

Dear Alderman Bauman, Stephanie Bloomingdale, Chair City Plan Commission and Commission Members,

As residents of the 601 Lofts Condominium (601 Lofts), we are part of the thousands of residents living in the Yankee Hill downtown district. In fact, this neighborhood contains the highest residential density of any district downtown. There are several commercial areas in the neighborhood that support the residential character and nature of the area. Currently there are no hotels in this district.

The massive Nova project was approved even though it does not really fit in with the charm of the neighborhood. As approved, the project is residential with some commercial supporting components. The use of a hotel, even temporary, was never envisioned as a use within the property and is not compatible with the other property in the district.

The members of the 601 Lofts board have reviewed the current proposal to allow temporary use of the property as a hotel for up to 2 years and are opposed to this amendment. Currently the district shows synergy with its residential uses that include single family, apartments, and condominium properties. The addition of a hotel will upset that synergy as there is a certain irresponsibility associated with temporary residents that have no commitment to the neighborhood. Also, as described in the amendment to the zoning there is no adequate plan for how this property would even service a hotel use. There is no designated lobby, no designated units, and no designated access for hotel use. We think any potential apartment renters would be unwilling to pay thousands of dollars per month to live in that type of atmosphere and hotel use would be a detriment to the neighborhood.

Thank you for your consideration in this matter.

Sincerely,

601 Lofts Board

Behzad Shabahang, Paul Nowak, Lindsey Ashenden, Mary Reavey