

Dear Brian,

I am writing to express my support for the All-Inn Motel. It is a good example of a local owner-developer taking a distressed property on Colfax and thoughtfully repurposing it with community input.

In September I came to your presentation at the City Park South RNO meeting because I live nearby in Congress Park at 12th and Clayton and wanted to learn about your project. I was pleased with your thoughtful approach..

I endorse your project for a variety of reasons including:

- This section of Colfax badly needs redevelopment.
- Private, local ownership, development and non-chain affiliation are pluses.
- Community involvement in the planning process suggests that neighborhood engagement will continue after opening.
- It replaces an existing deteriorated motel with a similar updated facility addressing the need for an affordable neighborhood motel. The plan included a variety of different room types including a bunk dorm-like option.
- The existing mid-century modern structure is to be repurposed.
- The new construction will be similar in scale, design and character. It is sympathetic to the site and does not disrupt the current architectural context.
- The proposed coffee shop and restaurant will be good additions to the neighborhood and provide additional local employment opportunities.
- There is adequate on-site parking and plans exist to accommodate both over and under utilization.
- The plan includes re-housing existing motel tenants to minimize displacement.

Hopefully, my support will contribute to the success of your project.

Sincerely,

Stephen V. Eppler