

### Hotel Indigo 11/27/2012 Special Permit Comments and Follow up Issues

My name is Lynne Sweet, I live at 416 Grove Street, Unit A-3. I am the business manager of the nine residences at Woodland Grove Condominium. I am joined by unit owners: Tom Rezendes, Lois Crandall, Helen Adelman, Randy Messer, Duncun Po and Liqun Yu.

There appear to be three time frames that we as a direct neighbor to the applicant are/will be affected by with regard to the hotel operations and special permit requests. The interim period between now and a possible amendment to the special permit, the possible special permit amendment to allow for a ramp and other changes, and at some future date, a possible amendment to the special permit that will allow for access to the Riverside development.

We have been clear about the difficulties experience by our residents today with regard to deliveries, parking, odors and the like. There have been efforts by hotel management to start to address these issues on an interim basis, but it still means delivery trucks parked in front of the hotel on a regular basis which is unsightly to the hotel and its neighborhood.

With regard to future changes at the hotel requested under the special permit, and the possible development of Riverside Station, we can only anticipate that they are being made to encourage more business at the hotel, and current issues such as parking and the like will increase and become a more frequent issue.

It is entirely unclear to us as to what the proponent is suggesting will happen during each of these time frames with regard to security, delivery schedules and the like and we need assurances that the schedule in place today will be written into the special permit amendment.

We don't understand how you can close the public hearing until all of the details and information have been presented to the public for review and comment. There are still open unresolved issues that prior to the close of the public hearing need to be pinned down.

- 1) For example, the public has yet to see a plan sheet drawing and a list of wireless communications equipment for which the Hotel is seeking approval. The public is entitled to review and comment on the information during the public hearing process.
- 2) The public has not been informed about how the parking spaces that will be lost due to the CD connector road construction will be accommodated? We did not see information in either the City planning memo or the developers parking study or parking management plan addressing this matter.
- 3) When can we expect to learn if there will be a vehicle connection between the Indigo and the new Riverside station development as suggested by the planning department? This would solve many issues with regard to truck, bus and vehicular traffic and safety issues for the residences.
- 4) Regarding the vehicle staging area, can someone to explain how one hotel staff member is going to be able to handle parking 60 vehicles in a short period of time in such a small area. Has this been done in other places?
- 5) Regarding the parking plan on busy days in the front of the hotel, all of the arrows showing changes of direction are confusing. Some cross over each other, it is unclear how hotel guests will check in as the direction is reversed, the lanes are very narrow leaving little room for emergency vehicles. Overall, it appears to be too many movements in too small a space.

- 6) In addition, it does not appear to account for the possible future Grove Street road widening connected to a Riverside Station development, nor the replacement of screening to that area?
- 7) What is the time frame for when the loading ramp improvement will take place?
- 8) Can we have assurances that the construction of this item will be done during week days from 9-5?
- 9) What is the time frame for when the odor controls will be installed? An e-mail from Attorney Bookbinder promised installation on October 12<sup>th</sup>.
- 10) When will the hotel replace the noisy dumpsters? The condominium replaced our dumpster with one phone call to Allied waste and it arrived in two weeks' time.
- 11) We are still waiting to a check from the hotel to build a fence to screen the trucks from our property which was noted in an e-mail for October 10, 2012? It appears they were able to cut a check to install their own fence for a new dumpster enclosure.
- 12) We would like to discuss how to set up four way agreement between the City, the hotel, the police department and the condominium to address any issues in the future.
- 13) Is there a document that can be written to the City and Residences that describes the interim loading and trash pickup/throw and delivery plan that will be in place until such time as the new loading area is complete?
- 14) As seen below, even though there are promises of a security guard, and not trucks backing on Grove, this picture from Sat. Dec. 1 shows that when no one is around, drivers will do whatever they want so we are still very skeptical about verbal promises.



Saturday afternoon Decembe2 1, 2012