

I would like to let you know my feelings about the proposed development by Royal Capital Management, LLC (RCM) on Hubbard St. I own a condominium in Cobbler's Lofts at 234 E Reservoir Ave. I bought my property here specifically because of the green space, parking and quiet. I looked at many units downtown and this felt like home.

I feel that this is a mistake for our neighborhood. This is a neighborhood made up of mostly home owners. It is a Historic Neighborhood! I would like it to stay this way. I don't believe the design of their proposed building would fit with the historic neighborhood that we have now. The Hubbard Street Loft's is an ugly eyesore and does not fit. I do like the design of the building and think that it would make a great addition to all of the development along the river, just not here. I believe that young adults (the proposed clientele) would be transient, loud and uncaring. I base this on the few tenants in our building and how my children behave. I can only imagine what the noise level will be on their rooftop terrace on a warm summer evening. These terraces (from my understanding of the plans) would butt directly to our building and my neighbor's windows. I would be much happier with townhomes or condominiums.

One of the other issues I have is with the street parking. There is not enough street parking available right now. I understand that RCM has stated that there will be one off street parking per unit. With the price point that they have stated, I don't see how very many 20-30 year olds could afford to live without a roommate. This would therefore create the need for an off street parking space for said roommate.

It also makes me sad that we will be losing all of our green space. I understand from a development standpoint how using every available inch of space is the most cost effective. I had two dogs when I purchased this unit. They loved to play out in the back. It is very much a "dog park" for the neighborhood.

I will also be contacting the Alderwoman Coggs and our HBHA Board informing them of my concerns.

Sincerely,

Donna McAllister