

January 5, 2021

Joseph Roch
24 Hammond St
Providence, RI 02909

To Whom It May Concern,

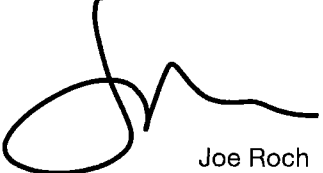
My name is Joe Roch, and I am writing to lend my enthusiastic support for the Sandwich Hut, and its proprietor Peter Kammerer's, proposed new location on Carpenter St in Luongo Square. I'm a licensed appraiser and Realtor who has lived and worked in the West End neighborhood for nearly 15 years. Additionally, I served a 6-year term as a board member of the West Broadway Neighborhood Association (WBNA), where I ran (and will continue to run, as soon as we've cleared the pandemic!) the annual Historic House Tour fundraiser.

I have a deep investment in our neighborhood, and am a staunch advocate for practical, sustainable, and egalitarian development that also honors our historic neighborhoods. By the 1980s, Luongo Square — formerly Decatur Square — epitomized the worst qualities of urbanization, and this formerly genteel, working-class square had been stripmined and vinyl-clad, with little trace of its historic character intact. Through decades-long work by the WBNA, the Providence Revolving Fund, and local elected officials, Luongo Square has seen an incredible revitalization both aesthetically (e.g., restored wood cladding; the activation of commercial spaces such as The Avery and Big King) and functionally (the rebuilding of the actual square, which has dramatically improved traffic and re-energized pedestrian life).

Throughout this transformation, however, 245 Carpenter St has long remained a blemished holdover. The prospect of having a conscientious, neighborhood-friendly business activating this long-blighted parcel is thrilling and, I believe, long overdue. I cannot see any scenario in which an established, multi-generational family business like the Sandwich Hut wouldn't enhance the quality of life for Luongo Square, and for the entire West Side.

As for his character, I cannot speak highly enough of my friend Peter Kammerer. For many years, I've watched as he's grown into his current role at his family's business on North Main Street. I know him to be a thoughtful and caring business owner, an exemplary and compassionate employer, and an active contributing member of the Summit neighborhood business community. I have no doubt that those skills and characteristics will serve him, and our neighborhood, well should he be granted permission to open an establishment on Carpenter St.

With the kindest regards,



Joe Roch