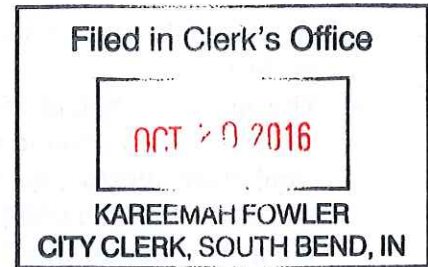


T R I L O G Y
REAL ESTATE GROUP

October 20, 2016

VIA EMAIL

The Honorable Pete Buttigieg
Honorable Council Members
City of South Bend, Indiana
227 West Jefferson Blvd., Suite 400 South
South Bend, Indiana 46601



Re: Bill No. 41-16; APC # 2794-16; Commerce Center PUD Rezoning

Dear Mayor Buttigieg and Council Members:

I represent ownership of The Pointe at St. Joseph apartments, located immediately north of the proposed Commerce Center project.

We are generally supportive of economic development for the City of South Bend. Accordingly, we agree with and support the majority of the development project as proposed, including the commercial, retail, and parking components. We additionally support development of quality housing downtown. However, we have a few concerns regarding the impact of the developer's request for a height variance. It is important to note, that given the high construction costs necessary to build a project of this scope, we do not view the residential rental portion of the proposed project as future competition. As investors in over \$1 billion of real estate across the Midwest, we believe the proposed residential portion will command a higher price point and varied market segment than our property. Please see below an outline of our concerns.

Property Related Concerns:

Relative to our property and residents, we have both long-term and near-term concerns with the additional height variance. These concerns are outlined below:

- We have seen multiple shadow studies with varying conclusions and we believe the additional height (if the variance is granted) will cast shadows over much of our property. As a result, a significant portion of south-facing units, swimming pool, and outdoor courtyard areas will all be over shadowed due to the additional height from the variance request. We are currently investing significant capital to upgrade all aspects of the entire property in an effort to better our resident experience and improve the curb appeal of the neighborhood with Lasalle Avenue improvements. If the variance is granted, the additional height will certainly detract from that experience and reduce the value of our investment.
- The additional height allowance will set a precedent for the immediate neighborhood. While this project will provide one set of impacts, we are further concerned for the broader implications as similar variance requests occur in the future. The long-term potential impact

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on the neighborhood spans much further than the simple variance request for this specific project.

- The additional height will add approximately 75 units and will add significantly to the burden of the surrounding infrastructure. Without a stop light or additional turn lanes, the combatting ingress/egress points between the two opposing properties will dramatically add to the traffic buildup. We suggest commissioning a traffic study prior to approval.
- We have concerns about the general construction process and how that will impact our resident experience including lane closures on Lasalle Ave., construction traffic and construction pollution (i.e. noise & dust).

The above referenced points are a short summary of our initial concerns. It should also be noted that several of our residents have expressed significant concerns as well. As a result, we support the project in compliance with current zoning standards but cannot support the additional height variance request to 175'. Please feel free to reach out to me with any questions as they arise.

Sincerely,



Jesse Karasik
Vice President
Trilogy Real Estate Group, LLC