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DLANC Board Members

Subject: DLANC April 13 meeting - Proposed South Park Hotel Development

I would like to call to your attention an item on the DLANC agenda for the meeting on Tuesday, April 13, a proposed hotel development at 1130 S. Hope St. All three homeowners' associations at the South Park condominiums surrounding this parcel have adopted a position to OPPOSE this project. Together, these condo associations represent 736 owned units directly adjacent to the project. We have collected over 100 signatures on a petition in opposition.

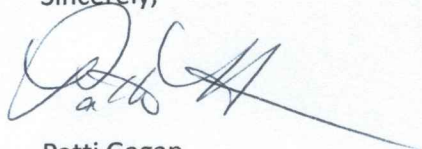
The community opposes this project because of

- Unsightly design and failure to comply with the Downtown Design Guidelines
- Fire Life Safety concerns
- Construction impacts, including possible closure of our alleys for a year or more during construction
- Vehicle conflicts in shared alleys
- Automated garage operations without adequate provisions for possible delays and breakdowns
- Inadequate on-site staffing
- Inadequate vehicle drop-off for hotel guests arriving via ride-share

Although we have requested them, we have not yet seen the studies or revised drawings that the developer has prepared and submitted to the City for review, and we understand that the submittal to the City is not yet complete. Absent this important information, it is difficult to imagine the DLANC Board voting to support this proposed development.

We invite you to visit the proposed project site, 1130 S. Hope St., to see for yourself and imagine a 175' app-based hotel with automated parking on this small parcel. I urge you to vote no on the proposal to develop a hotel South Park. It is simply too big, too much, and way too close to the adjacent residences.

Sincerely,



Patti Gagan