

From: Eli Carter <elicarter@gmail.com>
Sent: Friday, March 12, 2021 3:16 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave / SUP

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Dear Mr. Ebinger,

My name is Eli Carter. My wife, Abigail Reddington and I are residents of Church Hill. Recently, we had the opportunity to review the proposed project and SUP for Jefferson Ave and N 25th St. We are excited by the prospect of such a development coming to our lovely neighborhood. With this in mind, we ask that you please allow the applicants to move forward as planned.

Thank you very much for your time.

All the best,

Eli and Abbey

From: Nate Smith <smithns@gmail.com>
Sent: Friday, March 12, 2021 7:33 AM
To: Ebinger, Matthew J. - PDR
Cc: mattj@htrsi.com
Subject: 2416 Jefferson Ave Project

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Hi Matthew, I'm a resident of Church Hill. I am emailing you to express support for the project at Jefferson Ave and N 25th Street and have reviewed the SUP.

I'm in support of this type of development in the neighborhood. We've lost several key restaurants during COVID and this would be a welcome addition to try and replace some. As far as parking, not really that necessary, there are generally spaces available in the area when I commute through and I would expect there to be lots of foot traffic.

The outdoor seating shouldn't be too loud, not like this is going to be a nightclub with people lined up outside late at night.

And the final mention of tourist home use - not a big deal if these get turned into apartments or Airbnbs, this particular area of the neighborhood doesn't have a ton of major attractions and would be a welcome cause to get some people staying in the area and generating tax revenue and supporting local businesses, all of them are probably hurting from closures and lost revenue.

Just expressing my support to move this proposal forward as planned, thanks.

Nathan Smith

From: Don Draper <add.draper@gmail.com>
Sent: Friday, March 12, 2021 4:43 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave Project

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Hello Matthew,

I am a resident of Church Hill. I am also familiar with the project on Jefferson Ave and N. 25th Street(2416 Jefferson Ave). I have reviewed the project and special use permits(SUP). I am in support of this type of development and the needed waivers below:

- A partial parking waiver for certain prospective ground floor commercial uses.
- A partial waiver of the 150' radius requirement for outdoor dining on private property
- A waiver from the requirement for shared access for a limited number of tourist home units.

In Church Hill we need to have more projects like this for residents and visitors. Please allow the applicants to move forward with this development as planned.

Thank you,
A.D. Draper

--

A.D. "Don" Draper
1011 N 31st St, Richmond, VA 23223
804.658.0587
add.draper@gmail.com

From: DAVID SEIBERT <DAVID.SEIBERT@Longandfoster.com>
Sent: Friday, March 12, 2021 9:02 PM
To: Ebinger, Matthew J. - PDR
Subject: 2416 Jefferson Ave SUP thoughts

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Matthew,

Just wanted to send you a note on this. I have been keeping up with this project since it's first inception and have just reviewed the update items that are going before counsel. I for one, as a neighbor, and as a real estate professional, feel like these are very reasonable requests and the benefits of approval far outweigh any potential drawbacks. This is a great project and I highly recommend approval. I am especially looking forward to the outdoor seating at the future restaurant space. Please reach out if you have any questions or would like to chat.

Dave Seibert

Licensed Realtor in Virginia

313 N. 24th Street

Richmond, VA 23223

Cell: 804-201-7220

Office: 804-346-4411

www.daveseibertrealestategroup.com



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From: Audra Iness <inessa2@mymail.vcu.edu>
Sent: Friday, March 12, 2021 12:38 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave SUP

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Dear Mr. Ebinger,

I am a resident of Church Hill writing in support of the building project on Jefferson Ave. and 25th St. I have walked by this area almost daily since 2015 and, after reviewing the project and SUP, I am excited about the prospect of having this development enrich our community! These same sentiments are echoed by my neighbors. All of us know and trust the project applicants as well. They are strong advocates for our community and are ingrained in the culture of the Church Hill we know and love!

I ask that you please allow the applicants to move forward with this project as planned.

Thank you for your consideration and have a great weekend!

Audra Iness

Audra N. Iness Christovich
CCRP, MD-PhD Candidate, MS4
Virginia Commonwealth University

From: Philip O'Connor <philoconn@gmail.com>
Sent: Friday, March 12, 2021 11:51 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave SUP

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Matthew:

I'm a resident of Church Hill and am familiar with this project on Jefferson Ave and N 25th St. I have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition.

Please allow the applicants to move forward as planned.

Thank you,

Phil
608 N 28th St

--

Philip O'Connor
philoconn@gmail.com

From: Greg Shron <greg@centercreekhomes.com>
Sent: Thursday, March 11, 2021 3:15 PM
To: Ebinger, Matthew J. - PDR
Cc: mattjarreau@hometownrealtyservices.com
Subject: 2416 Jefferson Ave SUP

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Matthew,
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I hope this e-mail finds you well. I had a chance to review the proposed design and special use provisions for 2416 Jefferson and think what???'s proposed is a great fit for the neighborhood. As you know, Center Creek owns a number of properties and works actively in the area, and we are very excited to see this type of mixed-use project come online and provide additional amenities and street life at this key intersection.

??

The Center Creek team supports approval of the application.

Thank you,

Greg

??

Gregory R. Shron

Center Creek Homes | 11 S 12th St, Ste 115, Richmond, VA 23219

804.362.7727 | greg@centercreekhomes.com

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From: Benjamin Layman <benlayman1@gmail.com>
Sent: Friday, March 12, 2021 3:45 PM
To: Ebinger, Matthew J. - PDR
Cc: MattJarreau@hometownrealtyservices.com
Subject: 2416 Jefferson Ave SUP

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Hello Matthew -

I own two properties in Union Hill (510/512 N 23rd St) and am familiar with this project on Jefferson Ave And N 25th St. This project is within very close walking distance from my property.

I wanted to let you know I have reviewed the project and the SUP and am in support of this type of development. I am excited to see something like this come to fruition and believe it will bring tax revenue, tourist revenue and value to this part of Church Hill. I have let the developers know they have my full support.

Please allow the applicants to move forward as planned thank you!

If you have any questions for me, please don't hesitate to reach out.

Ben Layman
Layman Properties LLC
804.814.1043

From: Howard Kellman <hudsonhk2@gmail.com>
Sent: Friday, March 12, 2021 8:04 PM
To: Ebinger, Matthew J. - PDR
Subject: 2416 Jefferson Ave

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Good Evening:

I own several properties in Church Hill and am very familiar with the project on Jefferson Ave and 25th Street. I have reviewed the SUP and am in absolute support of this type of development and I am excited to see something like this coming to fruition.

Please allow the applicants to move forward as planned.

Thank you,

Sincerely,
Howard Kellman

From: Jennings Whiteway <jennings.whiteway@gmail.com>
Sent: Friday, March 12, 2021 1:33 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave

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Hi Matthew,

I am a Church Hill resident and am familiar with this project on Jefferson Ave / N 25th Street. I have reviewed the project and the SUP and am in support of this type of development.

I am excited to see something like this come to fruition in our neighborhood and encourage you to please allow the applicants to move forward as planned.

Many thanks for your support -
Jennings Whiteway

From: Amanda Wiebe <acz.wiebe@gmail.com>
Sent: Thursday, March 11, 2021 10:27 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave

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Hello Matthew,

I am emailing you to support the new construction project at 2416 Jefferson Ave. I live in Church Hill, and I am very excited for this new project.

Specifically I am in favor of the parking waiver, the sidewalk seating, and tourist home use. Please consider these approvals so that the applicants can move forward with their plans.

Best regards,
Amanda Wiebe

From: Kathryn Brady <kathrynbrady@gmail.com>
Sent: Sunday, March 14, 2021 3:31 PM
To: Ebinger, Matthew J. - PDR
Cc: Combs, Brett; Matt Jarreau
Subject: 2416 Jefferson Ave

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Hi Matthew,

We are residents of Church Hill and are familiar with the project on Jefferson Ave and N 25th St. We have reviewed the project and the SUP and are in support of this type of development. We are excited to see something like this come to the neighborhood. Please allow the applicants to move forward as planned.

Thank you!

Kathryn Brady and Brett Combs
814 N 23rd St

From: Megan Field <megancfield@gmail.com>
Sent: Friday, March 12, 2021 9:45 AM
To: Ebinger, Matthew J. - PDR
Cc: Daniel Angster; Matt Jarreau
Subject: 25th & Jefferson - SUP

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Dear Mr. Ebinger:

We are Church Hill residents writing in support of the parking and sidewalk-seating Special Use Permits for the Jefferson Ave And N 25th St project.

We own a home at 2402 Carrington St. I also grew up in Church Hill, having lived near Chimborazo Park from 1999-2005. My parents and grandparents are still in the neighborhood, owning homes just a few blocks from the Jefferson Ave And N 25th St project.

We're very excited for the 25th St project. As the neighborhood has become more popular, we're in need of more dense housing and more commercial space. We think the development will be great for property values and for the other businesses in the area, since it will help to draw more people to the street. It's also a great addition to the work the city has done to improve and beautify Jefferson Ave for the last few years (thank you all for that!).

We're writing to specifically support two SUPs:

1. A partial parking waiver for certain prospective ground floor commercial uses - Tons of parking is not a necessity for a neighborhood to be desirable, as is proven by many of the most desirable neighborhoods (e.g. Capitol Hill in DC; the Village in NYC; the 8th Arrondissement in Paris) in the world having extremely limited parking. There are tons of people, including my family, who will walk to the businesses in this development. I'm sure if most residents were surveyed about whether they would like to have new businesses, even if it meant having slightly more difficult parking, they would answer yes.

2. A partial waiver of the 150' radius requirement for outdoor dining on private property - This will allow for sidewalk seating for that restaurant along Jefferson Ave. The more outdoor seating the better, especially during a pandemic! While we'll hopefully be seeing widespread vaccinations by the end of the summer, the future of the pandemic is unclear because of new variants. And the city can (and will, presumably) still limit the hours of the restaurant, preventing noise concerns from immediate neighbors during early

or late hours. The fact that Union Market and Sub Rosa's outdoor seating is constantly packed shows that there is a demand for this.

Thanks ahead of time for considering our input. We're grateful for the work you do to encourage thoughtful, community-driven development in our neighborhood.

Sincerely,

Megan Field & Dan Angster
2402 Carrington St
Richmond, VA 23223
(804) 647-8340

From: Thomas Baiada <tmbaiada@gmail.com>
Sent: Friday, March 12, 2021 8:33 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 25th and Jefferson St. Project

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Hi Matthew,

Matt Jarreau asked if I could reach out to you regarding the 25th and Jefferson St. Project SUP. I live nearby at 506 N 26th St., and I think this project will be a great addition to the neighborhood. I think it fits well at the M street circle. I have reviewed the project and the SUP and am in support of this type of development and am excited to see something like completed! I am supportive of the 3 items needed in the SUP and would advocate for Matt and team to be able to proceed.

Thanks!

Tom Baiada
tmbaiada@gmail.com
336-655-7063

From: Timothy Deegan <trdventures@outlook.com>
Sent: Friday, March 12, 2021 9:05 AM
To: Ebinger, Matthew J. - PDR
Subject: 25th and Jefferson St

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Hi Matthew,

I am a resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th. I have reviewed the project and the SUP and am in support of this type of development. This project will not only be great for the neighborhood, but should result in economic growth.

Thanks!
Tim

Sent from [Mail](#) for Windows 10

From: Kristy Santelli <kristy.santelli@gmail.com>
Sent: Thursday, March 11, 2021 2:06 PM
To: Ebinger, Matthew J. - PDR
Subject: Church Hill Project / 25th + Jefferson

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Hi Matthew,

I'm a resident of Church Hill and am familiar with this project on Jefferson Ave and N 25th St and have reviewed the project and the SUP. We are in support of this type of development and am excited to see something like this come to fruition. Please allow the applicants to move forward as planned thank you!

Kristy + Evan Cotter

--

Kristy Santelli Cotter
OWNER
804.937.3603

DEAR NEIGHBOR
hello@dearneighbor.com
www.shopdearneighbor.com
IG @shopdearneighbor

From: Jasmine Lofgren <JLofgren@gomsh.com>
Sent: Friday, March 12, 2021 12:32 PM
To: Ebinger, Matthew J. - PDR
Cc: MattJarreau@hometownrealtyservices.com
Subject: Jefferson Ave & N 25th St Development

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Hi Matthew,

I'm a resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th St and have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition. Please allow the applicants to move forward as planned thank you!

Jasmine Lofgren | *Community Designer* | Main Street Homes
15871 City View Drive, #100, Midlothian, VA 23113
JLofgren@gomsh.com | **804.423.0338**
Visit us at GoMSH.com



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From: Alexander Miller <alex.miller115@gmail.com>
Sent: Monday, March 15, 2021 9:27 AM
To: Ebinger, Matthew J. - PDR
Subject: Jefferson Ave/25th Street SUP

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Hi there,

I have been a resident of Church Hill for almost 6 years.

I am familiar with the project on Jefferson Avenue and 25th Street; I have reviewed the project and SUP and am in support of this type of development in our community.

We are excited about this forthcoming project and the prospect of having more wonderful small businesses in the community.

Please allow the applicants to move forward as planned. I'd be happy to discuss my interest and support in this project further.

Thanks,
Alex Miller

From: Hannah Sager <hannahs.sager@gmail.com>
Sent: Friday, March 12, 2021 4:31 PM
To: Ebinger, Matthew J. - PDR
Subject: Jefferson Avenue SUP

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Good afternoon,

I have had the pleasure of being a resident of Church Hill for six years. Three years ago, my husband and I purchased our first home on the 600 block of 26th Street.

I am familiar with the project on Jefferson Avenue and 25th Street; I have reviewed the project and SUP and am in support of this type of development in our community. We are incredibly excited about this forthcoming project. Over the years, we have seen many vacant buildings and empty lots in our neighborhood turn into successful small businesses, which provide unique services to our community that has been traditionally underserved and overlooked. Moreover, many residents of the East End do not have easy access to transportation-- having access to food and other services within walking distance is vital.

Please allow the applicants to move forward as planned. I'd be happy to discuss my interest and support in this project further.

Thank you,
Hannah Sager

--

Hannah S. Sager

From: Brent77Solomon <brent77solomon@gmail.com>
Sent: Sunday, March 14, 2021 12:11 AM
To: Ebinger, Matthew J. - PDR
Subject: Jefferson/N 25th project support

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Matthew,

Myself and my husband are residents of Church Hill and are familiar with the project on Jefferson Ave and [N 25th St.](#)

We have reviewed the project, the SUP, and are both very much in support of this type of development. We are both excited to see something like this happen.

Please allow the applicants to move forward as planned thank you!

Thanks!

-Brent and Duane Cregger-Solomon

From: brad.olmstead@usa.com
Sent: Monday, March 15, 2021 9:48 AM
To: Ebinger, Matthew J. - PDR
Cc: mattj@htrsi.com
Subject: My neighborhood of Church Hill

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Matthew,

Having recently purchased a home last year on the 600 block of 27th in Church Hill I am familiar with the project on Jefferson Ave And N 25th St. Upon reviewing the project and the SUP, I am in support of this type of development and am excited to see something like this come to fruition. Our neighborhood is such a wonderful place within walking distance to so many small businesses it is nice to see another upgrade to the community for us to stroll into with our neighbors. Please allow the applicants to move forward as planned. Much thanks to you!

Sincerely,

Brad Olmstead

Sent using the mail.com mail app

From: Jay Burton <j.russo.burton@gmail.com>
Sent: Friday, March 12, 2021 11:58 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: Project on Jefferson and 25th

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Matthew,

I'm a resident of Church Hill and am familiar with this project on Jefferson Ave And th and have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition. Please allow the applicants to move forward as planned thank you!

Regards,

John Russo

Sent from my iPhone

From: Justin Blessing <jblessing@outlook.com>
Sent: Monday, March 15, 2021 9:02 AM
To: Ebinger, Matthew J. - PDR
Subject: SUP for 2416 Jefferson Ave

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Matthew,

Hopefully I'm not too late in writing to support this project. I own the house at 512 N 26th St and I am writing here to support the SUP for the project on Jefferson Ave and N 25th. I have reviewed the SUP, I prefer development in the neighborhood that supports new restaurants, without the burden of requiring parking. I am excited for more outdoor dining options. Lastly, on the tourist home waiver, I am in support of waiving the requirement for common interior here.

Thanks,

Justin Blessing