

Acklin, Tim

From: Sam D <samueldeetz@gmail.com>
Sent: Wednesday, November 29, 2023 3:30 PM
To: Acklin, Tim
Subject: Commercial/Multi-Family Design Review Committee comment

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Hi Tim,

I just wanted to submit the following comment for the Commercial/Multi-Family Design Review Committee meeting on Friday. I've haven't ever submitted a comment for the committee before so I'd also be interested to hear from you if this is really worthwhile/useful/etc.

Thanks,
Sam

Dear Committee members,

I urge you to support The Chalmers residences on Pine Street conditional on one modification to the design. For this project to move forward, I encourage you to request the closure of at least one parking garage access point and the 22 off-street commercial parking spaces to allow for the addition of two to three more residential units. These units would allow direct access to the street from the door, while significantly improving the facade to be more in line with the traditional downtown development character.

Requesting a reduction of on-site parking is of course not generally done within the multifamily housing design standards, however the multifamily design standards are outdated and no longer in line with most city plans. For example, a reduction in off-street parking is a vital action within the Climate Action Plan due to the fact that approving a development with excess parking will lock in significantly more emissions for decades to come, and put our climate goals further out of reach. Therefore it is imperative that we follow current city plans when approving developments, rather than the outdated standards.

This development is directly adjacent to a relatively new parking garage, and so should have minimal and perhaps no new parking, save for bike parking. The last parking study showed the maximum occupancy of the Pine Street Ramp was 55.5% midday with less than 30% occupancy in the morning and late afternoon. Based on the residential nature of this project, the Pine Street Ramp could easily accommodate the entire parking demand, allowing for the removal of all 160 costly new parking spaces proposed.

Downtown as a whole has a glut of underutilized parking that costs the city a small fortune to maintain. A project here with less individual parking and more sharing of existing parking will

help the city to recover the costs of this parking, while simultaneously reducing the cost of development and hence the rents of these apartments. This project will be a vital piece of downtown for years to come, so it is essential that we not squander this opportunity by building excessive, underutilized, costly, and environmentally damaging parking.

Thank you,
Samuel Deetz
