

From: Marsha Rummel [mailto:marsha.rummel@gmail.com]
Sent: Saturday, November 19, 2011 7:25 PM
To: Murphy, Brad
Subject: 303 South Livingston Street development

Dick asked me to share with Plan Commission.

----- Forwarded message -----

From: Richard Zillman <raz@zillman.com>
Date: Sat, Nov 19, 2011 at 11:57 AM
Subject: 303 South Livingston Street development
To: Marsha Rummel <marsha.rummel@gmail.com>
Cc: Beth Joffe <bethgjoffe@gmail.com>, Christie Balch <balch.christie@gmail.com>, Josh Martin <jmartin@orangeshoegym.com>, Kevin Barleben <kbarleben@yahoo.com>, Rose Sage <rosesage@hotmail.com>

Marsha:

On behalf of the Livingston Condominium Association board speaking for our 36 owners and two commercial businesses, we have serious reservations about the massing of this project.

- We believe that there is greatly insufficient tenant parking provided. Twenty three stalls for 39 apartments, let alone for visitors, seems woefully inadequate.
- There are already 9 businesses close to the Williamson/Livingston corner and now at many times of the day there isn't enough parking for our customers.
- The infusion of probably 60+ residents creates potential noise problems.
- The height and massing of this proposed building will block Capital views of some our owners whose purchase decisions were based in part on that.
- We fear that this development at this scale will significantly lessen our property values.
- And the next phases of this development with more than a hundred additional units and more retail needing parking for customers, will exacerbate the situation greatly and alter the character of this corner.
- Additionally, if the rail crossing at Livingston is ever closed, access will be incredibly difficult.

For these reasons, we oppose this development in its current form.

Sincerely,

Dick Zillman