

November 17, 2015

Ms. Lisa D'Augustine
President
Ridgetop Neighborhood Association

Re: **Proposed Self-Storage Development on East 51st Street**

Dear Ms. D'Augustine,

Thank you for taking the time to meet with us on October 13, 2015 at the neighborhood meeting to discuss our proposed self-storage, wine storage and mini-office development located on the southwest corner of 51st Street and I-35 and along Harmon Avenue and 50th Street. Based on our discussions from the meeting, we are pleased to offer the following commitments to the Ridgetop Neighborhood Association regarding our proposed development:

1. **Project Height:** The maximum project height is 4 stories facing I-35, 50th Street and 51st Street and 3 stories along the residential portions of Harmon Avenue
2. **Parking:** A parking lot with approximately 20 spaces including a corresponding loading zone will be provided onsite along the I-35 side of the building with no parking beneath the structure
3. **Site Access:** All site vehicular access will be from 50th street
4. **Dumpster:** Dumpster will be located in the parking lot area away from residents
5. **Office Hours:** Office hours will be from 9:00am until 6:00pm with secure access from 6:00am to 9:00pm
6. **Use:** Short-term boutique office space on the ground floor with climate-controlled convenience storage and wine storage in the remaining space
7. **Food / Liquor:** There will be no food establishments, nor any liquor, beer or wine sales on site
8. **Lighting:** Exterior lighting will be "dark skies" compatible

We are very excited about working with the Ridgetop community to ensure this development is a success and becomes an attractive and valuable addition to your community.

Please do not hesitate to reach out with questions.



Tyler Grooms, Principal
Manifold Storage, LLC