

March 17, 2021

**5716 Michigan Avenue, ie; 5716 Wellness:**

To Whom it may concern:

5716 Wellness is a 4 ½ story building originally designed by Albert Kahn and constructed in 1910. The building was originally designed as a cigar factory and was known as the San Telmo Cigar Company building. Constructed of heavy timber with a decorative brick veneer and large windows, the building is a staple to the Michigan Avenue streetscape.

In 2011, Southwest Housing Solutions obtained a historic district designation for the building(s), which is known as the San Telmo Historic District. The historic designation aligned with a major renovation of the building which included housing many of Southwest Solutions executive offices, community outreach uses, and a dental clinic.

As the building tenant base has evolved, and as additional amenities have been considered to ensure the safety of the guests and of the tenants of the building, it has been proposed to provide a secure drop off area and entry vestibule to the building. This modified entry area is proposed to be located behind the attached 5728 Michigan Avenue building, concealing the entry from view from Michigan Avenue.

Currently a small drop off area is provided on the west side of the building adjacent to a steel entry “awning”. It is the intent of this proposal to expand the drive lane for the drop off area and provide a covered, conditioned, entry vestibule area for tenants and guests, so they can remove themselves from the elements sooner. This also provides the users of the building a secure building access point.

The following is a list of improvements that would be included in the scope of work for the project:

Leaving existing building construction and “awning” in place,

- Enlarge client drop off drive lane.
- Provide accessible curb ramp access to entry vestibule.
- Construct expanded entry canopy of permanent materials for client drop-off.
- Install dark-sky compliant recessed fixtures in ceiling of entry canopy.
- Create landscape island transition between vehicles and pedestrians.
- Construct conditioned glass enclosure type vestibule for client access to building.
- Provide access control, lighting, heating, and cooling within new entry vestibule.
- Construct entry canopy columns and structure in brick masonry to emulate existing exterior brick finish.

Please do not hesitate to contact our offices if there happen to be any questions.

Cordially,

