



## NOTICE OF INTENT - 5400 N ASHLAND AVE

Dear Neighbors,

After consideration of resident feedback, the Ward office is **not able to support the request for a zoning change** from RS-3 to RM-4.5 at 5400 N Ashland.

### PROCESS

All proposed zoning changes in the 40th Ward undergo a community feedback process. Neighbors are invited to comment on the proposal at public meetings and online at <https://40thward.org/zoningrequests/>. All comments and other feedback are considered and discussed by myself and my staff prior to any decision being made regarding zoning. A detailed timeline/FAQ is available at: <https://40thward.org/zoning-requests/community-driven-zoning/>.

### FEEDBACK

We are deeply grateful to all our neighbors who took the time to provide feedback. Though there were comments supporting and opposing this proposition, there were more voices opposing the development, and feedback on this proposal was primarily focused on density, affordability, and green space/setback concerns.

In addition to individual feedback, we are grateful to the WANT neighborhood organization and the Andersonville Chamber of Commerce for taking the time to consider the proposed zoning change and provide feedback!

The decision to not support this proposed change was primarily based on the following factors:

- **Affordability:** The project as proposed designates no affordable housing commitments or other substantial benefits to the community. In a Ward where affordable housing is a chronic and ongoing need, upzoning should ideally include affordable commitments in excess of the ARO, and many neighbors objected to the addition of new multiunit housing without any affordability component.
- **Green Space and Setback:** In its current condition, the lot has extensive green space and a large setback. Neighbors opposed the plan to build along the lot lines, with minimal green space remaining between the proposed building and the building to the

north.

- **Density:** Neighbors expressed concern with the height and density of the building as designed, and with the proposal to jump from R3 to R4.5, an increase of three zoning categories.

We are deeply grateful to the many neighbors who took time to share their comments, both supportive and opposed! To see upcoming zoning meetings and participate in our community-driven process, visit <https://40thward.org/category/zoning-requests/>.