



City Park West Registered Neighborhood Organization

4 May 2020

Steve Charbonneau
Community Mediation Concepts

Dear Steve:

Per our previous meeting with you and representatives/partner of the former Chamberlain Mansion (1332 E 22nd Ave), City Park West Registered Neighborhood Organization (RNO) is not supporting the requested extension of the UO-3 historic overlay. Our stance has been dictated by continued uncertainty about the primary reason raised by the immediate neighbors: parking. At both meetings, we've repeatedly asked specific questions about how parking would be handled if granted this extension. The owner/partner and architect have simply repeated back city ordinances regarding parking and how they pertain to operations as a B&B.

We have concerns that there are six potential guest rooms and only four off-street parking spots. We feel that there is enough vagueness in how many rooms the owner could "count" toward City inspection for B&B operations and thus, parking requirements. One potential scenario is there being a "hard count" of four rooms but two as unofficial overflow, thus potentially leading to a need for on-street parking.

We've asked repeatedly how a projected onsite Property Manager would handle day-to-day parking requirements and scenarios with the above in mind only to be quoted City parking regulations. Given how easy it would be to effectively get around those regulations and no details from the owner regarding operational practices to mitigate potential parking problems, we feel the neighbors concern on this issue have not been addressed in such a manner that would allow the RNO to support this request.

What's more problematic long-term is that the overlay extension would allow the property to be operated in an AirB&B manner without an owner present, meaning no City regulations pertaining to actual B&B operations and the related parking requirements. The result in that case would be a drastic potential on on-street parking from this property, something the neighbors have specifically listed as their primary concern.

The owner has indicated that under the Overlay extension and B&B regulations that a "Good Neighbor Agreement" would be drafted and attached permanently to the property. If that were done in advance

and provided detailed, operational parking plans and a guarantee that under no circumstances would guests/employees of the business use on-street parking, the RNO would gladly support the Historic Overlay extension.

Regards,

Scott Holder

City Park West Landmark Committee on behalf of the RNO Board.