Matt Jarreau
Cc: Justin Doyle (deborah.harpe@gmail.com)
Subject: Re: Jefferson Ave Update

Matt,

Thank you for giving Deborah and I an opportunity to review the most recent renderings of the Jefferson Avenue project. Please consider this email a letter of support for the project concept.

Mixed-use developments that increase population density in the vicinity of corridors such as Jefferson Avenue and N. 25th Street should be encouraged by the City of Richmond. The proposed project will add new residents to Church Hill who will have convenient access to public transportation. The streetscapes presented in the renderings are an improvement on existing conditions along Jefferson Avenue. Streetscapes that maximize green infrastructure in this corridor are appreciated.

Regarding architectural details of the building, I am generally comfortable with the scale of the building. High quality building materials are desired. The small plaza/outdoor dining area is a nice feature of the project. Sidewalk activities such as outdoor dining will add vibrancy to the neighborhood.

Affordable housing is a growing concern in Church Hill and Union Hill. I encourage you to keep affordability in mind as this project moves forward.

Thanks again for the opportunity to review the renderings. If you have any questions, let me know.

Sincerely,

Justin Doyle
630 N. 29th Street

On Tue, Dec 13, 2016 at 7:18 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Justin hey hope all is well. Just wanted to circle back with you on this project and see if we might be able to get a letter of support from you. We are meeting today at 4pm. Any help you could lend would be much appreciated thanks!!!

Matt

From: Matt Jarreau
Sent: Friday, December 9, 2016 3:29 PM
To: Justin D <justindoyleva@gmail.com>
Cc: Justin Doyle (deborah.harpe@gmail.com) <deborah.harpe@gmail.com>
Subject: RE: Jefferson Ave Update

December 13, 2016

Hello

I am writing you in support for the proposed work to be done at 24th and M Street.

As a long term North Churchill resident it make me so proud to say we are a community and this project would add so much to the community atmosphere we need to have.

This project will allow new business to enter our community as a backbone of support which has been going on for years. The evolution of where we are in our community can only be forwarded by projects like this.

This amazing building shows the evolution of where Churchill is and where it will be.

Thank you so much for allowing progress to happen in our city.

My Best

Jamie Coffey

Matt Jarreau

From: Statia Gibson <statia.gibson@gmail.com>
Sent: Tuesday, December 13, 2016 10:54 AM
To: Marianne.Pitts@richmondgov.com; Kimberly.Chen@richmondgov.com
Cc: Matt Jarreau
Subject: Jefferson Ave Project

Statia Gibson

1000 N. 35th Street

Richmond VA 23223

December 13, 2016

Richmond Commission of Architectural Review

Marianne.Pitts@richmondgov.com

Kimberly.Chen@richmondgov.com

RE: Jefferson Ave Project

Dear Members of the Commission of Architectural Review:

I am a resident of Church Hill and I am writing to express my full support of the proposed mixed-use project at Jefferson Avenue and 24th Street.

I believe the proposed project will meet the neighborhood's growing retail and residential

needs and provide both economic benefits and community character to benefit the Church Hill community. Not only will the project support the highest and best use of Jefferson Avenue as a commercial corridor, an aesthetically-attractive mixed-use building will strengthen and benefit the growing Church Hill retail community.

Additionally, the investment will provide employment and living opportunities to the immediate neighborhood, as well as attract future retailers, restaurateurs, and residents to the greater Church Hill district.

I respectfully request that CAR support the proposed Jefferson Avenue Project.

Best regards,

Statia Gibson

--

Statia Gibson

703-901-5935

statia.gibson@gmail.com

Matt Jarreau

From: Cristina Cruz <crisina.woods@gmail.com>
Sent: Tuesday, December 13, 2016 11:11 AM
To: Marianne.Pitts@richmondgov.com; Kimberly.Chen@richmondgov.com
Cc: Matt Jarreau
Subject: Commercial space at 25th and Jefferson

Ms. Pitts and Ms. Chen,

Good morning! I have lived in Church Hill for going on five years now and have known Matt Jarreau from the beginning as the seller of my home on M Street.

Matt recently shared some plans with me for a new project at 25th and Jefferson streets. As someone who enjoys walking my dog around the neighborhood and the convenience of stopping by Union Market, Sub Rosa, the Roosevelt and our newest addition, Dear Neighbor, I am excited and eager to see more commercial space in the area. Projects like Matt's are what have made Church Hill such a popular area. Just look at any number of articles that have been written about our neighborhood and it's many gems. I'd love to see more!

I'm a huge supporter of commercial development on 25th and Jefferson, and I'm happy to chat with you by phone if you have any questions.

Thanks so much!

- Cristina Cruz

--
Cristina Cruz
crisina.woods@gmail.com
(804) 310-0052

Matt Jarreau

From: Lauren Weidner <weidner_le@yahoo.com>
Sent: Tuesday, December 13, 2016 11:21 AM
To: marianne.pitts@richmondgov.com; kimberly.chen@richmondgov.com
Cc: Matt Jarreau
Subject: Proposed Project 2411 Jefferson Ave

Good morning,

I am writing you today to show my support for the proposed project at 2411 Jefferson Ave. I am a property owner in Church Hill and have lived here for many years. One of the reasons why I like Church Hill is their sense of community. I like that we support small business owners and new opportunities for growth. This project would only had to the growth of the community and show more support to local businesses. The members of the community are invested and only want to make Church Hill better. We like accessibility in the city and being able to walk or ride our bikes to places.

More and more families are starting to move to the area and want to have access to goods and services within the community. This development will provide them with that opportunity and continue to work towards creating a village for residents. Please consider moving forward with this project as it could have lasting benefits for Church Hill.

Sincerely,
Lauren Weidner

Matt Jarreau

From: mederi2@comcast.net
Sent: Tuesday, December 13, 2016 1:10 PM
To: PITTS, MARIANNE
Cc: Matt Jarreau; Kimberly Chen
Subject: Support for Jefferson Avenue Project

Dear Secretary of C.A.R.,

I am writing this letter to inform you that after carefully reviewing the proposed project on Jefferson Avenue, I am in total support for this project. The design is great, and it fits greatly on that big patch of land. As a current owner of 600 N 25TH street, 602 N 25TH street, 607 N 25TH street and 609 N 25 TH street for over ten years, I have watched our Church Hill community transform into a great community where people can enjoy restaurants, bakeries, small shops and be able to walk to all these places. As long residents of Church Hill, my wife and I love and welcome the opportunity of more commercial and residential projects like this one. Years back, we had to sit in our car and drive to the fan or Carry town to enjoy a great meal, cup of coffee or pastry.

Hopefully projects like this will also stimulate the current owners of that triangle (sinking) building to renovate, restore or develop into something great, instead of being a big current eye sore.

Sincerely,

Peter Megyeri

Historic Richmond Renovations LLC
Megyeri Investments LLC

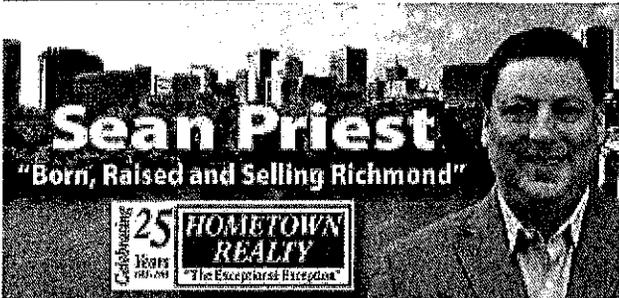
117 N 29TH street
Richmond VA 23223

Matt Jarreau

From: Sean Priest
Sent: Tuesday, December 13, 2016 2:01 PM
To: Matt Jarreau; Marianne.Pitts@richmondgov.com
Cc: Kimberly.Chen@richmondgov.com
Subject: RE: Jefferson Ave Update

Hey Matt, Kimberly and Marianne, I live in the neighborhood and support the growth of mixed use buildings in replace of abandoned and dilapidated buildings and vacant lots. With the growth of the neighborhood and the need for more restaurants and shops, I welcome this project. My only concern with future development is that the buildings need to be kept in line with the utmost historic architecture and size of the current skyline. I think this project fits that criteria and look forward to seeing the completed project.
Thank you for asking for my opinion.

Sean Priest
Hometown Realty
3027 West Cary St.
Richmond VA 23221
C-804-334-6358
Seanp@htrsi.com
www.SeanPriest.com



From: Matt Jarreau
Sent: Friday, December 9, 2016 2:50 PM
To: Sean Priest
Subject: FW: Jefferson Ave Update

Sean please see attached and comments below. let me know if you would shoot me a letter of support on this project please. we need to round up the troops on this one. I've got the city contacts below see if you can give us some good words of support and cc me on the email so I can keep in the file!! thanks!

Just wanted to keep you up to speed on the current renderings for the mixed use building on Jefferson and M St. Please see the attached plans and renderings. We are shooting for 12,500 SF of commercial space on the ground level to include 1 restaurant facing The Roosevelt at "the point", shoppes on Jefferson and offices on M and 24th St. We have 1 for 1 parking on the street and some underneath the building. Please let us know if you would support this we are headed to CAR next Tuesday and wanted to drum up some support thanks!!

Kimberly.Chen@richmondgov.com
Marianne.Pitts@richmondgov.com

Matt Jarreau, Realtor,

Julie Murray
2119 East Marshall St.
Richmond, VA 23223
(443) 655-3798

To Whom It May Concern,

The purpose of this letter is to express my unconditional support for the Jefferson Street project in Church Hill, Richmond Virginia. As a long time Church Hill home owner and small business owner, it pains me to see fruitful projects such as this be denied for reasons that do not serve the greater good. Jefferson Street is perhaps the most heavily traveled street in all of Church Hill, and the boarded up dilapidated building that currently occupies the project's proposed spot is an eyesore for our community. All too often I hear non-residents of our community comment on how dangerous and unwelcoming it is, some of this misperception stems from the run-down, un-kept properties scattered throughout Church Hill. As the owner of CrossFit Prelude, a small business located in the heart of Church Hill, I find myself having to persuade potential members that our community is safe and a great place to live and visit. Most of these potential members' drive by the dilapidated buildings on the way to my gym which create a negative perception before spending any time in our community. It is bad for business and indirectly drives people away.

The Jefferson Street project is a chance to breathe new life into our community. A place families and children can feel comfortable around. Please consider this letter of support in deciding the fate of the Jefferson Street project. Thank you.

Very respectfully,
Julie Murray

Matt Jarreau

From: Amanda Gallagher Crouch <amandabgallagher@gmail.com>
Sent: Tuesday, December 13, 2016 3:35 PM
To: Marianne.Pitts@richmondgov.com; Kimberly.Chen@richmondgov.com
Subject: Resident Support for Proposed New Construction Plans: 2411 M Street

Ms. Pitts & Ms. Chen:

My name is Amanda Crouch. I am an attorney in Richmond and I live a few blocks away from Mr. Jarreau's proposed construction at 2411 M Street. I write to support the most recent plans and look forward to seeing more residents/businesses in that underdeveloped area of our neighborhood. I am grateful that Mr. Jarreau has taken resident comments into consideration with the new amendments to the building.

Please let me know if you have any questions for me.

Thank you,

Amanda

--

Amanda B. Gallagher Crouch

(804) 516-2246

Matt Jarreau

From: Dan Harrington, Jr. <oldlandman@earthlink.net>
Sent: Wednesday, December 28, 2016 9:23 AM
To: Marianne.Pitts@richmondgov.com; Kimberly.Chen@richmond.gov
Subject: 25th/Jefferson

Hello,

I am contacting you to express my support for the proposed project to be located at 25th Street and Jefferson Avenue. I am a long-time advocate of Church Hill, having restored/renovated more than a dozen houses and still an owner of several homes in the vicinity of the project. As long as everyone does their job properly, I believe the project will be a needed asset to the community.

Sincerely,

Dan Harrington

Matt Jarreau

From: hudsonhk2@gmail.com
Sent: Thursday, February 23, 2017 9:03 AM
To: Marianne.Pitts@richmondgov.com
Subject: 2411 M Street Support

Good Morning:

I own a mixed use property right on 25th and M Street and I am a BIG supporter of the 2411 M Street Development Project that is being proposed. I think amenities make a neighborhood and the mixed use concept that has been designed works in that location extremely well. That section of Jefferson and M years for a more substantial structure and would be a tremendous benefit to both the existing residents (commercial and residential).

I am unable to attend the next CAR meeting, but felt it important to advise my support.

Thank you,

Howard Kellman
North 623 LLC

Dear CAR,

I am sending this letter on behalf of Cedar Street Baptist Church, which has served the community for over 150 years to acknowledge that we are in compliance with the future project that will take place on 2411 M. Street in Richmond Virginia.

Cedar Street Baptist Church supports this project and it's appropriate architecture, scale & height. I do believe that it will enhance and be extremely beneficial to the area and community as a whole.

On a personally level I am familiar with several projects that Daniil Kleyman & Matt Jarreau have completed throughout the Richmond area. They have created many opportunities both residential and business, which generate economic growth to our community.

If you have any further question please contact me at Cedar Street Baptist Church.

Sincerely,

Jerry Taylor

Jerry Taylor

Chairman of The Trustees Board, CSBC

Matt Jarreau

From: Kristy Santelli <kristy.santelli@gmail.com>
Sent: Tuesday, February 28, 2017 12:25 PM
To: Pitts, Marianne G. - PDR
Cc: Matt Jarreau; Evan Cotter
Subject: Jefferson Project

Hi Marianne,

Hope you're well! I wanted to write you on behalf of Evan and myself regarding Matt's project on Jefferson Ave.

We wanted to share our support of the project and then expansion of Jefferson Ave. We do think the mixed use will help to bring more retail to the area and hope that the building attracts the right kind of business and tenants. We are excited for the project and what it will bring to this area.

While we wish it aesthetically looked more sophisticated, we understand they are working with materials that are common to Richmond's architecture. We have some reservations regarding the congestion in the area and the height of the building, however we feel that once this project is built, it has the potential to benefit the community as a whole and hopefully create a vibrant retail environment in Church Hill.

We also believe that Matt has the best interest of Church Hill in mind and trust to help continue to grow the community.

Please let us know if you have any questions. Thank you so much for your help and support!

Best,

Kristy + Evan Cotter

Matt Jarreau

From: bbranch1223@gmail.com
Sent: Tuesday, February 28, 2017 1:56 PM
To: Marianne G. - PDR Pitts
Cc: Matt Jarreau
Subject: 2411 M St (Jefferson ave project)

Marianne, there is a meeting on this project that I had planned to attend today, but not able to do so and am offering this email instead. I am in complete support and agreement with the project in the neighborhood.

I moved to my current address in 2006 (2406 East Marshall St) which I purchased in 2005, bought and moved to a house on Chimborazo Ave in 2008 and moved back to the East Marshall property last May. There has been a lot of change in Church Hill, some of it good and some not so good. There is a 2-story/17 unit apartment/retail project under construction across from me which got some push back originally and now is embraced by this neighborhood. I welcome what this is bringing to my street, and feel that Matt's project will have the same impact.

Matt and I met several years ago. I know how passionate he is about this neighborhood and that he would not do anything that would be a negative to the changes and growth that it is experiencing.

Thanks.

Barbara Branch,
2406B East Marshall St 23223
703.625.6019

Sent from [Mail](#) for Windows 1

Havis L. Wright
605 N. 25th St
Richmond, VA 23223

3/3/2017

Good Afternoon,

I'm writing today to share my support for the proposed project at 2411 M Street. Upon review of the renderings, discussion with the development team, and my neighbors, this seems like a worthy and healthy addition to Church Hill North.

As an adjacent property owner, I look forward to the density this project will bring to both Jefferson and 25th St as well as the accordant foot traffic and street level activity we can expect. The upside for extant businesses is likely positive and I look forward to additional eyes on the street.

The structure itself is significant and the lot poses challenges. The finalized renderings I reviewed suggest significant effort and sensitivity to the historic nature of the immediate neighborhood as well as a uniquely diverse mix of residential, commercial, and agricultural neighbors. The structure is ultimately an appropriate and relevant addition to the building stock in the corridor.

I'm but one neighbor, but this project seems additive to the health and vitality of the neighborhood and while I anticipate some dust and brief disturbance, I look forward to celebrating its completion.

Best,

Havis L. Wright

Matt Jarreau

From: Philip L O'Connor <oconnorpl@vcu.edu>
Sent: Saturday, March 4, 2017 11:51 AM
To: Matt Jarreau
Subject: Re: Congrats

I'm in. Love all the developments.

Philip O'Connor | Corporate & Alumni Engagement Officer, School of Engineering | Virginia Commonwealth University
601 West Main Street | West Hall 433 | Richmond, VA 23284-3068 | 804-828-9551 | oconnorpl@vcu.edu | Visit VCU at www.vcu.edu

PS: Please keep us in mind anytime you're traveling in the RVA area, as we welcome the chance to host you on campus

Sent from mobile device

On Sat, Mar 4, 2017 at 11:48 AM -0500, "Matt Jarreau" <MattJarreau@hometownrealtyservices.com> wrote:

Philip, hey I really appreciate the shout out!! thanks man. Yeah that was my project and we are off to city council!
Would it be OK to count you in as a supporter?!

Matt

From: Philip L O'Connor [mailto:oconnorpl@vcu.edu]
Sent: Friday, March 3, 2017 1:41 PM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: Congrats

Matt,

If memory serves right, you're involved with the building at 25th and M that just got approved. Congrats on the new development.

Cheers,

Phil

Philip O'Connor | Corporate & Alumni Engagement Officer, School of Engineering | Virginia Commonwealth University
601 West Main Street | West Hall 433 | Richmond, VA 23284-3068 | 804-828-9551 | oconnorpl@vcu.edu | Visit VCU at www.vcu.edu | Follow me on [LinkedIn](#) for VCU School of Engineering Updates



VCU School of Engineering

PS: Please keep us in mind anytime you're traveling in the RVA area, as we welcome the chance to host you on campus

Matt Jarreau

From: Nia Strei <niastrei@gmail.com>
Sent: Thursday, March 9, 2017 11:30 AM
To: Matt Jarreau
Subject: Re: 301 Cedar St

Hi Matt,

It's nice to hear from you. We like your project on 25th and Jefferson and have been watching it for a while. You have our support.

We hope we can count on you to support neighborhood efforts to block the demo of the Trolley Barn and planned 'project' by the North Carolina developer on Glenwood Avenue. Truly a 'project' that will set back RVA efforts at mixed income housing.

As for the triplex, we are in Puerto Vallarta for another week, and it will probably be gone by the time we get back. 😊😊 Otherwise Tom would be interested. His only question was if the work so far was all permitted and approved and if there were plans for the garage unit?

Take care
Nia Strei

Sent from my iPad

Sent from my iPad

On Mar 8, 2017, at 6:30 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Nia, happy Wednesday I hope you are well. Just wanted to see if you are interested in taking a look at this new triplex on Cedar and 19th St in Shockoe Bottom. Needs alittle work but nothing crazy could be a Tom special!

Also I'm not sure you are aware that I'm trying to develop a larger mixed use property on Jefferson and 25th? Please see below. Let me know if you would be able to get behind something like this I need some help on support. We are going to city council sometime in May/June this year. Let me know what you think thanks!

<https://chpn.net/2017/03/03/union-hill-projects-get-go-ahead-from-car/>

Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
409 E. Main St. Suite 204
Richmond, Va 23219
mattj@htrsi.com
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

Matt Jarreau

From: Chris Jefferson <chris@ridgepointre.com>
Sent: Friday, April 21, 2017 8:07 AM
To: Matt Jarreau
Subject: Re: Support please 2402 Jefferson Ave

Yea, add me to your list.

Looked at this little while back with Dan.

Sucks dude is holding out on that last parcel.

Love this project.

CHRIS JEFFERSON OWNER, RIDGE POINT CUSTOM HOMES



Phone: 804-420-2274
Mobile: 804-201-3624
Fax: 888-751-5310
Email: Chris@ridgepointre.com
Address: 2920 WEST BROAD ST SUITE 238



On Fri, Apr 21, 2017 at 8:04 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Chris, hey good morning I hope you are excited its Friday! Just wanted to check in and see if I could get some support from you on this project.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. This is the project I was telling you about maybe last weekend I think. Let me know if you are a fan so I can update our supporters list. Long story short we are proposing about 11,000 SF of new commercial to the area, 27 apartments, most of which have balcony's extending over the side walk and a roof top deck overlooking the city skyline for residents.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,

Matt Jarreau

From: Osmar Almaraz <osmar.almaraz@gmail.com>
Sent: Friday, April 21, 2017 9:32 AM
To: Matt Jarreau
Subject: Re: Support please 2402 Jefferson Ave

Hey Matt,

I'm real close with Daniil and he told me about this project a while back. I sent my letter of support to kimberly.chen@richmondgov.com and marianne.pitts@richmondgov.com

Not sure what else I can do, but if there is please let me know and I will gladly do what I can. Don't forget to invite me to the grand opening ceremony!

I do see those houses getting a much needed face lift across the street. It will do wonders for my block. Might even try to sway some friends to move into the area. And hopefully drive my property value up!

-Osmar

PS: Are there any plans to do anything with that old abandoned shop on the corner? It's going to be an eyesore next to beautiful complex you guys are going to build.

On Fri, Apr 21, 2017 at 8:05 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Osmar, hey good morning I hope you are excited its Friday! Just wanted to check in and say hey. Your block is about to blow up one guys bought 4 homes right across the street and I think he is going to flip them all! Should be a good thing for you! Also I wanted to check in and see if I could get some support on this project on Jefferson Ave and 25th St.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. This is the project I was telling you about maybe last weekend I think. Let me know if you are a fan so I can update our supporters list. Long story short we are proposing about 11,000 SF of new commercial to the area, 27 apartments, most of which have balcony's extending over the side walk and a roof top deck overlooking the city skyline for residents.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,

Matt Jarreau

From: Dan Harrington, Jr. <oldlandman@earthlink.net>
Sent: Friday, April 21, 2017 10:02 AM
To: Matt Jarreau
Subject: Re: Support please 2402 Jefferson Ave

I'm all for it, 100% - good luck!

From: Matt Jarreau
Sent: Friday, April 21, 2017 8:10 AM
To: Dan Harrington, Jr.
Subject: Support please 2402 Jefferson Ave

Dan, hey good morning I hope you are doing well. I was checking in to see how things were coming with your Union Hill properties. Let me know if I can help you in anyway we are seeing prices in the \$180-200 a SF range now for nicely renovated homes! Its pretty wild right about now! Also I need your help!!

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. This is the project I was telling you about maybe last weekend I think. Let me know if you are a fan so I can update our supporters list. Long story short we are proposing about 11,000 SF of new commercial to the area, 27 apartments, most of which have balcony's extending over the side walk and a roof top deck overlooking the city skyline for residents.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
mattj@htrsi.com
409 E Main St, Suite 204
Richmond VA 23219
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

Matt Jarreau

From: Kristin Polich <kristin.polich@gmail.com>
Sent: Friday, April 21, 2017 1:24 PM
To: Matt Jarreau
Subject: Re: Support Help Please 2402 Jefferson Ave

I am very much in support, thanks for all your good work Matt!

On Fri, Apr 21, 2017 at 7:51 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Kristen, hey good morning I hope you are doing well today. Its Friday!

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. This is the project I was telling you about maybe last weekend I think. Let me know if you are a fan so I can update our supporters list. Long story short we are proposing about 11,000 SF of new commercial to the area, 27 apartments, most of which have balcony's extending over the side walk and a roof top deck overlooking the city skyline for residents.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,

Distinguished Achiever

Hometown Realty

mattj@htrsi.com

409 E Main St, Suite 204

Richmond VA 23219

C [\(804\) 306-9019](tel:(804)306-9019)

O [\(804\) 762-8092](tel:(804)762-8092)

Matt Jarreau

From: Christopher Mattox <mattox.christopher@gmail.com>
Sent: Friday, April 21, 2017 5:14 PM
To: Matt Jarreau
Subject: Re: Support please 2402 Jefferson Ave

Good afternoon Matt,

The project has my support.

Thanks

On Apr 21, 2017 7:57 AM, "Matt Jarreau" <MattJarreau@hometownrealtyservices.com> wrote:

Chris, hey good morning I hope you are excited its Friday! Just wanted to check in and see how things were going with your house on N 31st St. Your block is night and day compared to a few short years ago. Also wanted to see if you would lend us some support on this project.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. This is the project I was telling you about maybe last weekend I think. Let me know if you are a fan so I can update our supporters list. Long story short we are proposing about 11,000 SF of new commercial to the area, 27 apartments, most of which have balcony's extending over the side walk and a roof top deck overlooking the city skyline for residents.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,

Distinguished Achiever

Hometown Realty

matt@htrsi.com

409 E Main St, Suite 204

Richmond VA 23219

Matt Jarreau

From: Sam George <samvagurl324@gmail.com>
Sent: Wednesday, April 26, 2017 5:56 PM
To: Matt Jarreau
Subject: Re: Support please 2402 Jefferson Ave

Hey Matt,

This is great! I think this would be a great addition to the area! You have my support!

Thanks,

Sam Caputo

On Fri, Apr 21, 2017 at 8:03 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Chris and Sam, hey good morning I hope you are excited its Friday! Just wanted to check in and say hey and see if I could get your support for a development on Jefferson Ave.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. This is the project I was telling you about maybe last weekend I think. Let me know if you are a fan so I can update our supporters list. Long story short we are proposing about 11,000 SF of new commercial to the area, 27 apartments, most of which have balcony's extending over the side walk and a roof top deck overlooking the city skyline for residents.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,

Distinguished Achiever

Hometown Realty

mattj@htrsi.com

409 E Main St, Suite 204

Richmond VA 23219

Matt Jarreau

From: Chris Caputo <caputocm3@gmail.com>
Sent: Friday, April 28, 2017 5:39 PM
To: Matt Jarreau
Subject: Re: Support please 2402 Jefferson Ave

That's fine with us. Have a good weekend!

On Apr 24, 2017, at 10:15 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Chris hey good morning. If you guys are in support I'd add you to the petition it would have your names and addresses nothing else. Would that be ok with you and Sam?

Matt

From: Chris Caputo [<mailto:caputocm3@gmail.com>]
Sent: Monday, April 24, 2017 9:16 AM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: Re: Support please 2402 Jefferson Ave

Hey Matt, sorry for the delay. This looks interesting for sure. What is involved in being added to the supporters list?

On Fri, Apr 21, 2017 at 8:03 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Chris and Sam, hey good morning I hope you are excited its Friday! Just wanted to check in and say hey and see if I could get your support for a development on Jefferson Ave.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. This is the project I was telling you about maybe last weekend I think. Let me know if you are a fan so I can update our supporters list. Long story short we are proposing about 11,000 SF of new commercial to the area, 27 apartments, most of which have balcony's extending over the side walk and a roof top deck overlooking the city skyline for residents.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!

<image001.jpg>

Matt Jarreau, Realtor,
Distinguished Achiever

Matt Jarreau

From: Sam Tuttle <sam.tuttle@gmail.com>
Sent: Wednesday, May 3, 2017 6:40 AM
To: Matt Jarreau
Subject: Re: Support please 2402 Jefferson Ave

Matt - I like how this project has developed over the past few months and the inclusion of affordable housing. If the reporter wants to contact me I'm happy to give my two cents. (757) 903-6669.

On Tue, May 2, 2017 at 9:25 PM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Sam, hey good evening so sorry for the delay in getting these to you. Please see attached renderings and write up for the project. Let me know if you have any questions here. Thanks a ton, call me anytime!



Matt Jarreau, Realtor,

Distinguished Achiever

Hometown Realty

mattj@htrsi.com

409 E Main St, Suite 204

Richmond VA 23219

C (804) 306-9019

O (804) 762-8092

F (804) 747-7393

Matt Jarreau

From: Jeri Dilts <diltsjери@gmail.com>
Sent: Tuesday, June 6, 2017 10:14 AM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

Hey Matt,

I'm still in Chicago. It's finally nice though!

The renderings look good! I'm all for it.

I hope everything is going well.

Jeri

On Tue, Jun 6, 2017 at 8:57 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Jeri!! Whats up man are you still in Chicago?! Coming back to RVA maybe?! Its cooler here I hear! Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!

Matt Jarreau

From: golas@mymail.vcu.edu on behalf of Samarth Gola <golas@vcu.edu>
Sent: Tuesday, June 6, 2017 10:56 AM
To: Matt Jarreau; Reshma Gola
Subject: Re: Jefferson Ave Support Please

Hey Matt!

We definitely missed you out there, but we will have to catch up soon. This proposal looks amazing, Reshma and I are in full support and cannot wait to see how it turns out! Any ideas on what restaurants are going to be settling into the space?

Thanks,

Samarth

On Tue, Jun 6, 2017 at 10:02 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Samarth, hey I hope you are doing well and enjoying the cooler Spring weather. How is the house going for you guys? I hear I missed a heck of a house warming party! Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!

Matt Jarreau

From: Laura Gould <lauragouldrva@gmail.com>
Sent: Tuesday, June 6, 2017 11:10 AM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

Of course, whatever you need Matt!

On Tue, Jun 6, 2017 at 10:10 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Laura, dude bro! Hey I hope you are doing well and enjoying the cooler Spring weather. Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty

Matt Jarreau

From: Robert Rae Gordon <rrg.durettecrump@icloud.com>
Sent: Tuesday, June 6, 2017 11:21 AM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

It is a small world indeed. Once I saw how much trouble they were having getting in front of the few offerings on the market, I called to suggest he contact you and he told me that he was already working with your partner. I'm very pleased that he'll be a neighbor and I like what's happening on that side of 25th street.

As for the Point - where do you stand with the City? I was at a CAR meeting sometime ago when this was proffered for a conceptual review and it appears you have adopted a goodly number of their suggestions in the current design. Our process is continually evolving, but what we are now doing is scheduling a joint meeting of the Board and the Land Use Committee, opening it to all members and the neighborhood in general to see a developer's presentation and then to move it on to the next membership meeting for a vote. This way we can try to keep the number of meetings down to a minimum.

Another thought - have you met with the Union Hill association? I know they will be very interested in this proposal and we might consider doing a joint meeting with them. Just a thought.

Let me know what is good for your schedule - we can get the joint Board/LandUseComm/neighborhood meeting scheduled for sometime mid month and move this to a vote in June or try to do it in July.

RRG

Robert Rae Gordon, Principal
Bank of America Center
1111 East Main Street, 16th Floor
Richmond, VA 23219
804.916.6572 | fax 804.775.7911
rgordon@durettecrump.com



IRS Circular 230 disclosure: Internal Revenue Service regulations require that certain types of written advice include a disclaimer. To the extent the preceding message contains advice relating to a Federal tax issue, unless expressly stated otherwise, the advice is not intended or written to be used and it cannot be used by the recipient or any other taxpayer for the purpose of avoiding Federal tax penalties, and was not written to support the promotion or marketing of any transaction or matter discussed herein.

This electronic message contains information from the law firm of DuretteCrump PLC that may be privileged, confidential, or otherwise protected from disclosure. Such information is intended to be for the named addressee only. If you are not the named addressee, then any disclosure, copying, publication, distribution, or other use of the contents of this electronic message is strictly prohibited. If you have received this electronic message in error, then please notify us immediately and destroy the original message, any attachments, and all copies. Thank you.

On Jun 6, 2017, at 10:10 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Robert, hey I hope you are doing well and enjoying this nice cool weather. So I guess we just sold a house to your son and daughter in law on 27th St! What a small world we were at an open house after the sale when we realized that you and I knew each other! They will be happy there is a nice builder who is doing that job.

Matt Jarreau

From: Sara Boddorf Higgins <seboddorf@gmail.com>
Sent: Tuesday, June 6, 2017 11:26 AM
To: Matt Jarreau
Cc: Tracy Higgins (tracyhiggins16@gmail.com)
Subject: Re: Jefferson Ave Support Please

Hello Matt,

Tracy and I are in full support of the proposed mixed use project for Jefferson and North 25th Street. We are excited that such a large section of the vibrant Jefferson Avenue commercial corridor will no longer lay vacant. In terms of design, we feel that it appropriately references the historic neighborhood, while also looking to the future. There is a place for great modern design in our neighborhood. While we love the historic charm of Church Hill and Union Hill, we also recognize how eclectic it is and we feel that this variation in architecture prominently uplifts our well preserved historic homes and businesses.

Is this what you were looking for?

All the best,
Sara

On Tue, Jun 6, 2017 at 9:31 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Sara and Tracy, hey guys I hope you are doing well and enjoying the cooler Spring weather. Thanks for much for stopping by to see us Saturday at the open house on N 24th ST! I'll be checking in with your mom later this month! Thanks a ton for your help!! Also just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Matt Jarreau

From: Cheryl Belcher <cjbelcher1@comcast.net>
Sent: Tuesday, June 6, 2017 9:06 PM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

I am totally supportive of your designs and usage. Can't wait to see both projects finished.

Sent from my iPad

On Jun 6, 2017, at 9:27 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Cheryl, hey I hope you are doing well and enjoying the cooler Spring weather and not making too many trip to McDonalds just yet! Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!

<image001.jpg>
Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
mattj@htrsi.com
409 E Main St, Suite 204
Richmond VA 23219
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

<2411_renderings_17 0413.pdf>

Matt Jarreau

From: Thomas Baiada <tmbaiada@gmail.com>
Sent: Tuesday, June 6, 2017 9:44 PM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

Hey Matt! Thanks for reaching out. I'll take a look sometime this week or when I get home next week. I'm in Maui right now! But yes, in general I completely support the continued development of our community. New restaurants and businesses are what we need to continue the trend. I just hope we don't start going too commercial. Part of the biggest draw for the neighborhood is the historical aspect, so I'd like to see the new buildings have architectural details commensurate with the rest of the neighborhood. Same goes with the types of businesses coming in - do not want to see chain stores or restaurants starting to pop up. Talk to you soon!

On Jun 6, 2017 3:24 AM, "Matt Jarreau" <MattJarreau@hometownrealtyservices.com> wrote:

Tom, hey I hope you are doing well and enjoying the cooler Spring weather. Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau

From: Michael Manning <mlmanning@verizon.net>
Sent: Wednesday, June 7, 2017 11:06 AM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

Thanks for the information Matt.

Looked over what you are proposing (including the rendering) and it looks like a welcome addition to Church Hill.

I am in full support of this initiative.

All my best,

Mike
Michael Manning
President
[Potomac Group](#)
804-344-9815
[Profile](#) | [LinkedIn](#)

On Jun 6, 2017, at 10:01 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Marguerite and Mike, hey guys long time no talk. I hope you are doing well and enjoying the cooler Spring weather. Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!

<image001.jpg>
Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
mattj@htrsi.com

Matt Jarreau

From: Katie Fletcher <ktrosefletch@yahoo.com>
Sent: Thursday, June 8, 2017 8:31 PM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

Jarid and I are in support, good luck with your project! We're looking forward to seeing it happen!

Sent from Yahoo Mail for iPhone

On Tuesday, June 6, 2017, 10:09 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Katie and Jarid, hey hey guys I hope you are doing well and enjoying the cooler Spring weather. Congrats on the new position! That's exciting. Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,

Matt Jarreau

From: Bridget Casey <bridget.caitlin.casey@gmail.com>
Sent: Monday, June 12, 2017 7:18 PM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

Wow, that's a big project! Sounds/looks great to me!

Sent from my iPhone

On Jun 12, 2017, at 7:55 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Bridget! Whats up?! So sorry I got your text last week and totally meant to reach out to you then. I was canoeing all weekend and just got back last night. I hope you had a good one too just wanted to reach out and see if I could get some support from you on this project we are proposing on Jefferson Ave and 25th St. Please see the attached plans and let me know what you think thanks! I've got a short description below

Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!

<image001.jpg>
Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
mattj@htrsi.com
409 E Main St, Suite 204
Richmond VA 23219
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

<2411_renderings_17 0413.pdf>

Matt Jarreau

From: Lauren Baker <Lauren.Baker@vcuhealth.org>
Sent: Monday, June 12, 2017 7:52 PM
To: Matt Jarreau
Subject: Re: [EXTERNAL] Jefferson Ave Support Please

Hey Matt, this looks cool, and I'd love to see some more shops come into the area...so I definitely support this! Looking forward to seeing the final products of all the projects :)

From: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Sent: Tuesday, June 6, 2017 9:25:08 AM
To: Lauren Baker
Subject: [EXTERNAL] Jefferson Ave Support Please

Lauren, hey I hope you are doing well and enjoying the cooler Spring weather. Thanks for your comments on M St we are excited to begin working on that project. Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
mattj@htrsi.com
409 E Main St, Suite 204
Richmond VA 23219
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

Matt Jarreau

From: Julia Horrocks <stojulia_34@hotmail.com>
Sent: Wednesday, June 14, 2017 9:58 AM
To: Matt Jarreau
Subject: Re: Support please 2402 Jefferson Ave

So sorry for the belated response. Yes! I am in full support and very excited about this project.

Julia Horrocks

From: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Sent: Friday, April 21, 2017 7:53 AM
To: Julie Stokes (Stojulia_34@hotmail.com); Julie Stokes - Church Hill Resident (t.horrocks@ha-inc.com)
Subject: Support please 2402 Jefferson Ave

Julia and Tim, good morning I hope you are excited its Friday! Just wanted to check in and run these plans by you and see if you both would support us in developing this parcel.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. This is the project I was telling you about maybe last weekend I think. Let me know if you are a fan so I can update our supporters list. Long story short we are proposing about 11,000 SF of new commercial to the area, 27 apartments, most of which have balcony's extending over the side walk and a roof top deck overlooking the city skyline for residents.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
mattj@htrsi.com
409 E Main St, Suite 204
Richmond VA 23219
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

Matt Jarreau

From: Matt Curtin <mcurtin@gmail.com>
Sent: Wednesday, June 14, 2017 3:52 PM
To: Matt Jarreau
Subject: Re: Jefferson Ave Support Please

Hi Matt - I am in support of this project. Sorry for the delayed response.

On Tue, Jun 6, 2017 at 9:39 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Matt, hey thanks for the bike its amazing! Such a good buy thanks a ton! Just wanted to check in and see if I could reach out to you and ask for your support for the project attached. Below is a brief description of what we are doing with the building and what it will bring to Church Hill and Union Hill.

Please see the attached renderings for our proposed mixed use project for Jefferson and N 25th St. Long story short we are proposing about 11,000 SF sidewalk accessible commercial space as well as 27 apartments and a roof top amenity space for our tenants. We are envisioning anywhere from 4-7 different businesses on the ground floor. We have broken up the space in a way that would allow for flexible commercial space for larger businesses as well as small shops. This will help us continue to grow this walkable community as well as provide jobs and new venues for current residents to shop or dine at. We do envision a restaurant for the "Point" facing the Roosevelt and we hope to announce a new and interesting concept shortly.

Also we do own the other corner, the old family market, currently boarded up and with vinyl siding. We will restore that building beginning this fall and will commence with the larger project sometime mid to late 2018.

Let me know if you have any questions on anything thanks! If you are in for something like this please just reply back that you are in support! Thanks!!



Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty

From: [Aaron](#)
To: [Chen, Kimberly M. - PDR](#); [Pitts, Marianne G. - PDR](#)
Subject: 2416 Jefferson Ave. development
Date: Tuesday, December 13, 2016 8:21:20 AM

Dear Ms. Chen and Ms. Pitts,

I wanted to send another email in support of the planned new development at 2416 Jefferson Ave., here in the Church Hill area.

I've lived in Church Hill for 10 years and currently reside on the 600 block of [N. 31st Street](#).

The new development in recent years has been amazing! My wife, son, and I really love the community, especially the new structures and newly built neighborhood features. In 2013 we moved from a home built around 1910 into new construction.

It is the hope of a more walkable community that keeps us anchored to this neighborhood. We want to live in a village within the city. And that's exactly what this project brings. This project will bring neighbors together and continue restoring the East End as a pillar of the City.

The things happening near the intersection of Jefferson and M have brought new life to our area and this project in particular will have a lasting positive impact on families in the community. Please do not stifle this wonderful momentum towards a safer, more productive, and more livable city.

Blocking the growth of responsible commercial opportunities would cripple the progress Church Hill has seen in the last 2 decades. Our neighborhood will die if plans like this do not progress. One need only look to the 70s and 80s when this actually happened in our very neighborhood. It was devastating for a generation.

Being able to walk and bike to purchase goods and conduct business is what really draws people to our area and to one another. Having goods and services close by promotes health and supports families - especially children.

I definitely support the new development for [2416 Jefferson Ave](#) and specifically the plans submitted by Mr. Jarreau and Mr. Kleyman.

I also fully support the demolition of the corner building which formally housed the John Taylor law firm. That structure is out of sync with both the historic architecture and the newer buildings. It needs to go. The sooner the better.

The new project proposal by the gentlemen referenced above is exactly the direction in which this neighborhood needs to move both architecturally and philosophically.

Thanks and please feel free to call or email me for additional thoughts or questions.

Have a great week!

Best,

Aaron Campbell
(804) 937-0762

From: [Andy Beach](#)
To: [Pitts, Marianne G. - PDR](#); [Chen, Kimberly M. - PDR](#)
Subject: Proposed Development at 2411 Jefferson Avenue
Date: Monday, December 12, 2016 11:45:43 AM

Dear Mrs Pitts and Mrs Chen,

I'm writing you as a property owner and vested member in the Union Hill, and Church Hill, communities. Historic renovations and new construction alike have played a pivotal role in repairing the fabric of this once degraded part of town. I find it imperative that we foster an environment which welcomes and realistically guides the future developments that aim to remedy the voids which still exist. The addition of over 12,000SF of walkable commercial space in the Heart of Union Hill is much needed and will be a great benefit to all of the residents in the area and will continue to make the neighborhood more of village like it was 100 years ago.

In consideration of the proposed development at 2411 Jefferson Avenue, it's worth noting that I own a property very nearby at 701 N 24th St Street. My property is so close, in fact, that it's often pictured in the Developer's renderings. As a neighbor, I support their vision for this development and welcome the idea of progress in exchange for what has always been a haven for litter, vacancy and vagrancy.

I believe that the Developers have done a awesome job of listening to the concerns of the neighborhood and altering their plans in an effort to appease those voices. That being said, nothing in life can ever be all things to all people. I understand that some voices in opposition will always remain in fear of change, but feel it's important that we take a global view of what this project offers to the community; density, vibrancy, commerce and economic growth.

I write this letter of support as I feel it's my duty, as an invested member of the community, to proactively guide the direction of our city by backing the initiatives which I find most beneficial for our neighborhoods. I thank you for your time and consideration of my viewpoint.

Thanks for your consideration,

Andy Beach | Principal

Urban**Core** Construction

<http://www.gatherrva.com>



409 E. Main Street Suite 100

Richmond, VA 23219

c. 804.212.6515

e. abeach@urbancoreva.com

Subject: Letter of Support for 2411 M St

From: Ashley Tucker (tuckeran@mymail.vcu.edu)

To: kimberly.chen@richmondgov.com; marianne.pitts@richmondgov.com;

Bcc: dvk5f@yahoo.com;

Date: Monday, July 25, 2016 9:14 PM

Good Evening,

I am writing to you as a resident of Church Hill to express my **support of the project located at 2411 M St.**

I feel that the modifications made during the design process have taken into great consideration feedback from the community. I especially like the exterior design, height and scale of the development, as well as the inviting first floor with an entrance that would be seen from all adjacent streets.

It is my opinion that the plans for this project have succeeded in complimenting the existing residential area while also providing additional housing and retail space that will add to the character and walkability of the neighborhood. **I ask that the Committee for Architectural Review approve the final plans submitted for design.**

Sincerely,

Ashley Tucker

From: [Casey White](#)
To: [Pitts, Marianne G. - PDR](#); [Chen, Kimberly M. - PDR](#)
Subject: 2411 Jefferson Ave proposed development
Date: Monday, December 12, 2016 10:56:28 AM

Dear Mrs Chen and Mrs Pitts,

I am writing to you in support of the addition of over 12,000SF of walkable commercial space in the Heart of Union Hill. I believe this development is much needed and will be a great benefit to all of the residents in the area and will help continue to improve investment and growth of the area.

In consideration of the proposed development at 2411 Jefferson Avenue, it's worth noting that I own a property very nearby at 800 N 25th St Street and 625 N. 27th ST. As a neighbor, I support their vision for this development and welcome the idea of progress in exchange for what has always been a haven for litter, vacancy and vagrancy.

I believe that the Developers have done a awesome job of listening to the concerns of the neighborhood and altering their plans in an effort to appease those voices.

I write this letter in full support as I feel it's my duty, as an invested member of the community, to proactively guide the direction of our city by backing the initiatives which I find most beneficial for our neighborhoods. I thank you for your time and consideration of my viewpoint.

Best regards,

--
Casey White
Kiwi Development, LLC
804.869.8600
casey@kiwidevelopmentva.com



Chris and Caroline Amey
2413 East Grace Street
Richmond, Virginia, 23223
6th December 2016

To whom it my concern

This letter is being written in support of the proposed building on 2411 M Street, CAR No.16-114.

After reviewing the plans, information and considering the effects on the surrounding neighborhood, I can only see that it will bring massive benefits to the area.

The mixed use of the building is welcome, and will help bring additional people and business into Church Hill. It is my opinion that the building is suitable for the area in both mass and style.

Franklin Street is probably the main through fare in Church Hill. To assist in the continuing growth, encourage future investments, and an increase in residents to the area, it is important that this street provides the best impression possible; this building will help to do that.

Having purchased our house through Mr Jareau, I can honestly say that his passion, enthusiasm and drive to improve the neighborhood is immense.

We have been homeowners on Church Hill since 2009 (rental property on 26th, residence on Grace St), we look forward to the additional retail and walkable amenities that this building will bring for many years to come.



Chris and Caroline Amey

2413 East Grace Street

Subject: Letter of Support for 2411 M St

From: Chris Jefferson (chris@ridgepointre.com)

To: kimberly.chen@richmondgov.com; marianne.pitts@richmondgov.com;

Bcc: dvk5f@yahoo.com;

Date: Tuesday, July 26, 2016 10:11 AM

To whom it may concern:

I wanted to send a quick email regarding the proposed project at M street and Jefferson Ave. I've followed the plans and details on this project closely in recent months and wanted to send over some quick thoughts on the project in hopes that they find you well.

As someone who has heavily into the Church Hill community in recent years, I think this project can serve as a great addition to the landscape of the neighborhood. It is important to a lot of us as developers/builders etc that the neighborhood grows properly and behind great projects. I feel that the developers on this project have hit many key points on the head very well regarding the height, scale, and the design.

I think many years from now we will look back on this project and appreciate not only how well designed it is, but also how it ushered in a new wave of investment and growth for the best neighborhood in the City of Richmond!

Have a great day,

CHRIS JEFFERSON OWNER, RIDGE POINT REAL ESTATE



Phone: 804-420-2274
Mobile: 804-201-3624
Fax: 888-751-5310
Email: Chris@ridgepointre.com
Address: 2920 WEST BROAD ST SUITE 238



Subject: Letter of Support for 2416 Jefferson Ave

From: Christine Greenberg (christine@woodgrainandlace.com)

To: kimberly.chen@richmondgov.com;

Bcc: dvk5f@yahoo.com;

Date: Thursday, May 12, 2016 2:25 PM

Hi Kimberly,

I wanted to reach out to express my support for the project being proposed for 2416 Jefferson Avenue.

I'm a Church Hill resident AND I own two businesses in the neighborhood, Urban Set Bride/Groom and Wood Grain & Lace Events.

I love that the developers have taken a vested interest in what the neighbors would want to see in the space while creating a proposed building that could not only remove the current eyesore(s) but will create more tax revenue for our neighborhood.

The updated plans balance respect for the historic look of the neighborhood with a modern, clean, organic feel that will promote further growth in our booming community.

Christine Haines Greenberg



Co-Owner of Urban Set Bride and Wood Grain & Lace Events

602 N. 29th Street
Richmond, VA 23223
(804) 562 - 1212

Monday, Wednesday and Friday : 10 to 5

Tuesday and Thursday: 10 to 7

Saturday: 8:30 to 6

Sunday: Closed



From: [Cristina Cruz](#)
To: [Pitts, Marianne G. - PDR](#); [Chen, Kimberly M. - PDR](#)
Cc: [Matt Jarreau](#)
Subject: Commercial space at 25th and Jefferson
Date: Tuesday, December 13, 2016 11:11:50 AM

Ms. Pitts and Ms. Chen,

Good morning! I have lived in Church Hill for going on five years now and have known Matt Jarreau from the beginning as the seller of my home on M Street.

Matt recently shared some plans with me for a new project at 25th and Jefferson streets. As someone who enjoys walking my dog around the neighborhood and the convenience of stopping by Union Market, Sub Rosa, the Roosevelt and our newest addition, Dear Neighbor, I am excited and eager to see more commercial space in the area. Projects like Matt's are what have made Church Hill such a popular area. Just look at any number of articles that have been written about our neighborhood and it's many gems. I'd love to see more!

I'm a huge supporter of commercial development on 25th and Jefferson, and I'm happy to chat with you by phone if you have any questions.

Thanks so much!

- Cristina Cruz

--

Cristina Cruz
cristina.woods@gmail.com
(804) 310-0052

12/12/2016
SENT VIA EMAIL

Dear Ms. Chen and Ms. Pitts:

Please consider this as a letter of our enthusiastic support for the proposed infill development located at 2411 M St. in Church Hill. We have lived about 3 blocks north of the proposed development site for almost 10 years. We both agree that this proposed development will complement the neighborhood and provide additional amenities that many in the neighborhood – both existing and future residents – will enjoy.

We participated in many of the neighborhood meetings, discussions, and public hearings on the somewhat recent rezoning of the Church Hill neighborhood around 2010. At that time, many in the neighborhood agreed that this site and most of the N. 25th St. and Jefferson Avenue corridors should be designated for a denser mixture of uses and parking restrictions should be relaxed to promote a more business friendly environment in our traditional, historic neighborhood. This vision was further echoed by the East End Transformation charrette. Fast forward several years, and a lot of the now by-right uses that were created from the rezoning have led to a significant renaissance in the neighborhood that would have been far more difficult to create had the prior zoning classifications existed. This development would act in harmony with that trend and provide additional residents, commerce, jobs, and overall vitality to the community.

Notwithstanding the development's conformance to existing zoning requirements, the design of the development achieves many of the recommendations in the City's Handbook and Design Review Guidelines for its Old and Historic Districts:

- The building uses materials complementary to adjacent buildings, but it does not replicate styles so strictly as to be indistinguishable from what is old and what would be new.
- The setbacks appear similar to buildings from adjacent blocks.
- The building positively engages one of the busiest corridors for vehicles, pedestrians, and bicyclists in the neighborhood. It also provides what appears to be a plaza at the intersection of M. St., N. 25th St. and Jefferson Ave., which has been described as becoming the heart of the neighborhood.
- The parking provided within the building appears to be shielded from view from the public right-of-way. All of the mechanical equipment has also been shielded by being placed on the roof.
- The building form seems complementary to nearby historic buildings in massing and scale. Despite its large size, its appearance seems less intrusive due to the inclusion of additional building elements (doors, windows, balconies, awnings, etc.) that help break up what could otherwise be perceived as a blank wall.
- While a 4-story building is rare for Church Hill, the recessed 4th floor gives the appearance of a building that is more complementary in height to adjacent buildings.
- The uses proposed for the ground level of the building will likely actively engage the street and create positive pedestrian activity. Furthermore, the building appears to include bike racks and the aforementioned plaza – both of which would also enhance pedestrian activity.

Thank you very much for your consideration of our letter of support!

Best,
J. David Conmy & Justin Shelton
914 N. 26th St.
Richmond, VA 23223

December 13, 2016

Hello

I am writing you in support for the proposed work to be done at 24th and M Street.

As a long term North Churchill resident it make me so proud to say we are a community and this project would add so much to the community atmosphere we need to have.

This project will allow new business to enter our community as a backbone of support which has been going on for years. The evolution of where we are in our community can only be forwarded by projects like this.

This amazing building shows the evolution of where Churchill is and where it will be.

Thank you so much for allowing progress to happen in our city.

My Best

Jamie Coffey

From: [Jeff Bunch](#)
To: [Pitts, Marianne G. - PDR](#); [Chen, Kimberly M. - PDR](#)
Subject: 2411 Jefferson St
Date: Monday, December 12, 2016 11:25:53 AM

Dear Mrs Pitts and Mrs Chen,

I'm writing you as a property owner and vested member in the Union Hill, and Church Hill, communities. Historic renovations and new construction alike have played a pivotal role in repairing the fabric of this once degraded part of town. I find it imperative that we foster an environment which welcomes and realistically guides the future developments that aim to remedy the voids which still exist. The addition of over 12,000SF of walkable commercial space in the Heart of Union Hill is much needed and will be a great benefit to all of the residents in the area and will continue to make the neighborhood more of village like it was 100 years ago.

In consideration of the proposed development at 2411 Jefferson Avenue, it's worth noting that I own a property very nearby at 701 N 24th St Street. My property is so close, in fact, that it's often pictured in the Developer's renderings. As a neighbor, I support their vision for this development and welcome the idea of progress in exchange for what has always been a haven for litter, vacancy and vagrancy.

I believe that the Developers have done a awesome job of listening to the concerns of the neighborhood and altering their plans in an effort to appease those voices. That being said, nothing in life can ever be all things to all people. I understand that some voices in opposition will always remain in fear of change, but feel it's important that we take a global view of what this project offers to the community; density, vibrancy, commerce and economic growth.

I write this letter of support as I feel it's my duty, as an invested member of the community, to proactively guide the direction of our city by backing the initiatives which I find most beneficial for our neighborhoods. I thank you for your time and consideration of my viewpoint.

Thanks for your consideration,

--

Jeff Bunch Partner, **UrbanCore** Construction, LLC

www.UrbanCoreva.com

office. 804-621-0699

cell. 804.971.5590

email. jbunch@UrbanCoreVA.com

address. 409 E Main St. Suite 100.

Richmond, VA 23219



From: [Matt Jarreau](mailto:MattJarreau)
To: Chen, Kimberly M. - PDR; Pitts, Marianne G. - PDR
Subject: FW: Jefferson Ave Update
Date: Tuesday, December 13, 2016 8:39:50 AM

Marianne and Kim please see the comments below this is another email of support for our 2411 M St Project. Let me know if you have any questions or concerns here thanks!

Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
409 E. Main St. Suite 204
Richmond, Va 23219
mattj@htrsi.com
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

From: Justin D [<mailto:justindoyleva@gmail.com>]
Sent: Tuesday, December 13, 2016 8:36 AM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Cc: Justin Doyle (deborah.harpe@gmail.com) <deborah.harpe@gmail.com>
Subject: Re: Jefferson Ave Update

Matt,

Thank you for giving Deborah and I an opportunity to review the most recent renderings of the Jefferson Avenue project. Please consider this email a letter of support for the project concept.

Mixed-use developments that increase population density in the vicinity of corridors such as Jefferson Avenue and N. 25th Street should be encouraged by the City of Richmond. The proposed project will add new residents to Church Hill who will have convenient access to public transportation. The streetscapes presented in the renderings are an improvement on existing conditions along Jefferson Avenue. Streetscapes that maximize green infrastructure in this corridor are appreciated.

Regarding architectural details of the building, I am generally comfortable with the scale of the building. High quality building materials are desired. The small plaza/outdoor dining area is a nice feature of the project. Sidewalk activities such as outdoor dining will add vibrancy to the neighborhood.

Affordable housing is a growing concern in Church Hill and Union Hill. I encourage you to keep affordability in mind as this project moves forward.

Thanks again for the opportunity to review the renderings. If you have any questions, let me know.

Sincerely,

Justin Doyle
630 N. 29th Street

Subject: Letter of Support for 2416 Jefferson Ave

From: Kenneth Morris Jr. (kenmorris92@gmail.com)

To: kimberly.chen@richmondgov.com;

Bcc: dvk5f@yahoo.com;

Date: Thursday, May 12, 2016 4:24 PM

Hey my name is Ken Morris and I love in Union Hill and I am aware that there will be a new development project underway that will help accelerate and solidify the transformation of the East end of Richmond. It will call for the demolition of a 1-story cinder block building and in its place will be erected the new modern multi-use development. This project will surely not only improve the east end of Richmond but more importantly, it will improve Richmond in an holistic manner.

The West end of Richmond is in A+ status as far as real estate, attractions, revenue generation for the city, etc... The North side is in the current works of redevelopment from the current boom in renovations around battery park to be exact. The South side a rather larger scale of renovations breaking out all over Manchester, to be exact. This new development that is in the works would set the stage for Richmond to be a truly booming city holistically; having the North, South, East, and West heading for all very bright futures.

This project would bring tons of old money from the suburbs, and rural areas back into the city, along with new money and the yuppies. It would truly mark the way for Richmond's true belief in diversity....supporting the powerhouse VCU and the students that it pumps out into the ecosystem.

I'm just so happy...that I would like to thank you for the acceptance of this project and the very future of Richmond.

Ken Morris
(804)982-8942

--

—
Ken Morris
•(804)982-8942

Subject: Letter of Support for 2411 M St.

From: Cox, Kyle (kcox@destinationhotels.com)

To: kimberly.chen@richmondgov.com; marianne.pitts@richmondgov.com;

Date: Monday, July 25, 2016 4:08 PM

Good Afternoon,

I am writing you in regards to my support of the new drawings for the proposed project on 24th and M Streets. Having lived in Church Hill for the last 5 years I have seen the neighborhood change quite a bit. When I first moved on to my street there was 3 boarded up houses and a school being turned into apartments. Now that all of these projects have been completed the entire block is occupied and has a real neighborhood feel to it. I believe this project will do the same for those who have invested and/or live in the area around this corner.

Thank you for your time,

Kyle Cox

Executive Sous Chef | QUIRK HOTEL

201 West Broad Street Richmond, VA 23220

Reservations: 844-75-QUIRK | Direct Mobile 804-318-0929

DESTINATIONHOTELS.COM



Attachments

- image001.png (121.90KB)

From: [Statia Gibson](#)
To: [Pitts, Marianne G. - PDR](#); [Chen, Kimberly M. - PDR](#)
Cc: [Matt Jarreau](#)
Subject: Jefferson Ave Project
Date: Tuesday, December 13, 2016 10:54:01 AM

Statia Gibson

1000 N. 35th Street

Richmond VA 23223

December 13, 2016

Richmond Commission of Architectural Review

Marianne.Pitts@richmondgov.com

Kimberly.Chen@richmondgov.com

RE: Jefferson Ave Project

Dear Members of the Commission of Architectural Review:

I am a resident of Church Hill and I am writing to express my full support of the proposed mixed-use project at Jefferson Avenue and 24th Street.

I believe the proposed project will meet the neighborhood's growing retail and residential

needs and provide both economic benefits and community character to benefit the Church Hill community. Not only will the project support the highest and best use of Jefferson Avenue as a commercial corridor, an aesthetically-attractive mixed-use building will strengthen and benefit the growing Church Hill retail community.

Additionally, the investment will provide employment and living opportunities to the immediate neighborhood, as well as attract future retailers, restaurateurs, and

residents to the greater Church Hill district.

I respectfully request that CAR support the proposed Jefferson Avenue Project.

Best regards,

Statia Gibson

--

Statia Gibson

703-901-5935

statia.gibson@gmail.com

From: [Kyle Flanders](#)
To: [Pitts, Marianne G. - PDR](#); [Matt Jarreau](#); [Chen, Kimberly M. - PDR](#)
Subject: Support of CAR 2016-114
Date: Monday, December 12, 2016 9:13:11 AM

Good Morning:

I would like to offer my strong support for the above project on M street. The design makes a genuine effort to fall into conformance with surrounding structures. Though slightly larger than surrounding buildings the proposed structure keeps a human scale and its size is not out of place at a busy intersection that combines many uses. The project would be a welcome addition to the neighborhood.

Sincerely,

Kyle Flanders
Resident of N 32nd Street

From: [Lauren Weidner](#)
To: [Pitts, Marianne G. - PDR](#); [Chen, Kimberly M. - PDR](#)
Cc: [Matt Jarreau](#)
Subject: Proposed Project 2411 Jefferson Ave
Date: Tuesday, December 13, 2016 11:21:24 AM

Good morning,

I am writing you today to show my support for the proposed project at 2411 Jefferson Ave. I am a property owner in Church Hill and have lived here for many years. One of the reasons why I like Church Hill is their sense of community. I like that we support small business owners and new opportunities for growth. This project would only had to the growth of the community and show more support to local businesses. The members of the community are invested and only want to make Church Hill better. We like accessibility in the city and being able to walk or ride our bikes to places.

More and more families are starting to move to the area and want to have access to goods and services within the community. This development will provide them with that opportunity and continue to work towards creating a village for residents. Please consider moving forward with this project as it could have lasting benefits for Church Hill.

Sincerely,
Lauren Weidner

From: [Lewis Little](#)
To: [Chen, Kimberly M. - PDR](#)
Cc: [Pitts, Marianne G. - PDR](#); [Matt Jarreau](#)
Subject: 2411 M Street (Jefferson Ave.) Comments for Dec. 13th CAR Meeting
Date: Monday, December 12, 2016 8:40:21 AM

To Whom It May Concern:

I own a property, 703 N. 24th Street which is adjacent to Matt Jarreau's proposed development at 2411 M Street (Jefferson Ave.).

I support the mixed use aspect of the project and feel that it's location and size are a good match for the area and the ascetics are very appropriate for the development.

Due to a recent surgery I will not be able to attend the meeting on Dec. 13th., but I know Matt and his partners only do a first class job with any project they take on. The area will benefit from this project, and I highly encourage the City of Richmond to approve this so the area can enjoy another first class project.

Thank you,

Lewis Little

North 24th Street 703 LLC

--

Lewis Little
[\(804\) 338-9000](tel:(804)338-9000)

Subject: Letter of Support for 2416 Jefferson Ave

From: Marna Bunger (marna@dontmincewords.com)

To: kimberly.chen@richmondgov.com; marianne.pitts@richmondgov.com;

Date: Monday, May 9, 2016 8:14 PM

Please let this email serve as my continued interest in and support of the mixed-use residential+commercial space proposed for 2416 Jefferson Avenue by Daniil Kleyman and Matt Jarreau.

When Daniil and Matt presented the initial proposal/renderings, I was excited but I also knew the building would still look like in-fill in that weird triangle between the mid-century cinderblock one-story and the leaning/abandoned former market at the other end. As usual, they took the community feedback and went back to the drawing board. The resulting presentation at the Union Hill Civic Association was amazing. They purchased the weird cinderblock building and created an even better building.

Since purchasing my home two years ago, I have been very interested in the Jefferson Avenue corridor and the future/proposed “greenway” to bring back the Avenue and make it majestic again. With traffic circles, bike lanes and more retail businesses, Jefferson Avenue will continue to be increasingly pedestrian friendly and rich with restaurants, shops, and homes. The 2416 Jefferson Avenue complex will give the 25th/Jefferson circle a true focal point and create more balance in that five-points intersection. While I love mid-century, that crazy building really needs to be demolished so that the neighborhood can grow the right way for the future.

I apologize I will not be able to attend the CAR meeting on the 24th, but please accept this note as my approval of the building and request that you approve the demo of the former cinderblock law offices.

Marna Bunger
308 N. 21st Street, owner
Friends of Jefferson Park, secretary
Rotary Club of Church Hill, president elect
marna@dontmincewords.com
804-246-9662

Subject: 2416 Jefferson Ave

From: Matt Conrad (matthewconrad@gmail.com)

To: Kimberly.Chen@richmondgov.com; Marianne.Pitts@richmondgov.com;

Bcc: dvk5f@yahoo.com;

Date: Tuesday, May 10, 2016 10:29 AM

Kim and Marianne,

I am writing in support of demolition of the structure at 2416 Jefferson Avenue. As you have known from my activity in the community and support of Union Hill generally, I do not arrive at a recommendation for demolition frequently or lightly.

Although the building has a certain charm, it is nonetheless a non-contributing structure to the Union Hill O&H district. Moreover, the underlying parcel has a higher and better use on the order of the development proposed by Mr. Kleyman and his associates. Our neighborhood is in great need of affordable housing units, as well as work spaces to welcome new jobs to the area.

Thank you for your consideration.

Matt

--

Matthew A. Conrad
804.938.7654

Subject: Letter of Support for 2416 Jefferson Ave Project

From: Michael Cuomo (mbcuomo@yahoo.com)

To: kimberly.chen@richmondgov.com; marianne.pitts@richmondgov.com;

Date: Tuesday, May 10, 2016 9:09 AM

I am writing to voice my support for the mixed use development project at 2416 Jefferson Avenue. I have lived in the community for 11 years and am very excited to see this new project in the works. I have watched the progression of the project and design changes and am exceedingly happy to see that it now includes the elimination of the 1 story cinder block building at the corner of Jefferson and M. Elimination of that eye sore is a major benefit to the area being increasing revitalized by the growth of award winning restaurants.

Thanks in advance for your consideration.

Michael Cuomo

Subject: Letter of Support for 2411 M St

From: Osmar Almaraz (osmar.almaraz@gmail.com)

To: kimberly.chen@richmondgov.com; marianne.pitts@richmondgov.com;

Bcc: dvk5f@yahoo.com;

Date: Monday, July 25, 2016 11:16 AM

Hello Kim and Marianne,

I am writing you today to pledge my support for the development of 2411 M St. I have been part of the Richmond community since 2008 and have been part of the Church hill community since 2014. Most recently having invested in the community by purchasing my first home in 2015. I have planted my roots in Church Hill and hope to see it grow in the coming years.

There are plans in place for the development of a grocery store/housing/restaurant along the 1300 block of 25th st and I am ecstatic for 2411 M St to be a part of the continuing development of the community.

-Osmar Almaraz

From: [Matt Jarreau](#)
To: [rob pate](#)
Cc: [Pitts, Marianne G. - PDR](#); [Chen, Kimberly M. - PDR](#)
Subject: RE: taylor triangle 2411 M St CAR Review
Date: Monday, December 12, 2016 7:48:08 AM

Rob, many thanks for your email I greatly appreciate it. I've copied city staff to this email so that they have this for their records

Matt Jarreau, Realtor,
Distinguished Achiever
Hometown Realty
409 E. Main St. Suite 204
Richmond, Va 23219
mattj@htrsi.com
C (804) 306-9019
O (804) 762-8092
F (804) 747-7393

From: rob pate [<mailto:renovator13@hotmail.com>]
Sent: Monday, December 12, 2016 7:43 AM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: taylor triangle

To the City of Richmond:

I firmly support the proposed redevelopment at 2411 M street, I live and work in the neighborhood and look forward to the increase in available retail and office space that likely will allow me simpler access to businesses that I need. I like the size and scale as well.

Rob Pate
616 n 27th st
Rva 23223

Sent from [Outlook](#)