



July 24, 2008

Re: 2008-ZON-824; 2008-VAR-824

To Whom it May Concern:

I am writing today to convey the support of the Fall Creek Place Homeowners' Association (FCPHOA) for the rezoning of the property located at 122 East 22nd Street and 2206-2210 North Talbott Street from a C-4 to a C-3-C zoning classification and associated variances.

The FCPHOA is a registered community organization with boundaries of Pennsylvania Street to College Avenue, 22nd Street to Fall Creek. The HOA currently has approximately 400 members representing over \$55 million in new homeowner investment, with an additional 100+ homes planned in our Phase IV expansion.

Our position was arrived at through discussion among the FCPHOA Board of Directors, holding an informational meeting with the petitioner, soliciting input from HOA members through our neighborhood email list and website, and distributing detailed project plans to all residents living within one block of the proposed development. We received no negative feedback concerning this proposal.

We believe the rezoning to a C-3-C classification is in harmony with current revitalization efforts underway in our neighborhood and would permit the type of mixed-use, pedestrian-friendly, neighborhood-oriented commercial activity our neighbors desire. The associated variances of development standards are appropriate and necessary given the urban site. We are excited the developer is proposing a building placed on the sidewalk that reinforces the urban street edge and promotes walkability.

We have proposed the following commitments to be filed along with this rezoning. We have worked with the petitioner on these and they have agreed to submit them to you. These include:

1. Operating hours no later than 10pm Sun-Thur and Midnight Fri-Sat
2. No outdoor pay phone on premises
3. The following permitted C-3-C uses are to be excluded from the tenant space:
 - Check cashing or validation service
 - Furniture rental/leasing
 - Tobacco store

In closing, the Fall Creek Place neighborhood enthusiastically supports the rezoning and associated variances for this project. Please join us with your support.

Thank you,

Julie Beaubien, President
on behalf of the Fall Creek Place Board of Directors
2433 North Delaware Street