

Item 18. Letters of Support

Ebinger, Matthew J. - PDR

From: Samantha Sweitzer [sweitzersa@mymail.vcu.edu]
Sent: Sunday, September 03, 2017 12:24 PM
To: Ebinger, Matthew J. - PDR
Subject: Project at 2411 M St.

Hi, my name is Samantha Sweitzer and I currently live at 805 N. 24th St. I'm writing in favor of the project being proposed at 2411 M St. I've lived in Church Hill since 2013 and have seen the neighborhood grow and change immensely in that time. I think that continuing this growth at 2411 M St. would have a positive impact on our community.

Thank you,
Samantha Sweitzer
sweitzersa@vcu.edu

Ebinger, Matthew J. - PDR

From: Benjamin Toro [benjamin.toro@outlook.com]
Sent: Friday, September 01, 2017 11:10 AM
To: Ebinger, Matthew J. - PDR
Cc: dvk5f@yahoo.com
Subject: 2411 M Street

Importance: High

Mr. Ebinger,

My name is Benjamin Toro and I live at 511 ½ North 26th Street, Apt.1 in Church Hill. The house where my wife and I currently live is owned by Mr. Daniil Kleyman and his company, Virginia Premier Investments. I would like to offer the Commission my most enthusiastic recommendation for Mr. Kleyman to obtain a Special Use Permit for his upcoming project here in Church Hill at 2411 M Street. As a resident of one of Mr. Kleyman's homes, I can personally attest to the quality of construction Mr. Kleyman puts into his projects while maintaining the neighborhood aesthetic for which Church Hill is famous. The staff he has put in place to fulfill maintenance requests and handle rental payments, etc. are first rate. Our home is beautiful and I have no doubt that Mr. Kleyman and Virginia Premier Investments will put the same professionalism and quality into this new project.

As an aside, I would like the Commission to note that we moved to Richmond from Denver and was unaware that Church Hill once had a less than stellar reputation. If not for people like Mr. Kleyman, with vision and entrepreneurial drive to create homes and places of business here, I cannot imagine Church Hill ever becoming the grand neighborhood that it is now.

Should the Commission wish to speak with me directly with regard to Mr. Kleyman's request for a permit, I would be more than happy to oblige by phone or in person. Again, I urge to Commission to grant Danlil Kleyman's request for a permit for Virginia Premier Investments to begin this project at 2411 M Street. I have taken the time to review his schematics myself and I would be pleased to have new apartments, commercial space and dining establishments brought into the neighborhood under his direction.

Thank you for your time and consideration.

Regards,

Benjamin Toro

Benjamin Toro
511 ½ N. 26th Street, Apt.1
Richmond, VA 23223
(804)572-9243
benjamin.toro@outlook.com

Ebinger, Matthew J. - PDR

From: Alexandra Townsend [alexandratownsend8@gmail.com]
Sent: Thursday, August 31, 2017 7:59 PM
To: Ebinger, Matthew J. - PDR
Subject: 2411 M St.

Hello,

I'm a resident of Church Hill and I'm writing to let you know I'm in favor of the development project on Jefferson Ave.

Thanks for your time,
Alexandra Townsend

Ebinger, Matthew J. - PDR

From: Nathanael Marble [nathanaelmarble@gmail.com]
Sent: Thursday, August 31, 2017 4:33 PM
To: Ebinger, Matthew J. - PDR
Subject: 2411 M street

Hello Matthew my name is Nathanael Marble and I live in Union Hill. I was writing in favor of the new development and I hope that the motion for a special use permit will pass this coming week. Thanks,
Nathanael

Provided by Applicant:

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

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

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
804-551-0901

Greetings,

I am writing as resident and homeowner in the Union Hill neighborhood regarding the proposed development plans for 2411 M. Street in Union Hill. I approve the design that was submitted for a Certificate of Appropriateness from the City of Richmond. The location is uniquely suited for a structure of this mass and scale. More importantly, the developer worked closely with the community and submitted a design that befits a location of such prominence. Thank you very much for your time and consideration.

Kindest regards,
Mark Lemaire

513 Mosby Street
Richmond, VA 23223

From: Lee Thomas <lthomasrichmondproperties@gmail.com>
To: kimberly.chen@richmond.gov.com; marianne.plitts@richmond.gov.com
Sent: Tuesday, July 26, 2016 12:02 PM
Subject: Letter of Support for 2411 M St

To Whom It May Concern,

I am writing on behalf of Julie Thomas and Thomas Richmond Properties, LLC to express my support for the proposed mixed-use building at 2411 M Street. Thomas Richmond Properties owns two adjacent/nearby properties (2410 and 2412 M Street). We believe this project will be a good fit for the neighborhood and that the commercial and retail space will be beneficial to the neighborhood.

We would also like to note that Danil Kleyman and Matt Jarreau, the developers for the project, have done a good job of reaching out to neighbors, business owners, and interested parties; and of addressing concerns about the impact of the building on the existing neighborhood.

Finally, I would also like to express my personal support for the project as a neighbor and member of the community. I live at 803 N 23rd street, and would love to have more businesses within walking distance of my home. I believe many of my friends and neighbors in the community feel the same way.

It is our sincere hope that this project receives the necessary approvals to move forward.

Thank You,
Stuart Lee Thomas II
Thomas Richmond Properties LLC
276-224-9657

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

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

Good morning,

As a member of the Church Hill community I am in support of the new development on Jefferson Avenue. Replacing the existing cinder block building with the proposed plan is in the best interest of the area. A mix of residential and commercial units fulfills different needs under one roof. Please let me know if you need any further information on my end.

Best,

Jessica Wells

To Whom This May Concern:

I'm writing in support of the project at 2416 Jefferson Ave - as seen here:

<http://chpn.net/2016/04/14/updated-plans-for-jefferson-avenue-development/>

I've been living in Church Hill since 2006, and recently purchased a new home at 530 N 21st - so now I technically live in Union Hill. As someone who walks to Sub Rosa quite frequently, I think this development will be a nice fit and certainly much better than the mix of grass / surface lot / outplaced building currently in its place. I'm definitely in support of the demolition of that building as well. I'm looking forward to more density in the Church Hill area as I believe it will keep (and attract more) community businesses like Sub Rosa.

Thanks for your consideration.

Justin Blessing

Ms. Chen & Ms. Pitts.

I am a Church Hill resident of 8 years at 214 N. 29th Street, as well as a local investor, and small business owner. I would like to extend my enthusiastic support for the project under review at 2416 Jefferson Avenue as it has been proposed by its developers. The mixed use of ground floor commercial w/ residential space above will be a welcome addition and the likely highest and best use for this property. Additional commercial space would further strengthen the services offered to local residents and add to what has become a viable commercial roundabout only in the last couple years. The addition of 1 & 2 bedroom units adds to a relatively low inventory of multifamily units in neighborhood of largely single family homes and should help add some affordability to housing choices in the area without being on a block where that use would be overly disruptive to the existing community in terms of additional traffic or parking concerns. In addition, the project does not require the demolition of contributing historic structures. The "Baltimore-esque" form stone covered office building is functionally obsolete, an eyesore, and not contributing to the character, economy, or culture of the community to the greatest extent possible. Its demolition along with the proposed conceptual building elevation would support a strong pedestrian friendly.

I've been involved in real estate development in historic areas of the City of Richmond for 12 years and am greatly excited to see the changes coming to Church Hill and Union Hill. The architects and developers of this project have been responsive to community concerns and I know that at least 1 of the developers personally lives in the area and is personally invested in building long term value in the area. I support this project and would urge you to consider supporting it as well. Feel free to contact me anytime.

Thanks.

Jesse Booth

Principal Broker & Owner

Tattershall Real Estate

Site Office: Poe Street Townhomes

101 Poe Street

Unit #31

Richmond VA 23222

804.228.9440 | Office

To Whom It May Concern.

I'm a Church Hill resident and I was made aware that there was a CAR meeting last night in regards to a proposed project at 2416 Jefferson Ave. I'm not sure if those meetings are open to the public or not but I wanted to chime in with my 2 cents. I very much respect the work that CAR does and the mission of maintaining the historical feel of the neighborhood. With that being said, as long as that Church Hill charm can be maintained, I'm in full support of the new development at 2416 Jefferson Ave. Church Hill has come a long way in the past years and anything that can be done to enhance the commercial options and walkability of the neighborhood would be a blessing.

Thank you for your time, hard work, and consideration of this matter.

-Jacob Coots-

Hello,

I am sending you this message to indicate my support for the proposed Jefferson Ave development. As a member of the Church Hill community, I feel replacement of the current cinderblock building with the proposed building would be a great addition to the progress of our neighborhood.

Thank you for your consideration.

Sincerely,
Audra Iness

Hello,

I am writing to show support of the proposed mixed use apartment and commercial building on Jefferson Ave. I also support the removal of the 1-story structural building next to this site, replacing it with the proposed building.

My husband and I live in Church Hill, have a business in the neighborhood and are fully for the addition of buildings that not only add use and purpose- but also beautify the area.

Thank you,
Isabel Eckrosh

Hello,

I am writing to show support of the proposed mixed use apartment and commercial building on Jefferson Ave. I also support the removal of the 1-story structural building next to this site, replacing it with the proposed building.

My husband and I live in Church Hill, have a business in the neighborhood and are fully for the addition of buildings that not only add use and purpose- but also beautify the area.

Thank you,
Isabel Eckrosh

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 yeans 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 Ms. Chen and Ms. Pitts,

I am emailing you about the proposed building project at 2416 Jefferson. As a resident of the area, I am in favor of this mixed use residential building and believe it will be an asset to our community. I would really like to see the continued revitalization of my neighborhood, which includes tearing down old buildings that are run-down and not in use. Specifically, I would like the 1-story cinderblock building on that corner removed and replaced with the proposed new building.

Sincerely,
Esther Choi
Church Hill resident

To whom it may concern:

We have been looking at the plans that are developed on the planned construction at 2416 Jefferson Ave on the Church Hill's Peoples News, and we feel as residents that it will be an exciting addition to our Church Hill community. Not only will the existing 2-story market on 24th St that has been shuttered up, and the 1-story cinderblock building be removed as part of the development, but it will also create a much needed boost to the curb appeal at the traffic circle on 25th St. It looks like a lot of careful planning and forethought has been put into the design of the proposed facility, and we are really looking forward to the development of the block into a wonderful looking improvement.

Rich & Irene Murphy

Hi Kim and Marianne,

My name is Tyler Carter. I live in Union Hill. I have seen the images of the new proposed mixed use building at 2416 Jefferson Ave. As a resident in the community I would like to express my full support for this project. I think the one-story building currently on the lot is hideous, and would be glad to hear its demolished. The proposed mixed use building would be a perfect replacement. I also am pleased with the design as it currently stands, and hope it doesn't see too much modification. It seems to fit in with its historical context, but honestly expresses itself as a new, modern building. I would love to see this get built, so please take my thoughts into consideration!

Thanks

Hey friends.

Just wanted to shoot a quick email your way. I know this project is causing quite the stir so I wanted to lend my thoughts to the discussion. For one I think Jefferson, Venable and 25th Street are our main commercial corridors and ideal for high density and commercial projects so I approve of the size and scale of the proposed building. I haven't taken the time to dig into the building materials and such so I can't comment on those items.

I know that the demolition of the small law office building is part of this proposed project and I am in support of it's demolition. This building clearly has not retained the character that the other service stations have. (corner of venable and tulip and the Tricycle Gardens building) So I am in favor of tearing it down to create a much better more useable structure on this prominent corner.

Thanks for all that you do! And thanks again for your help with my Union Hill house!

Dave Selbert

Licensed Realtor in Virginia
11225 Nuckolls Road
Glen Allen VA 23059
cell: 804-201-7220
office: 804-346-4411
daves@longandfoster.com

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

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