

## Lee, Chris

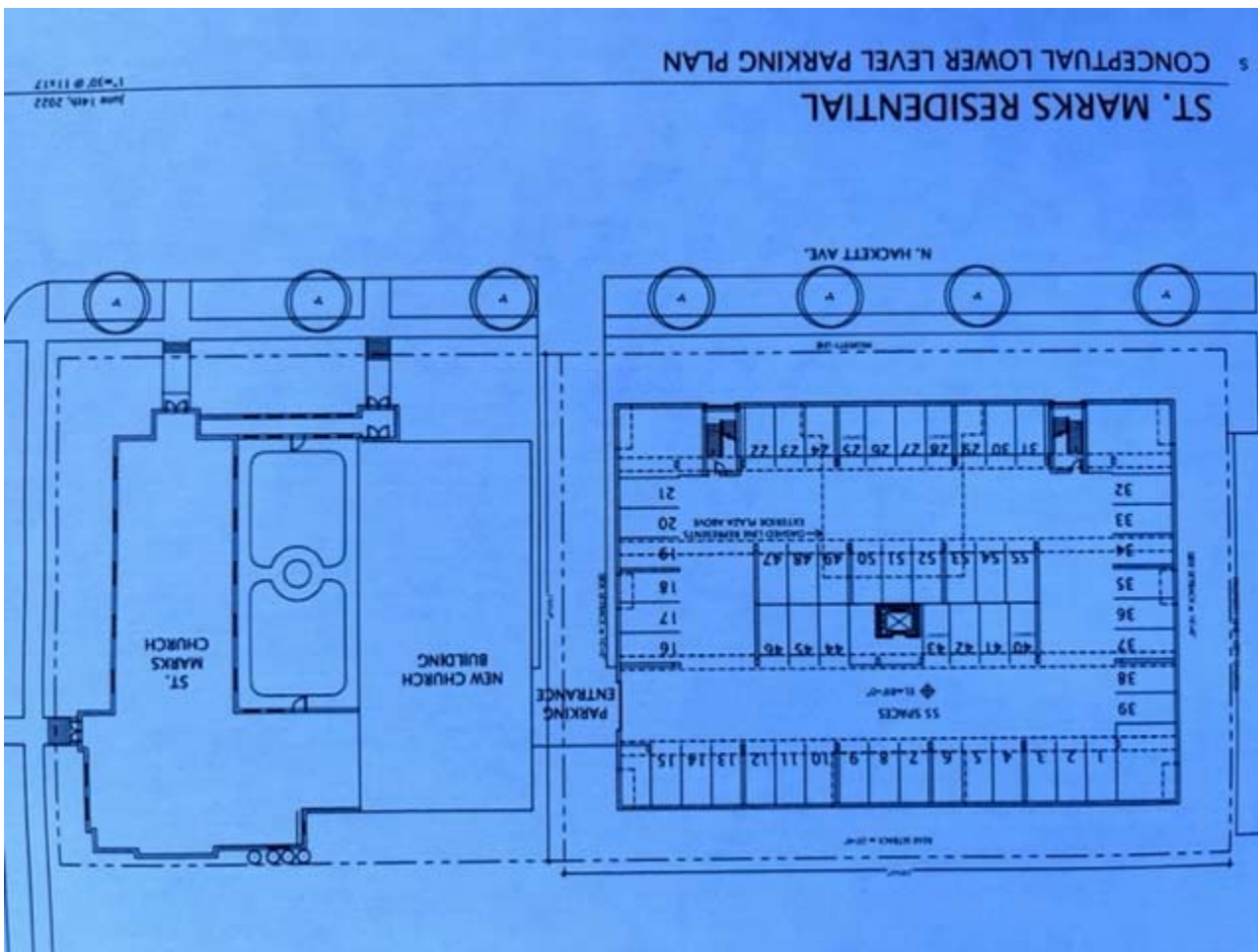
**From:** Mark Plotkin <nspktr@aol.com>  
**Sent:** Friday, September 9, 2022 3:30 PM  
**To:** Lee, Chris  
**Cc:** Murphy, Michael (Alderman); Dimitrijevic, Marina; Bauman, Robert; Perez, Jose; Stamper II, Russell  
**Subject:** St. Mark's Parking Garage

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Dear Members of the Zoning, Neighborhood and Development Committee

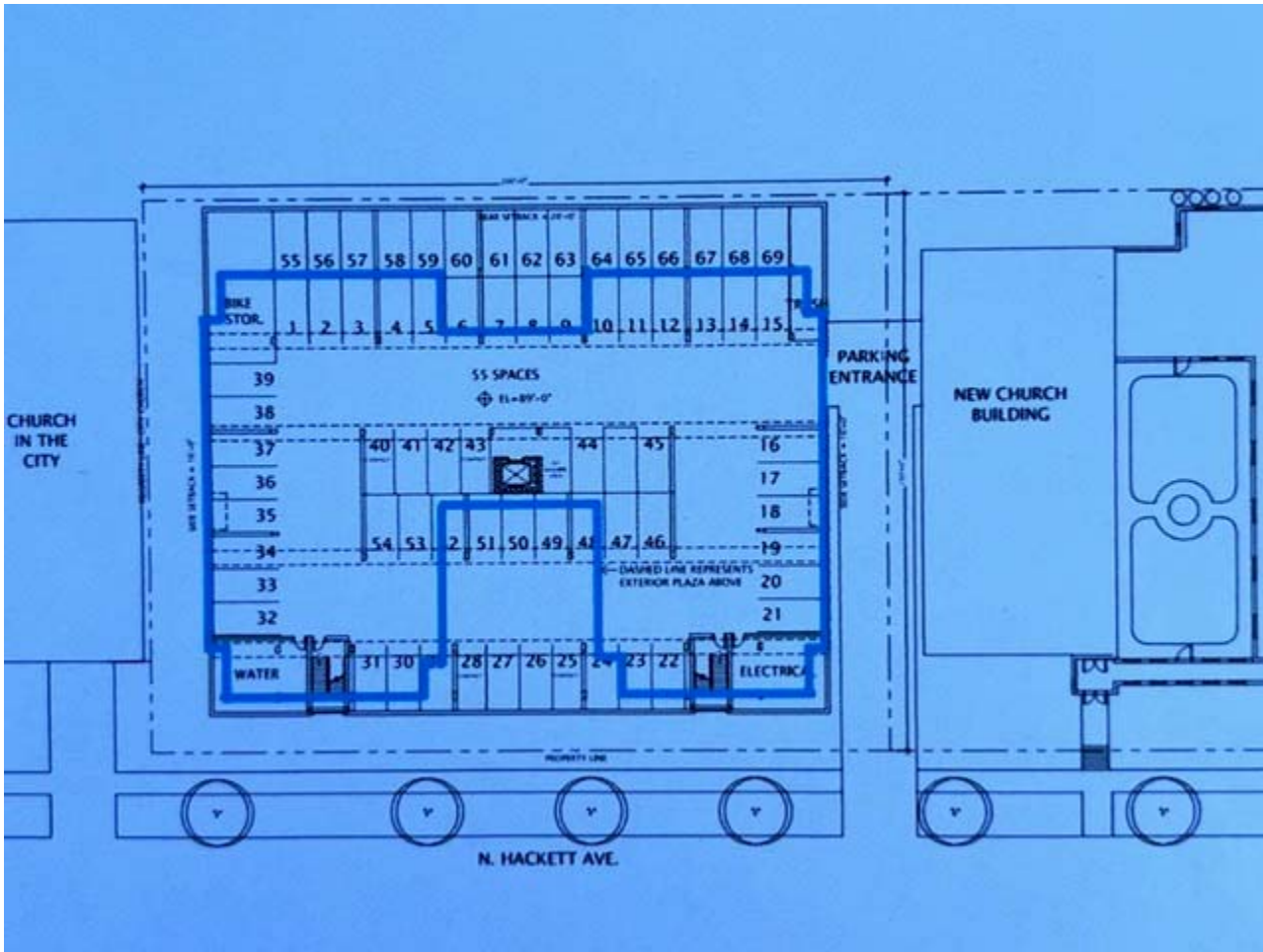
It has come to my attention that there is a significant discrepancy in the design submissions for the underground parking garage in the proposed parking garage on Hackett Avenue.

As you can see in the first drawing below, the original design concept called for 55 parking spaces for 55 dwelling units. This design was submitted to the Historic Preservation Commission in July of this year. There was a lot of concern expressed by neighbors about the impact this new building would have on street parking in the area.



Subsequently, the developer brought a second plan to the City Planning Commission meeting in August. Apparently this was in response to the lack of adequate planning for how this project would affect the

neighborhood parking situation. This second plan, below, adds 14 spaces to create a total capacity of 69 vehicles.



As you can see, the new plan takes the foundation and walls of the parking structure well outside the (blue line) boundaries of the setback requirements for this building project. In fact, it appears that the east foundation extends almost to the property line of the residential lots to the east. It would seem to me that this is an admission by the development group that adequate provisions for parking cannot be provided in this design because the building is **too large to begin with**.

**I would ask that your committee seriously consider this situation (which may not even meet code) and not approve the request for a spot zoning change to RM6.** As neighbors, we accept the reality that some kind of residential development will happen here. However, considerations for the appropriate size and density of new housing should be part of the early planning process - not accommodated from meeting to meeting as needed to get through a fast tracked approval process. I think if neighbors had been brought into the process in the early concept and design stages, the controversies surrounding this development would not be nearly as adversarial as they have become.

Thank you for reading,  
Sincerely,  
Mark Plotkin  
2637 North Summit Avenue