

Hadi and Julie Gharios  
Virelo Apartments  
467 West Alexandrine Street  
Detroit, MI 48201

July 10, 2023

Detroit Historic District Commission  
2 Woodward Avenue Suite 808  
Detroit, MI 48226

To Whom it May Concern:

We strongly oppose the proposal to turn the vacant lot at 477 West Alexandrine Street into a surface parking lot. We have owned, and lived in, the apartment building immediately to the east since 1988. We believe that a parking lot wedged between two residential buildings will have a detrimental effect on our neighborhood. We are deeply concerned at the prospect of the noise pollution, light pollution, air pollution, increased temperatures and traffic that this project will subject us, and our tenants, to seven days a week.

We will be impacted in the following ways:

1. The exhaust from the churn of a twenty- seven car lot will negatively contribute to the air quality.
2. The sidewalk will be blocked, and pedestrians impeded, by cars waiting for the gate to open and allow them access.
3. The headlights of cars entering and exiting will shine directly into the windows of our apartment building.
4. Concrete parking lots create an “urban heat island effect” absorbing heat throughout the day and retaining it into the night potentially raising temperatures by as much as 20 degrees.
5. The additional noise from boisterous crowds talking amongst themselves, slamming doors and clicking auto alarms will be a nuisance.

Already there is a huge surface parking lot directly behind our building, and the proposed project on Selden. The Virelo, our apartment building, looks out onto the surface parking lot adjacent to the Eileen Apartments across the street. Now, someone wants to add yet another surface parking lot to our west so we will be surrounded by the non-stop sights, sounds and smells of surface parking lots on three sides of our property.

While we are fortunate to have a Fire Station on our block, the noise from the fire trucks and sirens are extremely loud and intrusive. The addition of the parking lot at 477 West Alexandrine will assure that we have no respite from constant noise and disruptions. Alexandrine Street is already quite busy as motorists use it to access Woodward Avenue and the Medical Center from Third and Second Avenues. Adding a twenty-seven car parking lot will only exacerbate the volume of traffic as well contributing to potential back-ups as vehicles negotiate turning

into the entrance. The proposal also states that there will be an exit and card reader at the alley which is extremely narrow. Further traffic will impede the block's ability to access their respective properties.

We looked forward to Robert Slattery's plan to build apartments on 477 West Alexandrine. Much needed housing is preferable to a concrete surface parking lot in an historic, primarily residential, neighborhood.

Finally, the proposed parking lot will grievously impact the value of our building, lowering the property value and making it less desirable to prospective tenants and buyers.

We urge you not to approve this proposed parking lot in our primarily residential historic block.

Sincerely,

Handwritten signature of Hadi Gharios in black ink, featuring a stylized cursive script with a long, sweeping tail on the 'o'.Handwritten signature of Julie Gharios in black ink, featuring a cursive script with a prominent loop on the 'J' and a trailing flourish.

Hadi Gharios

Julie Gharios

We contacted Heirloom Hospitality, the owners of Mad Nice to inquire about Robert Slattery's application on which he specifically writes "Parking lot to service Mad Nice Restaurant". A representative for Jeremy Sasson, the founder of Heirloom Hospitality, stated, unequivocally, that they, Heirloom Hospitality/Mad Nice, had absolutely nothing to do with the proposed parking lot and did not know who Robert Slattery was.

7/10/23, 2:27 PM

AOL Mail - Re: Proposed Parking Lot 477 West Alexandrine

## Re: Proposed Parking Lot 477 West Alexandrine

From: Jane Stolkey (jane@heirloomhospitality.com)

To: gharios@aol.com

Date: Monday, July 10, 2023 at 02:07 PM EDT

Per Mad Nice owner, Jeremy Sasson, we have no involvement with Robert Slattery or any work being performed at 477 W Alexandrine.



**Jane Stolkey**

Executive Assistant

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<https://heirloomhospitality.com>