

Bowden (King), Anissa

From: Allen, Amanda on behalf of CityClerk
Sent: Monday, March 18, 2013 10:41 AM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Subject: FW: 413 E. Huron

From: hscottdiels@att.net [<mailto:hscottdiels@att.net>]

Sent: Monday, March 18, 2013 9:51 AM

To: CityClerk

Subject: 413 E. Huron

Dear City Council

I am writing regarding the proposed project at 413 E. Huron. Please table the site plan approval and approve a moratorium of the D-1 zoning. I am an architect and a member of the First Baptist Church at 517 E.

Washington. The new Varsity Building is being constructed just to the west of our church. There are lessons to learn from this project.

The churches relationship with construction company and developer for the Varsity Building has been great. Most of the site planning at the grade level and the building facade design and materials are well done, however, the massing along Huron Street could be handled in a more successful manner. The smaller scale houses/buildings, that are protected by the Historical District Commission and will permanently be there, are hidden and overwhelmed by the setback of the new building.

My understanding is that the Design Review Committee or in the writing of the D-1 zoning building envelope the intent was to build tight to Huron Street. While this may work in creating a pleasant streetscape where other buildings have the same setback it does not work next to smaller scaled buildings. The massing along Huron Street of the new Varsity Building is disrespectful to these historic buildings and does not enhance the urban environment.

Please take the time for the City Planners and the zoning writers to take a hard look at how the Varsity Building contributes to the neighborhood when evaluating 413 E. Huron and when constructing new buildings next to Historic Districts.

H. Scott Diels - Architect

1414 Iroquois Place

Ann Arbor, MI 48104 734-649-2787 Cell