

Date: 4/12/2021

From: Joe Rank – Luma Homeowners

To: DLANC Board Members

Dear DLANC Board Members,

My wife and I are South Park residents living next to a small 55' wide empty lot where a developer wants to build an 18 story high 144 room extended stay hotel 20' outside our bedroom and living room windows blocking the light and air for over 120 residents living on the south side of the building. The proposed structure would also block the sun on the pools and lounge areas for the residents of 345 apartments in the 2 surrounding buildings.

Incredibly, this developer also proposes that the narrow 20' wide overused alleys running around our buildings be used for the queue of his automobiles waiting to enter the automated parking garage at the rear of his property. These alleys are currently jammed throughout the day with large trash trucks, moving trucks, delivery vehicles, people walking dogs, and resident automobiles entering and exiting their parking garages. The proposed loading zone in front of the hotel on Hope street would allow only 2 automobiles.

We believe in the need to accommodate future growth through infill development and have not objected to several tall residential buildings that have recently arrived. The proposed extended stay hotel will have only 2-3 employees and no restaurant or amenity for the neighborhood. There is no benefit to the community. The only benefit is the ROI to the investors.

Please vote your disapproval of this proposal at tomorrow's board meeting.

Thank you,

Joe Rank  
Owner at Luma Homeowners Association