

September 14, 2009

RE: ALTERATION TO 2 S. BEDFORD PUD
Agenda # 14 Legistar 15953

Dear Commissioners,

I am a long time resident of the Bassett District of CNI and very supportive of the developer's request for the 2 alterations to the original PUD. I was not a member of the steering committee but attended all UDC, Plan Commission and Council meetings when this project was on the agenda.

The drive thru window for the retail space will enhance CVS business which will invigorate the Bassett area economy and provide residents with goods and services not currently available.

A suggestion from the developer's professional property manager, ULI, that the community room not be built is based on ULI's experienced knowledge that such rooms get little if any use by resident tenants. This is perhaps why apartment buildings constructed in Bassett and other downtown neighborhoods in the past few years do not have community rooms.

In Mr. Ostlind's September 10th email he explains the steering committee felt that inclusion of a community room was important for both building residents and the larger neighborhood. He further stated that the few public spaces available were often booked and that Bassett groups relied heavily on using Capitol Lakes facilities. He neglects to mention that not all those present at the August 10th neighborhood meeting agree with his statement "we feel that the request to change this space to an additional apartment is inappropriate".

To expect an apartment developer to provide space for non-resident groups is not reasonable. The space should be put a higher and better use. Safety is an very important aspect for residents. I would not feel safe in an apartment building if people other than the tenants had access to the community space. I think it reasonable to assume most apartment dwellers would agree with me. Access to and use of such a space must be restricted to those who pay rent to live there. City ordinance requires that all apartment buildings be security locked. How would entry for non residents attending meetings be handled? Secondly, it is not fair for volunteer community groups to expect a property owner to provide free space. What about the logistics of who would be responsible for the booking, arrangement of space, setting up of requested equipment, cleaning up and locking the room? What about the utility costs?

Please concur with Planning Division Staff summary recommendation and approve both the drive-up service window and the addition of a dwelling unit.

Thank you,
Rosemary Lee
111 W. Wilson Street