

**FW: 2827 John R and 105 Alfred St**

Historic District Commission (Staff) <hdc@detroitmi.gov>

Tue 6/9/2020 2:07 PM

To: Jennifer Ross <rossj@detroitmi.gov>

-----Original Message-----

From: Marc Herrick [<mailto:withasee4@hotmail.com>]

Sent: Tuesday, June 9, 2020 1:30 PM

To: Historic District Commission (Staff) <hdc@detroitmi.gov>

Subject: [EXTERNAL] 2827 John R and 105 Alfred St

Hello,

We would like this letter included in today's HDC meeting regarding the above referenced development locations.

We are happy to see the reduction in the number of spaces for the proposed parking structure at 105 Alfred Street, and appreciate the developer's efforts to reach out to residents of the block. Due to this reduction in spaces, the structure's design has been altered to reduce the width by 12 feet on the west of the building.

We feel the reduction of the building footprint would better benefit the Brush Park Historic District if the 12 feet were reduced from the south of the structure rather than the west. This would increase the setback from the street and bring the proposed townhouses back, approaching the large setbacks of the existing historic homes on the north side of Alfred Street.

The setbacks of the historic structures in the neighborhood were noted as a defining feature of the district when it was established and we feel mid-block infill, such as that proposed, should do as much as possible to follow the historic precedent set by the original 19th century homes.

Bedrock maintained the historic setbacks in the mid-block infill of the City Modern development, so there is precedent for this to be followed in new construction as well. We do not feel that a reconfiguration of the internal workings of the structure to accommodate this setback is an unreasonable request. An additional 12 feet of setback off the street will not bring the new construction as far back as the historic homes, but would do a great deal to mitigate the dominance of the new structure in mid block and help maintain a continuity of streetscape on the north side of Alfred Street.

A second concern, which may or may not fall under the purview of the HDC, is the matter of the usage of the structure. These parking spaces are being constructed to service the residents of the new building, as well as the tenants and customers of the proposed restaurant and additional floor of commercial space that is proposed to be added.

When asked what would happen in the event of a lack of commercial tenants in the building, the developer let us know his intention to operate the parking structure as a stand alone business to service arena and stadium attendees, up to and including 24/7 operation. We strongly feel, as did others at the CDC meeting, that the parking structure should only be operational when the building has commercial tenants, and in proportion to the number of spaces needed for said tenants at any given time.

A parking structure in the middle of a residential block in a historic district is not ideal in any situation, but certainly less so if it is operating as a stand alone business and not servicing tenants and clients located in the structure itself.

Thank you for your time and consideration.

Regards,  
Michael Farrell  
Marc Herrick

59 Alfred Street  
Detroit, MI 48201

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