

From: Chris Kuhn
Sent: Thursday, July 17, 2025 11:33 AM
To: Town Council
Subject: DCPC for the GIZ.

Dear Council President Tamash,
Vice President Clark,
Council Members,

As you know I work in the evening and am not able to take time off to attend your meetings, so in lieu of participating in the public comment period. I will rely on making my comments via email.

The current parking requirement for apartments in Hyannis is only 1 parking space per apartment, which is dramatically less than what has historically always been calculated on the number of bedrooms. I'm not entirely sure what, or who, influenced the creation of such an illogical formula, but I am sure greed played a big part in it. The Town is currently reviewing the application of New England Development to construct 320 apartments on Wilkens Lane. They are one of the largest real developers in the north east owning and managing hundreds of apartments and are clearly an expert in their field. It was very telling and interesting to see that their plan provides 478 parking spaces for the 320 proposed apartments, or 1.5 spaces per apartment. They have done this voluntarily, because their experience and common sense have proven to them that anything less than that will not be enough to support the number of tenants they need to be able to pay the rent they ultimately want and need to receive every month. I point this out to you, because it reflects directly on their intention and motivation to be a responsible landlord. As you know the Town has, since the change in the zoning in February 2023, approved the creation of approximately 800 apartments within the downtown Hyannis Growth Incentive Zone. This massive quantity of apartments will only provide 800 parking spaces, or the required 1 space per apartment, which we now know is grossly inadequate and will very predictably create a huge parking problem as well as a huge problem for the landlords who need to receive significant rent every month. They will have difficulty renting an apartment that only has parking for 1 vehicle and that will certainly impact their rental amount. Contrary to what many people believe, there is no place in Hyannis where a person can park their vehicle for free, for 24 hours all year round, which is convenient and which is safe. When I bought my automobile insurance the insurance company, rightfully so, wanted to know where my vehicle would be garaged/parked. I don't think they would have been very happy if I told them I didn't know, or that it would be somewhere other than where I live. It is possible to pay for parking, because we have lots of private parking lots for the tourists going to the Islands, but it's expensive and these lots get filled up all summer long, so they really aren't a reliable option for a year round tenant.

There is also the issue of huge 4 story apartment buildings devastating the character of our downtown neighborhood. Other than Cape Cod Hospital and our Town Hall Buildings there aren't any other 4 story buildings within the entire Town. There are also significant issues with the building setback distances, which are almost zero feet from the street, leaving no front yard at all. Go look at the building that is replacing the old Cascade Motel and number 50 Main Street to see how close they are to the street. Number 50 Main Street is closer to Main Street than any of the other existing buildings from the Cascade Property to the Yarmouth Town line and completely out of character, but remarkably it is allowed to be significantly closer than the building it replaced. Please take a look at it. We also have the largest affordable housing developer in the Nation, Winn Development, planning on demolishing the old TD Bank building and constructing a huge 4 story 120 apartment complex, with only 120 parking spaces and 1 means of ingress and egress. Their tenants will literally be in a traffic jam just trying to get out of their

1 parking space to go to work every morning and they will be exiting onto a one-way street. Certainly a company the size of Winn, which owns and manages tens of thousands of apartments Nationwide knew right from the very start that 1 parking space per apartment was and is wholly inadequate. They are supposed to be professionals and experts in the apartment industry yet they allowed themselves into being misled into believing they either didn't need more parking or there was more parking available, but whichever it was is going to be a big problem for them, the Town and their Tenants. New England Development knew how many parking spaces their tenants would need, so why did Winn not realize that as well. They are supposed to be the experts. It's also very telling that the area on Main Street from Ocean Street to Pleasant Street, which is only 2 blocks, and which just coincidentally happens to be where the Winn Complex will be, doesn't require any commercial space on the first floor, unlike the rest of downtown Hyannis. How did that happen? Who benefited from that piece of the new zoning? This massive structure will be 4 stories tall and only a few feet from the sidewalk and roadway and it will be the back of the building where tenants can hang their clothes to dry.

Allowing this and the other 680 apartments in the downtown area was a mistake and needs to be fixed. To not fix it would be an even bigger mistake.

The only way for this Town to correct the mistakes it has made is for it to adopt a DCPC as quickly as possible and incorporate the Zoning Ad Hoc Committee's recommendations into the new zoning for the GIZ area.

Please pay close attention to those who speak against the creation of a DCPC and hear their true motives. For them it has nothing whatsoever to do with preserving the integrity and character of our Town, for them it is entirely about the money. They will take full advantage of every opportunity they have to screw the Town for their and their clients benefit. Do not believe for one minute that they are trying to do something good for our Town, they are not. The Town has every right to make a mistake, but it also has every right and every responsibility to correct them. That's what your job is, so please do the right thing and fix the mistakes that were made, before they're irreparable.

Time is of the essence.

Sincerely yours,

Chris Kuhn
Centerville, MA