Date:	September 1, 2026
To:	Planning Commission
	Kevin Rider, City Council Member, Ward 4
	Carolyn Kay Riggle, Mayor
	Anna Kelsey, Planning & Zoning Administrator
	Sandra Pereira, Director of Planning & Community Development
From:	Kristen K. Cole
Subject:	163 N. Franklin Street, conditional use application

I am writing to request additional evaluation of the pending Conditional Use Approval for the operation of a boutique hotel at 163 N. Franklin Street. As a resident of the historic Northwest Neighborhood, I appreciate the Planning Commission's concern for preservation of this unique building. I do not have a positive or negative opinion of the concept of a boutique hotel. **My questions relate to the process of determining the feasibility at this location.** The property is located at a constrained T-intersection (three-leg intersection) where N. Franklin Street operates as a one-way street and Griswold Street terminates. I ask for the Planning Commission's full due diligence before granting approval. The zoning request is scheduled for a final vote at the September 2 meeting and public comment is closed. I therefore respectfully ask the commissioners to address the following questions.

- **What is the impact of additional traffic on the neighborhood? Has the required site-specific traffic and safety evaluation been completed?**
  At a minimum, the evaluation should consider existing and projected peak-hour traffic, vehicle turning movements, sight distance, driveway spacing, pedestrian conflicts, parking-lot circulation, guest drop-off and delivery activity, and the distribution of traffic between the Franklin and Griswold access points.

- **The proposed hotel has been compared to a potential residential rental unit. How has the traffic impact been fairly compared for these two models?**
  It has been suggested that the proposed boutique hotel would generate traffic comparable to converting the existing building into apartments. This comparison is too simplistic. The issue is not simply the number of vehicle trips generated, but the type, timing, frequency and distribution of those trips.

Comparison of hotel vs multi-family residential traffic:

Hotel traffic	Multi-family residential traffic
• Temporary guests whose arrivals and departures occur throughout the day with unpredictable travel patterns.	• Residents traveling from a home base with a more predictable pattern of morning departures and afternoon/evening returns.
• Weekend and evening traffic can be more significant than with conventional residential use. In addition to guests, expected use includes rideshare and taxi activity, deliveries, housekeeping and maintenance vehicles.	• Residents have a predictable daily routine and are more likely to remain parked for substantial portions of the day.
• Hotel guests are unfamiliar with the neighborhood, the one-way traffic pattern and the location of the T-intersection.	• Residents know the neighborhood and street configuration. They are more likely to walk or bike for some trips.