

Midtown Neighborhood Association

Creating a strong community and a clean, safe and thriving neighborhood through partnerships

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March 28, 2016

Michael Hanebutt, Assistant Planner
City of Sacramento, Community Development

VIA EMAIL

Subject: Support for Fort Sutter Hotel Project (P15-067)

Based on community comments and review of community benefits and concerns the project received on our website, the Midtown Neighborhood Association's interim board supports the Fort Sutter Hotel project (P15-067) that is proposed for the corner of 28th Street and Capitol Avenue.

A hotel in this location makes sense. Sutter Hospital is Northern California's largest neonatal intensive care unit, and having a hotel across from the hospital will allow families to stay closer to their loved ones. People staying at the hotel will likely visit the new B Street Theater and nearby shops, restaurants and entertainment venues, bringing further economic benefits to our community. This nightlife will bring 24-hour movement of people on the street, thus likely improving safety. Furthermore, the plans for an outdoor patio and pedestrian connection to the B Street Theatre would seem to make the buildings seamless, enhance the block, and provide the community more opportunity to enjoy the outdoors.

Moreover, those of us who live in Midtown will have a quality hotel option to suggest to visitors—one that is nearby. We acknowledge that the current building, an old one, at the proposed location holds a warm spot in the hearts of many Midtowners and visitors to the area, and the loss of the apartments above the current building is unfortunate. We believe, however, the overall benefits the hotel will bring to the community outweigh the loss of the current structure.

We do request that any material from the existing structure, especially unique items that can be used in restoration projects, be salvaged and diverted from ending up in a landfill, if possible.

In addition, the proximity to Sutter's parking garage provides an added potential benefit of bringing visitors without negatively affecting resident parking. We understand the parking garage can be full during the day, so we request the city to review the parking details in light of the Sutter Medical Center's plans for additional parking and the developer's plan to secure a parking arrangement with Sutter. Since many hotel guests may already park in the area to visit the medical center during the day, and since other hotel guests are likely to park mostly at night, we suspect the plan to share existing garage space is likely merited.

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As a newly reactivated association, we have not had the time to host a community presentation with the project applicant. We did, however, post the project information and City staff report on our website and on Facebook for more than two weeks and allowed public comments. Our Facebook page has nearly 600 "likes," and our website has averaged around 250 unique weekly visitors lately, about half of whom have viewed our land developments page. During that time, the project received 10 "likes" and no comments. The project was viewed more than 100 times on our Facebook page and received three comments from people who live within our association's boundaries, one of whom is one of our board members who supports the project and two residents who are opposed and addressed their concerns to the Planning Commission in February.

We would also like to note that one of our interim board members works for a company that does business with the applicant and therefore recused himself from discussing the project with the rest of the board.

Thank you for the opportunity to comment on this project.

Sincerely,



Angela Tillotson
Interim Chair

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