

From: [John](#)
To: [PLLCApplications](#)
Cc: [Rummel, Marsha](#); [Heiser-Ertel, Lauren](#)
Subject: Reasons for Opposition to Agenda Item #2, 817-821 Williamson St
Date: Monday, August 17, 2020 10:10:40 AM
Attachments: [WillyBUILD II.pdf](#)

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Landmarks Commission,

I am writing to oppose Agenda Item #2, 817 Williamson St.

As a long-term member of the Marquette Neighborhood Association Preservation and Development Committee (P&D) I have reviewed countless development proposals for the neighborhood. Most of those proposals have moved forward after improvement motivated in part by input from the P&D committee. The proposal by Mr. Cook for 817-21 Williamson still does not meet the minimum standards for our neighborhood plans or the standards of the historic district.

In relation to the historic district standards, the proposal exceeds heights and has less setback than immediately adjacent properties. In addition the mass of the project vastly exceeds that of adjacent properties.

In relation to the Build II neighborhood plan the project exceeds height standards specified in that plan and does not comply with the small scale buildings specified for the south side of the 800 block of Williamson St.

Below are specifics related to the excessive height and lack of adequate setback of the project.

According to the developer's plans, the current proposal is for a 3 story building 40feet 7.75inches high as measured from the sidewalk elevation to the parapet. The flat roof behind the parapet is at 39feet 7.75inches height.

Adjacent properties:

I surveyed the properties adjacent to the proposed development at 817 Williamson. They are 2 or 2-1/2 story residential and commercial structures. The adjacent properties have the following dimensions:

address	roof-style	height(ft)*	setback-from-sidewalk(ft)
813	gabled	32	25
817 (existing MTI building)	flat	16	10
825	gabled	31	26
831	flat	26	4

Heights are feet about the sidewalk elevation to the gabled roof peak or top of parapet on flat roofs and are accurate to within 1 foot.

BUILD II specifications:

In the Build II neighborhood plan (attached, page 31) the plan specifies the 800 block as Zone 1 and states: "Zone I. New buildings shall be no higher than 2-1/2

stories, except for the following:

On the north side of the 800 and 900 block of Williamson Street, flat-roofed three story structures shall be permitted."

As a member of the BUILD II plan development committee I remember that the 2-1/2 story limit on the south side of the 800 block was specified because:

- neighborhood strong desire to keep that side of the street at it's current residential scale
- a desire to allow sunlight to enter Willy street from the south side and not create a shadow corridor along Williamson St..
- a desire to keep large-scale development to the blocks adjacent to the railroad corridor and where there are existing large buildings on the north side of Willy.

In Build II there is a possible exception to the 2-1/2 story limit but only at corners where cross street intersect Williamson St. This was because of the existing and potential retail/commercial nodes at those locations. The stated goal was to keep the interior of the blocks of south side Williamson St. in the 800 block small scale residential.

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"d. While the plan does not encourage the construction of brick flat-roofed commercial and mixed-use buildings outside the commercial nodes, those that are built should occupy the corners of the blocks."

The project can be made better and more in keeping with neighborhood and the historic district expectations. I hope that the commission will consider these issues and not approve the project as currently formulated.

Sincerely,
john coleman
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