

## Takeda, Michi

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**From:** Timothy Jane Graham [REDACTED]  
**Sent:** Tuesday, May 24, 2022 4:53 PM  
**To:** Takeda, Michi  
**Subject:** Design Review: 86 S. Fair Oaks Ave - G&K Building Neglect

[REDACTED]

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Hello Michi Takeda,

Thank you for making space for residents and community members to weigh in on the G&K Design Project at 86 S. Fair Oaks Ave.

I have been living at [REDACTED] since 2014. Right next door to the proposed project. As much as I realize and accept that progress must occur I have some very real concerns about this project:

Personally, I feel like the project is just way too large in scope. All the other Retail / apartment buildings in this particular pocket of Old Town are all 2/3 stories tall. By building something of this scale they are not only completely overshadowing the size and scale of The Iconic Castle Green, which should not be blocked out by a transient poorly built structure, but they are also disrupting the aesthetic continuity of the entire block.

There's also the issue of Dayton already being a problematic street for driving. I can't imagine how an underground garage with numerous vehicles going in and out could impact its safety? As it is now it is dangerous to cross this street to reach the park which is filled with children and dogs. Not to mention being able to turn onto Raymond or Fair Oaks with a line of cars. It is a one lane street.

We are on the 3rd floor facing the project and are concerned that harmful particles and toxic flying debris will make this area very hard to live in.

There are numerous protected trees on The Hotel Green and Castle Green side that will not be able to survive.

Finally, the Hotel Green already goes against compliance every week. They have leaf blowers come 3 at a time. All before 7am. I have already complained numerous times over the years and twice this past 7 days and Compliance has come out both times. The last time was today. Robert came out again. They are only supposed to have one leaf blower and they are not legally allowed to start till 8 yet for years that has not been honored. They have removed the iconic domes from the structure and the building is wrapped in mesh to prevent falling debris as the building is falling apart. They treat their elderly residents terribly and do nothing to upkeep their property. What I'm getting at is that if they have such little regard for an iconic historical property I doubt very much that they will have any regard for how this project is executed.

Thank you for listening to my concerns.

Sincerely, Timothy Jane Graham