

Keller, Anna L.

From: John Cooper <johncooper@hancapitalgroup.com>
Sent: Monday, April 11, 2022 4:07 PM
To: Keller, Anna L.
Cc: Andrew Collini; Nathan Buczek; James R. Burton
Subject: Re: Ormond Street Application

Hello Anna,

Here are pictures of the universal storage containers which we installed last year at Heartland Storage - Lynwood with address 21686 E Lincoln Hwy, Lynwood, IL 60411, which is a southern suburb of Chicago. The last two pictures, where they are installed on asphalt, would be what you could expect to see with our project in Rochester. The units will be side to side similar to those last two pictures, with no gaps between any units, and level. This project is right off a busy highway (Highway 30 aka E Lincoln Hwy).











Thank you,

John

On Mon, Apr 11, 2022 at 2:55 PM Keller, Anna L. <Anna.Keller@cityofrochester.gov> wrote:

Hi John,

Thanks for the call. Per our discussion, you're going to send some pics of your Linwood, IL project.

Kind regards,

Anna L. Keller

Senior Community Housing Planner

City of Rochester

Bureau of Buildings and Zoning

30 Church St. Rm. 125B Rochester, NY 14614

anna.keller@cityofrochester.gov

(585) 428-7761

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From: John Cooper <johncooper@hancapitalgroup.com>

Sent: Monday, April 11, 2022 3:48 PM

To: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>

Cc: Andrew Collini <andrew.collini@tylin.com>; Nathan Buczek <nathan.buczek@tylin.com>; James R. Burton <james.burton@tylin.com>

Subject: Re: Ormond Street Application

Hello Anna,

The third picture down is the exact orientation we would have for our units. You can see there is one unit at the end which would be facing the sidewalk, and then all the other units next to it have doors which would be facing our building. If you imagined looking at that page 3 picture through the decorative black fence we would be using, it is exactly what a pedestrian would be seeing. The other locations we have these units are not in the same orientation and are not near a sidewalk, and since we just installed them last year, the google street views are not updated. Those pictures are actual pictures of other storage facilities that are using the same product we are proposing installing. A rendering is not going to be better than the actual pictures we just provided - it would literally just be that page 3 picture, enlarged, looking through a black fence.

We started this application process over a year ago and each time we provide more information, or have another meeting, we are asked to provide additional information, which we understand and are doing our best

to provide. At this point, I need to relatively soon order the units in order to achieve the goal of the qualified opportunity zone, which is to invest a significant amount of money into improving this business. That tax incentive has a deadline of 30 months - we are coming up on 24 months and the project will take me up to six months to complete, since these storage units are shipped from overseas, which has a backlog right now. As I mentioned, I already put over \$150,000 into the appearance of the building through tuckpointing, removal of aging awnings, painting the window frames, and new signage. As part of this project, we will be updating the appearance of existing windows on the buildings, repairing/seal coating the parking lot, putting in a much nicer fence, and improving the parking lot for a use that is needed by the community - the addition of these storage units. We will also be doing some repairs on the roof.

I'm asking for the city to please work with me to allow me to sink money into this project, which is the goal of the qualified opportunity zones. I have been and will continue to maintain the building, improve the building, and be a great neighbor to the community.

Thank you,

John

On Mon, Apr 11, 2022 at 2:00 PM Keller, Anna L. <Anna.Keller@cityofrochester.gov> wrote:

Hi Andrew,

As you know, the PRC couldn't come to a resolution because they didn't have a sense of what the finished project would look like. The developer mentioned having had completed similar projects elsewhere. The PRC requested photographs of what those completed projects looked like so they could picture it at this site. I'm not sure that these pictures show how the units will fit in with the surrounding environment. Are there any other pictures of completed projects maybe from a google street view perspective? If not, could you please prepare renderings so the PRC can see what it looks like from a sidewalk perspective.

Kind regards,

Anna L. Keller

Senior Community Housing Planner

City of Rochester

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From: Andrew Collini <andrew.collini@tylin.com>
Sent: Monday, April 11, 2022 2:37 PM
To: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>
Cc: Nathan Buczek <nathan.buczek@tylin.com>; John Cooper <johncooper@hancapitalgroup.com>; James R. Burton <james.burton@tylin.com>
Subject: RE: Ormond Street Application

Anna,

We have received a few photographs from the developer that we would like to submit for your consideration. Please let me know if you need anything else.

Thank you

Andrew Collini

PROJECT MANAGER

SR. PLANS EXAMINER / ARCHITECTURAL DESIGNER

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From: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>
Sent: Monday, April 4, 2022 12:40 PM
To: James R. Burton <james.burton@tylin.com>; Andrew Collini <Andrew.Collini@tylin.com>
Cc: Nathan Buczek <nathan.buczek@tylin.com>
Subject: RE: Ormond Street Application

Okay, I would just need something by close-of-business Wednesday April 13 to be placed on the agenda.

Kind regards,

Anna L. Keller

Senior Community Housing Planner

City of Rochester

Bureau of Buildings and Zoning

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From: James R. Burton <james.burton@tylin.com>
Sent: Monday, April 4, 2022 12:38 PM
To: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>; Andrew Collini <Andrew.Collini@tylin.com>
Cc: Nathan Buczek <nathan.buczek@tylin.com>
Subject: RE: Ormond Street Application

Yes, we would like to be on the agenda. We've asked the Developer and their supplier to provide photographs of similar storage projects using those pre-engineered structures. If their unable to provide photos that would be helpful to the committee, we'll prepare a rendering from the street view.

Regards,

Jim

James R. Burton

ASSOCIATE VICE PRESIDENT

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TYLin

From: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>
Sent: Monday, April 4, 2022 11:28 AM

To: Andrew Collini <andrew.collini@tylin.com>

Cc: James R. Burton <james.burton@tylin.com>

Subject: RE: Ormond Street Application

Hi Andrew and James,

The next PRC meeting is 4/27. Would you like to be on this agenda to present these considerations and get the needed recommendation so you can proceed to the Zoning Board? If so, I would just need photographic examples of similar projects you completed elsewhere. The PRC found it difficult to comment on the appearance of the project without elevations of all proposed structures and examples.

Kind regards,

Anna L. Keller

Senior Community Housing Planner

City of Rochester

Bureau of Buildings and Zoning

30 Church St. Rm. 125B Rochester, NY 14614

anna.keller@cityofrochester.gov

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From: Keller, Anna L.
Sent: Monday, April 4, 2022 10:12 AM
To: 'Andrew Collini' <andrew.collini@tylin.com>
Cc: James R. Burton <james.burton@tylin.com>
Subject: RE: Ormond Street Application

Hi Andrew and James,

I'll take a look at what you have submitted and respond by close of business today.

Kind regards,

Anna L. Keller

Senior Community Housing Planner

City of Rochester

Bureau of Buildings and Zoning

30 Church St. Rm. 125B Rochester, NY 14614

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From: Andrew Collini <andrew.collini@tylin.com>
Sent: Monday, April 4, 2022 10:11 AM
To: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>
Cc: James R. Burton <james.burton@tylin.com>
Subject: RE: Ormond Street Application

Anna,

Enclosed you will find the lighting plan.

Thank you

Andrew Collini

PROJECT MANAGER

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From: James R. Burton <james.burton@tylin.com>
Sent: Thursday, March 31, 2022 2:55 PM
To: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>
Cc: Andrew Collini <Andrew.Collini@tylin.com>
Subject: RE: Ormond Street Application

Thanks for your quick response. The letter attached was sent via US Mail along with the photometric plan for site lighting on 3/22/22.

Andy,

Please forward the lighting plans to Anna.

Thanks

James R. Burton

ASSOCIATE VICE PRESIDENT

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TYLin

From: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>

Sent: Thursday, March 31, 2022 2:44 PM

To: James R. Burton <james.burton@tylin.com>

Subject: RE: Ormond Street Application

Hi James,

I haven't received anything from your team since the 2/16 PRC hearing. Could you please forward the letter and supporting documentation you are referring to?

Kind regards,

Anna L. Keller

Senior Community Housing Planner

City of Rochester

Bureau of Buildings and Zoning

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From: James R. Burton <james.burton@tylin.com>
Sent: Thursday, March 31, 2022 12:03 PM
To: Keller, Anna L. <Anna.Keller@CityofRochester.Gov>
Subject: Ormond Street Application
Importance: High

Hello Anna

Looking to confirm that you've received our letter and supporting documentation and to see if there is anything we can do to expedite the approval process.

Many Thanks

James R. Burton

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