

Aaron Panko

From: Roz Shirack <rozshirack7@gmail.com>
Sent: Tuesday, June 20, 2023 12:45 PM
To: Aaron Panko
Cc: vjdodier@teleport.com; Gretchen Stone
Subject: [SUSPECTED SPAM] Case SPR-ADJ23-20 Multi-Family and Office at Commercial St SE & Bush St S

Hi Aaron,

The SCAN Land Use Committee has reviewed and supports the proposed site plan for the Cozy Residential apartments at 1035 Commercial St SE and office at 160 Bush St S.

We recommend the City widen the north-south alley between Bush St and Owens to provide safe passage and maneuvering for the new apartment residents and existing business customers east of the alley; and the existing residents west of the alley that use the alley daily. It needs to be widened at City expense beyond the south property line of Cozy Residential to avoid a bottleneck at that point. The City should also fund improvements in traffic management at the intersection of the alley and Owens St. Left-hand turns at that intersection are already dangerous and will become more so with greater intensity of development on that block.

The Land Use Committee supports each of the six adjustments requested. We particularly support the adjustments to allow a 15-foot building height (instead of the required minimum 20-foot); and to allow a 10-foot ground floor height instead of the required minimum 14-foot). These adjustments are more suitable for the one-story office building and better meet the purpose of the Saginaw St Overlay Zone and purpose of the MU-I zone to encourage pedestrian-friendly development.

We support the adjustment to allow a 5-foot setback from Bush St for the office building (instead of the required setback of 30 feet in the Saginaw St Overlay Zone). The reason for this is the office building is just one-story and will be compatible with the commercial use across Bush St.

we appreciated meeting with the owner and architects at the March SCAN meeting and multiple email communications with the architects as the site plan developed.

Thank you for your consideration,
Roz Shirack, Chair
SCAN Land Use Committee