

From: Lucy Miller [<mailto:portmiller@sbcglobal.net>]
Sent: Friday, April 22, 2016 12:24 PM
To: Planning
Cc: ryanstanton@mlive.com
Subject: 615 South Main Planned Project Proposal.

Dear Members of the Planning Commission:

At the April 5th Public Hearing regarding the Planned Project Proposal for 615 South Main Street, the representative from Collegiate Development Group indicated that they are making accommodations for the current businesses at the South Main Market. I do not believe their portrayal describes what is actually happening:

- By the Pound is the only retailer currently considering relocating to the corner of Main and East Mosley if the Planned Project is approved and completed. To be successful, this business needs reasonable rent, designated parking spots, and ability for patrons to exit safely from the East Mosley.
- Back Alley Gourmet would like to continue their business and is looking elsewhere.
- Copernicus, a Polish Deli, ceased their business for personal reasons~~the property was never leased, plans to sell the Market were already afoot.
- The Shoe Repair Shop has already moved to Briarwood.
- Anthony's Gourmet Pizza has several locations in town, is currently still operating in the South Main Market.
- San Fu Oriental Cuisine has currently has both takeout and eat in facilities. They would like to stay but are waiting to see if the project goes through.
- The Sun Tanning business moved some time ago.

Collegiate Development Group persists in misrepresenting their proposal, implying that they are creating an active pedestrian walkway and protecting the retail environment. To quote from the 615 South Main Traffic Impact Study prepared by Midwest Consulting, *"The site is currently occupied by 8,467 square feet of office space, 11,062 square feet of retail space, 4,255 square feet of a car wash facility, 8,714 square feet of a hookah smoking lounge, and 9,819 square feet of an academy for the arts school. All of the existing uses will be removed and replaced by the proposed development."*

The Proposed Planned Project will have a total of 6200 square feet of commercial space. At the April 5th Planning Commission Meeting, Commissioner Woods asked the representative from CDG if the entire space will be on the ground floor. He stated that it would, however, part of it is a mezzanine, accessible only from the main portion.

Thank you for your careful review of this important issue.

Respectfully,

Lucy Miller
319 West Mosley