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Dear Mayor Cohn and Members of the Rye City Council,

I am a relatively new resident of The Osborn, having arrived on July 17, 2019 from our home of 40 years in Edgemont. I confess I came here with my husband to assure we would not be a burden to our son, an only child with a wife and three young children who live in Portland ME. I didn't think there was much in it for us. I was right on the first point, wrong on the second. The Osborn has given us a whole new circle of friends and activities while allowing us to continue all the connections and activities we enjoyed in Edgemont (before the pandemic.)

I was wrong on another thing. I thought our Edgemont Tudor house was in perfect move-in condition. Everything worked in our air-conditioned house; everything was clean and attractive – to us. Our real estate agent quickly assured us that the new owners would likely spend something like \$500,000 to meet Their Needs. The wise agent was right; that's exactly what happened when the new owners (a doctor and a lawyer with three young children) purchased the house and began ripping out the kitchen, bathrooms and walls which impeded the open floor plan they desired.

This second insight helps me understand why it is so important for Rye to grant the zoning changes which will allow The Osborn to add facilities which are crucial to meeting The Needs of those who will be seeking a retirement community in the future.

I listened to the May 13, 2020 hearing and heard Rye residents say "there is no benefit to the community in changing the zoning." I believe there is enormous benefit to the community. The Osborn needs to be a financial success so it can continue to be the second largest taxpayer in Rye. The Osborn needs to be a financial success so it doesn't follow the path of businesses that have collapsed during the pandemic, leaving beautiful but empty buildings.

In addition to these business benefits for Rye residents, The Osborn needs to be a success to provide a stimulating environment to its own residents and share its programs and beautiful campus with Rye's residents.

Yes – there will be some additional traffic during the construction of new facilities, but we've survived the traffic of the St. Regis construction and the traffic of the school. Yes - more than one tree will be felled, but we've had to remove trees due to storms and pests.

I respect the concerns of the Rye residents and believe the management of The Osborn has listened to these concerns and sought to address them. However, I believe Rye residents – present and future, as well as The Osborn residents – present and future – will benefit enormously from the proposed zoning regulations that will allow The Osborn to make proposals for new facilities that fall within the new regulations.

Sincerely,



Lucy Pullen Werner