

October 3, 2019

Councilwoman Candi Cdebaca,

I am a member of the Congress Park Neighbors RNO board, but I am writing as an individual resident of Congress Park. Our board met with Brian Toerber at the All Inn Motel and he gave us a tour of the building, showed us an individual room mock up and shared his plans for development. He is actively seeking community engagement and plans to meet with our neighborhood in the very near future. He has listened to the neighborhood and steered his project toward community desires. He is repurposing a motel, that is currently degraded, into a functioning motel. The current tenants are being offered a place to live at another motel he owns on west Colfax to minimize displacement.

As you are aware, this building has been a problem and few have shown interest in restoring or making any kind of improvement. Brian Toerber has communicated with the board for sometime about potential uses for the All Inn Motel. He and his partners have invested considerable time and money in an effort to create a project that would fit the context of Colfax and add community benefits. This is not a luxury motel. This not a chain hotel but a local business. This has the potential for becoming a wonderful neighborhood amenity for those around it. The rooms are modest, in a variety of configurations, affordable and very nicely done. He intends to add a restaurant, coffee shop and a pool that he would make accessible to neighbors. If he finds that some of the parking spaces in his lot are not used consistently, (as is the case at many motels in the area) he offered a willingness to work out a use with the neighborhood. It is located in an area of Colfax that could use the lift of a locally owned business with local management and community ties. It could help stimulate business around it. This area of Colfax has an eyesore that could be improved.

The scale of the construction is compatible with the surrounding retail and neighborhood. He plans to repurpose the midcentury building and add a second structure of the same scale that complements the existing architecture.

Please support this development of the All Inn Motel. I feel I have listened to city planner's ideas for our neighborhood and heard all the talk about all the community benefits of tearing down and building 12 story structures on Colfax and negatively impacting the surrounding residential neighborhoods. This is an opportunity for real community benefits.

Thank you for your consideration. Please support this project.

Vicki Eppler

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