

Law, Bryan

From: Connelly, Kristin D.
Sent: Tuesday, September 09, 2008 2:25 PM
To: Law, Bryan
Subject: FW: comments on parking and vegetation
Attachments: Farwell and Royall.JPG; example of vegetation.JPG

From: John D Becker [mailto:johndbecker@ameritech.net]
Sent: Tuesday, September 09, 2008 1:14 PM
To: GollMansionProspectAve
Cc: Bauman, Robert
Subject: comments on parking and vegetation

To the City Plan Commission;

Thank you for the opportunity to comment on the proposed zoning change for the property currently occupied by the Goll Mansion.

I am pleased that the Goll Mansion will be retained as part of the development. The garage entrance shown on drawings A400 and A403 reflects the design of the Mansion.

However, I am surprised at the four floors of above ground parking indicated by drawings A202 to A205. To my knowledge no other building along the "high rise" section of Prospect Avenue has any parking above the ground floor.

Approving this building with four floors of parking sets a precedent for future new construction along Prospect Avenue. Prospect is a pedestrian street and it's difficult to make the walls covering a parking structure appear attractive to street pedestrian traffic or abutting properties. See the attached photo of the building at the northwest corner of Farwell and Royall, as an example. Neither the blank wall on the Royall side, nor the windows backed by butcher paper on the Farwell side are attractive or interesting. In fact, they detract from the image of building above. This parking is not attractive to the neighboring building's tenants who have to view it everyday forever. Viewing an ugly wall decreases the value of abutting units looking onto the wall. That will lead to a decrease in property taxes generated by abutting buildings. Because the City needs to build its tax base, the visual impact of new construction on abutting parcels should be considered. I encourage the Commission to withhold approval of the zoning change until the parking is placed below ground level. No above ground level parking should be permitted anywhere on Prospect Avenue.

It is my understanding that green shown on drawings A400 and A403 is similar to that currently on a newly constructed building on Cass Street between State Street and Juneau Avenue. The vegetation is supposed to adhere to the metal framework attached to the building. Perhaps plant chosen was a poor one because it doesn't seem to like the metal framework, but loves the building facade as the attached vegetation photo illustrates. The metal framework is not attractive or interesting with nothing on it. I am hopeful that a different type of vegetation will be chosen for the Goll Mansion development.

Again, thank you for the opportunity to comment.

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