

July 24, 2005

Greg Johnson, Executive Director
DMHA
400 Wayne Avenue
Dayton, OH 45402

Dear Greg,

On July 22, 2005, I made multiple calls to the management structure within DMHA to understand why so many healthy trees were being destroyed and slated to be destroyed on the grounds of the Park Manor facility. The facility, as you know, is located in the Oregon Historic District, a National Register Historic District. I left messages for the administrator of DMHA, the acting manager of Park Manor, the emergency maintenance number at Park Manor, the Maintenance Supervisor at DMHA and others. Not a single phone call has been returned.

Mid-afternoon, I called the City of Dayton to inquire if the proper permits had been issued for this destruction. Discovering that none had been requested nor issued, the City of Dayton's Inspectional Services Division and the Department of Planning responded *immediately* and *impressively*. They, as well, were unsuccessful in reaching anyone within DMHA by phone. Within ten minutes of my call, they arrived on the site and issued Stop Work orders against the company doing the tree removal as well as against the DMHA office at 400 Wayne Avenue.

I have had a great working relationship with the manager of Park Manor in the past. She has been willing to listen to issues and has responded rapidly and positively. I recently discovered that she was on sick leave and another person had been assigned the responsibility for Park Manor (I did, by the way, leave that person a message as well on July 22, 2005, with no return call). Park Manor is a close neighbor that has much influence on the rest of the Oregon Historic District, its aesthetics, property values and quality of life. Removing these healthy trees (with many more planned) has saddened residents of Park Manor, Oregon and will outrage the general community. Housing projects have been a source of blight in this country since the 1960s. Partnerships between concerned citizens and residents of these projects have been able to make changes over the years to blend these projects into neighborhoods and provide an improved quality of life for the residents. One of the easiest, least expensive changes has been to provide landscaping to soften the environment and buildings as well as to provide shade for the residents, reduce heating and cooling costs and to provide general appeal. Within just a few hours, DMHA has destroyed years of work at Park Manor and reduced its Cass Street façade to be reminiscent of the old days of blighted housing projects.

As a Realtor that is a part of a team that consistently achieves the highest property sales in the Oregon Historic District, I can tell you that this decision to remove so many beautiful trees will not have a positive impact on property values and will be monitored for possible future action(s). As the owner of *My Grandfather's Garden*, Dayton's oldest operating Bed and Breakfast (which is also my residence and is located directly across the street from Park Manor), the impact will be significant in terms of return business and value of my residence/business.

I am mounting a campaign to address the following issues at a *minimum*:

- 1) Identify who within DMHA was responsible for the destruction of these trees;
- 2) Identify who had the executive authority within DMHA to approve the plan/work to remove these trees and to bypass the legal requirement to apply for/receive the proper permits from the City of Dayton; further, identify what will be the administration's action to ensure this will not happen in the future;
- 3) Require DMHA to present a suitable landscape plan to replace each of the trees that was removed (as is required by law) and a plan to replace the screening for the residents of Park Manor to provide shade and a suitable streetscape for them and the residents of the Oregon District that are most impacted; (the residents of Park Manor deserve to live in a complex where they have suitable outdoor space that is well-lighted at night and shaded during the day);
- 4) Require DMHA to cease any further removal of healthy trees on the property and to continue to require DMHA to abide by the legal obligation to replace any tree removed with a suitable tree;
- 5) Encourage DMHA to install lighting posts in the tree lawns surrounding Park Manor to match existing lighting in Park Manor or to match the rest of Oregon's lighting to provide enhanced security as well as consistency in the entire neighborhood.

I am very interested and willing to meet with you to discuss how we might work together to resolve the issues and build a better working relationship for the future. Park Manor remains to be an important part of the Oregon neighborhood. I believe we can work together to reverse the damage that has been done this week. I may be contacted directly at any time at 974-2494.

Sincerely,

Michael Martin
251 Green Street
Dayton, OH 45402

cc: Honorable Rhine McLin, Mayor of Dayton, Honorable John W. Kessler, Honorable Alice O. McCollum, Charles Curran, Deborah Lieberman, Vicki Pegg, Dayton City Commission, James Dineen, Dayton Daily News, Oregon Historic District Society, Inc., Park Manor Tenants Association, Southeast Priority Board, COD Department of Planning, COD One-Stop Center