



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 11, 2021

Re: 1501-1567 Church & 1606-1622 Church

Dear Commissioners:

This letter is to express our support for Oxford Perennial Prop Co LLC's petition to the Historic District Commission (HDC) for approval of the mixed-use development project located at 1501-1567 Church and 1606-1622 Church in the Corktown Historic District.

As you will recall, at the March meeting of the HDC, the applicant originally proposed to demolish the warehouse building located at 1501 Church Street in order to develop a parking structure to support the adjacent multi-family housing development. Your Honorable Body expressed concerns with supporting the demolition as originally proposed and further identified the warehouse structure as a contributing resource to the Corktown Historic District.

Since the time of the original presentation, the Developer, in partnership with the Planning and Development Department and the Mayor's Office, has engaged in a Tier 1 Community Benefits Ordinance (CBO) process. Through this process, the Developer has engaged in productive dialogue with the Neighborhood Advisory Committee (NAC) and community residents on a range of matters including the importance of historic preservation to the local community and the identification of other community benefits responsive to the needs and priorities of local residents. We anticipate the CBO process will conclude shortly after the final NAC meeting on May 13th with an agreed upon set of commitments and community benefits.

We are pleased to report that, in response to concerns expressed by this Honorable Body as well as the NAC and community members, the Developer has made substantial adjustments to its plan and intends to fully preserve the historic warehouse structure at 1501 Church Street. This modified proposal will now be coming before your Honorable Body.

For the reasons stated above, the Planning and Development Department wishes to express its full support for the project as now presented to the HDC and to ask that your Honorable Body provide the requisite approvals so this project can proceed to deliver new housing, retail, and parking opportunities to the Corktown District. As now proposed and designed, this project will result in a stronger and more vibrant Corktown while preserving the historic assets that give our neighborhoods and city its unparalleled character.

Respectfully submitted,

Katharine G. Trudeau
Acting Director