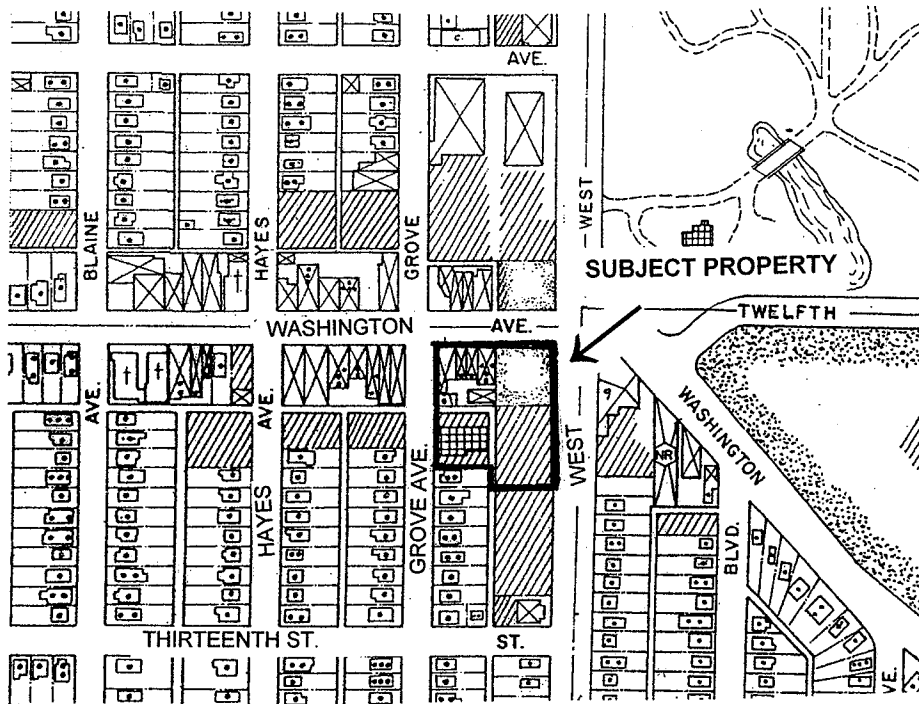


January 16, 2009

Dear Property Owner:

The City Plan Commission has received an application from Heather Hammond representing Landmark Group requesting a conditional use permit for a mixed use development at 3101 – 3121 Washington Avenue, 1219 Grove Avenue, and 1218 West Boulevard. The proposed development consists of four buildings. The two buildings fronting on Washington Avenue would have about 6,000 s.f. of ground-floor commercial space and 25 apartments. Building facing Grove Avenue would have 18 apartments and the building facing West Boulevard would have 12 apartments. The development would have 63 off-street parking spaces. The subject property is zoned B-2, Community Shopping District. The specific location is shown as "Subject Property" on the map below.



The Commission has scheduled a public hearing at which you can be informed of the details of the request and where your views regarding the proposal can be expressed. The hearing will be held on **Wednesday, January 28, 2009, at 4:30 p.m. or soon thereafter, in Room 205 of City Hall, 730 Washington Avenue.**

The Department of City Development is also hosting a neighborhood information meeting on **Wednesday, January 21, 2009 at 6:00 p.m.** regarding the development proposal. **That meeting will be held at 3308 Washington Avenue,** next door to Wilson's Coffee. Representatives of the developer will be at the meeting to describe the proposal and answer questions.

If you have any questions regarding either meeting, feel free to contact the Department of City Development at 636-9151.

Brian F. O'Connell
Director of City Development

BFO/mgs

If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 636-9151 at least 48 hours prior to the meeting.