

markbaker@bakerdevelopmentresources.com

Subject: FW: 700 N 31st St Support

From: Jacob Keller <jacobdkeller138@gmail.com>
Sent: Monday, March 11, 2019 2:40 PM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: Re: 700 N 31st St Support

Hey Matt,

I live right around the corner from the proposed project on the 700 block of N 31st st. I have to say that I am impressed with the plans for development and look forward to seeing the progress!

Thanks,
Jacob Keller

On Mon, Mar 11, 2019 at 2:09 PM Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Thanks man! Been at this one for a bit! December 2017 start date I believe!!! Long Metcon!!!

But just an email from you to me talking about how you live around the corner and liked what was proposed etc etc.. nothing crazy or anything just a quick response that's PC so I can share with people!

From: Jacob Keller <jacobdkeller138@gmail.com>
Sent: Monday, March 11, 2019 1:57 PM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: Re: 700 N 31st St Support

Hey buddy!

Cool project! What type of support are you looking for here?

Thanks,
Jacob

Subject: FW: New Houses and things

From: Jasmine Lofgren <jazlofgren@gmail.com>

Sent: Monday, December 3, 2018 12:24 PM

To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>

Subject: Re: New Houses and things

Matt, thanks so much for the update! this looks great and i am so excited to see that purple building get a new life!!! when will you start?

On Fri, Nov 30, 2018 at 9:52 AM Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Jasmine! Happy Friday I hope you are doing well. Your house looks amazing BTW!!!! Cant wait to check it out sometime! Just wanted to say hello and keep you posted on the happenings in the area. See attached and comments below

30th and M St should be approved in January and we should start by March or so. That one is pretty much done at this point but should be a good project to nail down your corner and M ST. Sorry its taken like 2 year to get this approved but Richmond City is something else!!!!

700 n 31st St we just closed and have just applied for the SUP the other day. That project is in its infancy stage we hope it will be approved come April/May or so but we shall see. I wanted to make sure you saw that and had a chance to discuss it. We will tear down the old garage and basically restore the block face that was there in the 1900s should also be cool and should complement the homes behind 30th and M St!

Let me know what you think and if you have any questions or concerns. Thanks!! I hope to see you soon. Also can you share with Johna a few doors down? I don't have her email or cell

[Matt Signature]

Matt Jarreau, Realtor,
Distinguished Achiever

Hometown Realty

mattj@htrsi.com<mailto:mattj@htrsi.com>

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Subject: FW: 700 N 31st St Support

From: Jason Schilling <jasonwschilling@gmail.com>
Sent: Monday, March 11, 2019 9:35 AM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Cc: Sarah Schilling <sellgass@gmail.com>
Subject: Re: 700 N 31st St Support

Hey Matt,

Thanks for sending this over. I know exactly where this is and think it would be a great project for the area. Let me know if you need any additional support of this, we are always happy to help.

Jason

On Mon, Mar 11, 2019 at 9:10 AM Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Jason and Sarah, hey guys I hope you are doing well this am! Just wanted to see if I might be able to get some support from you on this project. See attached plans, sanborn map and satellite map please! This project will compliment the 30th and M St aka Big Purple Project that was approved this past January on 30th and M St right beside the Kaps!! Let me know what you think thanks so much!!

[Matt Signature]
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Subject: FW: New Houses and things

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

From: Kendall Kapetanakis <kendallkap@gmail.com>

Sent: Friday, November 30, 2018 4:02 PM

To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>

Subject: Re: New Houses and things

Hey Matt!!! I forwarded this along to the other family members as well. We're all stoked that Project Purple is moving forward - it's time to finish out the block and get something good looking in that space! I received a notice from the city today about them holding a public hearing to discuss closing the right of way adjacent to the property. Do you happen to know what that means? By right of way do they mean the sidewalk, and would it be a permanent or temporary closure? Would the street be impacted? Either way the project is a positive I just need a translation of what it means haha.

And happy to hear about the garage on 31st and M! I've never really paid attention to it before but the change sounds like a good idea and will fit in better with the hood.

Thanks for all the cool things you guys are doing on the Hill and keeping us updated! We won't be at the party tomorrow but hope to catch ya in class soon.

Kendall

Sent from my iPhone

> On Nov 30, 2018, at 9:42 AM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

>

> Yo yo Kendall whats up?!?!?!

>

> I hope you are having a good Friday so far. Just wanted to see where you guys have been at lately I haven't seen you in gym for a minute! Also I wanted to keep you posted on some things around you. I was hoping you could share this with Eric, Kelly and Casey as well.

>

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>

> Let me know what you think and if you guys have any questions or concerns. Hope to see you at the party tomorrow!

>

>

> [Matt Signature]

> Matt Jarreau, Realtor,

> Distinguished Achiever

> Hometown Realty

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Subject: FW: [EXTERNAL] 700 N 31st St

From: Matt Jarreau
Sent: Sunday, November 18, 2018 7:32 PM
To: Lauren Baker <Lauren.Baker@vcuhealth.org>
Subject: RE: [EXTERNAL] 700 N 31st St

Lauren, hey thanks for touching back I really appreciate it! Nice to hear you are a fan I kinda figured you would be, it looks much nicer than the vacant lot and rando garage!!

I got in touch with Lee and have his email below. He seems like a nice guy and hopefully wont mind me giving his email out. You guys are so close you should be acquaintances anyways

Imcrowellesq@gmail.com

Thanks again for linking back with me and your support I really appreciate it! I hope to meet you sometime soon

Matt

From: Lauren Baker <Lauren.Baker@vcuhealth.org>
Sent: Sunday, November 18, 2018 7:24 PM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: Re: [EXTERNAL] 700 N 31st St

Hey Matt,

Thanks for the update, and I think the plans for the single family homes look great! And this is terrible, but I actually don't have any contact info for Lee, sorry. I'll try to update him on the plans next time I see him!

Lauren Baker, MD
PGY-4
Dept. of Anesthesia
VCU Health System

On: 09 November 2018 12:01,
"Matt Jarreau" <MattJarreau@hometownrealtyservices.com> wrote:

Lauren, happy Friday I hope you are doing well today. I wanted to share with you that we just closed on the parcel directly across the street from your house. We are proposing building 6 single family homes on this parcel and wanted to include you on those discussions early on. Let me know if you have any thoughts here and or concerns with anything plans are attached for your review. Please call or email anytime!

Also we should have city council approval next door to you in December and begin site work by February 1st or so! Hope you are excited about that project as well!



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mattj@htrsi.com

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Subject: FW: 700 N 31st St FW: Neighbor in Church Hill

From: Matt Jarreau
Sent: Wednesday, November 21, 2018 7:44 AM
To: 'Lee Crowell' <lmcrowellesq@gmail.com>
Subject: RE: Neighbor in Church Hill

Lee, it's a long story but the old owner 9 years ago did some illegal separations there and caused the entire corner to be locked up until it was all reversed and then redeveloped so that's what we have been doing for almost 2 years. At this point we should be totally approved December/January and will start shortly after that.

The lot across the street is a city council vote so with any luck it will be all wrapped up in April/May and we can start those after as well.

Sorry its taken so long!

Matt

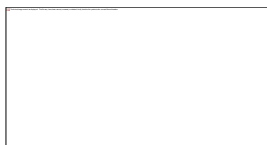
From: Lee Crowell <lmcrowellesq@gmail.com>
Sent: Tuesday, November 20, 2018 1:17 PM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: Re: Neighbor in Church Hill

I have lived through so many start dates that never happened with that ugly purple house I am hesitant to get my hopes up. That lot across from me on 31st and M street has been empty for a long time.

When is the expected ground breaking for these two projects?

On Fri, Nov 16, 2018 at 7:22 PM Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

Lee, thanks for touching back with me on this. I'm glad you like what we have been doing over the years. Its been really fun to be a small part to the area coming back. Some of these projects I think will have a lasting impact especially the ones on Jefferson Ave! I cant wait to get it rolling. But I am especially proud of the smaller ones like what we are going to do on your block I think its going to be a heck of a final product. Attached you'll find the 30th and M St development, you've probably seen this before or I hope so anyways.....as well as whats going in across from your home at 700 N 31st St. I just wanted to make you aware of both. I hope you like them. Please let me know if you have any questions on anything or thoughts etc... thanks!



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mattj@htrsi.com

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From: Lee Crowell <lmcrowellesq@gmail.com>

Sent: Friday, November 16, 2018 8:45 AM

To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>

Subject: Neighbor in Church Hill

Dear Mr. Jarreau:

Thank you for the card about your upcoming developments at 621-623 N. 30th street and the lots next to and across the street from my residence.

I am please to see that you continue to develop properties in the neighborhood. I appreciate your offer to discuss these new developments and would like discuss your vision for these projects sometime in the near future.

--

Lee M. Crowell

3017 M Street
Richmond VA 23223
804-647-9949

markbaker@bakerdevelopmentresources.com

Subject: FW: New Houses and things

From: Melissa Johnson <melissajohnson4@verizon.net>

Sent: Friday, November 30, 2018 4:45 PM

To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>

Subject: Re: New Houses and things

Hi Matt:

Oh, I think I misunderstood your facebook message. So 605 and 607 N 31st have not been sold? Also, isn't it weird that we are 616 and the house beside us is 607? Anyway, if the lot directly beside us does go on the market, would you please let us know? I'm sure you'll hear about it first and if we can swing it, we would like to buy it.

We knew about the 30th and M properties. We got the notice from the city and saw the plans at the open house for those 2 new "condos" on 30th. but the news about 700 N. 31st is exciting! Love the historic style and the different facades. I'm glad to hear that you are doing these--well except for the parking issues. Will they have garages? How many square feet will they be? Any possibility that they will be more affordable than most of the recent new builds? Thanks so much for keeping us informed.

We need to go say hi to Beth and Eli once the semester slows down a bit and we can breathe!

Melissa Johnson
melissajohnson4@verizon.net

Subject: FW: New Houses and things

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

From: Philip O'Connor <oconnorpl@vcu.edu>
Sent: Tuesday, December 4, 2018 3:06 PM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: RE: New Houses and things

Matt thanks for the note. This all looks really exciting and I'm always happy to see empty lots come to life. From face value, I don't foresee any issues or concerns on my behalf.

For VCU,

Phil

Philip O'Connor | Executive Director, College of Engineering Foundation and Corporate Relations | Virginia Commonwealth University

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804-828-9551 | oconnorpl@vcu.edu | Visit VCU at www.vcu.edu | Follow me on LinkedIn and Twitter for VCU College of Engineering Updates

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

From: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Sent: Tuesday, December 4, 2018 1:00 PM
To: 'Philip O'Connor' <Oconnorpl@vcu.edu>
Subject: New Houses and things

Phillip, hey man I hope you are doing well and having a good week so far!
Good to see you out and about with your pup a few weeks back its been awhile George and I are walking much later now with schedules being kinda tight these days but we are around here and there. But just wanted to check in with you and make you aware of a few projects happening in the area that you might want to keep your eyes peeled for. Please see attached plans and bullets below and let me know what you think!

* 2825 M St should start inside of 30 days and be a pretty cool presence on the corner. Should be ready by late spring

* 30th and M St should be approved in January and we should start by March or so. That one is pretty much done at this point but should be a good project to nail down the corner and M ST. Sorry its taken like 2 year to get this approved but Richmond City is something else!!!!

* 700 n 31st St we just closed and have just applied for the SUP the other day. That project is in its infancy stage we hope it will be approved come April/May or so but we shall see. I wanted to make sure you saw that and had a chance to discuss it. We will tear down the old garage and basically restore the block face that was there in the 1900s should also be cool and should complement the homes behind 30th and M St!

Let me know what you think and if you have any questions or concerns,Thanks!!

[Matt Signature]

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mattj@htrsi.com<mailto:mattj@htrsi.com>

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Subject: FW: New Houses and things

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

From: Seth McMillan <sethmcmillan1@gmail.com>
Sent: Wednesday, December 5, 2018 4:20 PM
To: Matt Jarreau <MattJarreau@hometownrealtyservices.com>
Subject: Re: New Houses and things

Sorry we missed you. Thanks for the update - and continue crushing it man. Super happy for you and all you're doing for Church Hill.

Happy Holidays!
Seth

> On Dec 4, 2018, at 12:31 PM, Matt Jarreau <MattJarreau@hometownrealtyservices.com> wrote:

>
> Seth, happy Tuesday I hope you and Jason are doing well. I was waiving you down yesterday right after you guys got out and started your jog but I think I missed your eye! BUT just wanted to link up with you and make you aware of a few new projects in the area. Please see attached and bullets below and let me know if you have any thoughts or feedback here. Should be exciting to see some of this come to fruition!

>
>
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>
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> Let me know what you think and if you have any questions or concerns,Thanks!!

>
> [Matt Signature]
> Matt Jarreau, Realtor,
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