Dear City Council Members,

The College Hill Neighborhood Association strongly opposes the Fane tower development as currently proposed. The project is slated for Parcel 42 in the I-195 redevelopment corridor. While there are many, we offer several points of our opposition:

1. The master zoning plan was created to promote thoughtful development throughout the city. Spot zoning for this project flies in the face of work that has been vetted and approved by the voting bodies of our city government and its constituents. An exception of this magnitude allows for all future, similar and lesser projects. The Fane tower sets an extremely dangerous precedent for future spot-zoning exceptions.

2. While the architect’s design is conceptional, its size, location and erosion of land dedicated for public access and use is not. The project reduces land dedicated for public use. The massing of a 46 story structure would cast shadows in all directions, dwarfing all surrounding structures that are present or currently under development.

3. Last, this project directly contradicts the master plan intended use for the parcels available for sale. The creation of construction jobs is evident and yet short term. The actual, sustainable job creation from this project would be limited to 10 to 15 permanent positions, falling short of the mission of the I-195 redevelopment district as a center of job-creation.

Our Board of Directors and residents oppose the project and believe the Fane tower does not represent our city’s current nor future needs. Not all development is good development. The zoning master plan and I-195 plan was created to promote thoughtful development that promotes continuity in the corridor, with sustainable,
long term jobs for our city and state. As an association representing the views of our neighborhood, we strongly oppose the Fane project and encourage our city council members representing their constituents to do the same.

Thank you.

Sincerely,

Richard Champagne,
Board Member,
College Hill Neighborhood Association