



212 EAST LASALLE AVENUE
SUITE 100
SOUTH BEND, INDIANA 46617
TEL: 574.232.3538
FAX: 574.232.3790

BY APPOINTMENT ONLY
21550 SHORE ACRES ROAD
CASSOPOLIS, MICHIGAN 49031
TEL: 269.445.1818
FAX: 269.445.1819

THKLAW.COM

September 23, 2016

Kareemah Fowler
Office of the Clerk
227 West Jefferson Blvd. • Suite 400 S
South Bend, Indiana 46601

Ms. Fowler,

On behalf of Tuesley Hall Konopa LLP and its affiliate SBL Building Co, LLC, I write to express our concerns with the proposed mixed-use development on LaSalle Avenue that is to be brought before the Common Council on September 26th. The scale of the proposed development – in particular the twelve-story height of the primary building – violates the letter and the spirit of the East Bank Village Master Plan. Our firm's decision to locate, and to remain, in this part of the City is motivated by the character of the surrounding neighborhood. Safeguarding that character is why the Master Plan exists. We have seen no evidence, be it in the form of market studies or increasing rental rate pressures, to demonstrate or even suggest a need for the number of rental units this project would yield. Absent such a need, what would be the justification for setting aside the Master Plan? When you consider the number of similarly-situated housing units that have or will soon become available around the City, we are particularly concerned with the effect that a failed project of this scale would have on our neighborhood.

We have no objection to a development that is on a scale consistent with the Master Plan.

Respectfully,

TUESLEY HALL KONOPA LLP


Peter J. Gillin

PJG:mgs

