

April 21, 2025

To Whom It May Concern,

I am writing to formally express my concerns regarding the Dock Road real estate development project.

The Falcon has been a cherished place for me since my drum teacher first introduced me to its world-class jazz performances. Since that first visit, I have attended nearly every live music show, experiencing both nationally and internationally acclaimed musicians in an intimate and inspiring setting. Beyond the music, the Falcon has been a sanctuary—a place of healing, joy, and meditation. The tranquil waterfall behind the venue provides a rare opportunity for reflection, reinforcing the deep personal connection I have with this space.

There are two significant concerns I would like to bring to your attention:

**1. Environmental Impact** The scale of this condo development raises serious concerns about water and air pollution. The sewage treatment could potentially contaminate the nearby river, causing harm to local ecosystems and degrading air quality. Additionally, the extensive construction—demolition, earth-moving, and building—will generate considerable noise and dust pollution, potentially disrupting the Falcon's operations and diminishing the experience of its patrons.

**2. Loss of Overflow Parking** The overflow parking lot is critical for many Falcon visitors, particularly elderly patrons with mobility challenges. If this space is removed, there will be no safe, convenient alternative. With the main lot often filling up quickly, patrons may be forced to park dangerously far away, risking unsafe crossings over Route 9. This not only threatens the safety of attendees but could also harm the Falcon as a business by deterring visitors.

I urge you to thoroughly investigate these concerns to ensure that this development does not negatively impact the environment, public safety, or the integrity of this beloved cultural landmark.

Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink that reads "Andrew Cho, M.D." in a cursive, flowing script.

Andrew Cho