

From: [Evers, Tag](#)
To: [Urban Design Comments](#)
Subject: 1609 S. Park St.
Date: Wednesday, August 16, 2023 12:04:26 PM

Hello Commissioners,

As you know, there are a number of concerns expressed by residents regarding the proposed redevelopment of this site for a drive-thru only Starbucks.

Many of these concerns, I'm aware, are not specifically under the purview of UDC but rather are to be taken up by Plan Commission.

However, from a rational point of view, this feels like a bad fit. While the TOD guidelines are not triggered because this is neither a new building nor is it a major (>50%) expansion, there are structural elements that seem to be contrary to UDD-7 guidelines. Specifically, the street-facing windows surfaces are still significantly short of the required 40%.

In short, this site plan does not work. It feels very much like you are trying to squeeze the proverbial square peg in a round hole.

South Park Street is critically important, too important to allow a flawed site plan to prevail for a controversial use, i.e., a drive-thru only business.

Please consider abiding by the 40% window street-facing requirement. No need to compromise.

Thanks.

Tag Evers

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