



## NOTICE OF INTENT - 2434-40 W BRYN MAWR

Dear Neighbors,

After consideration of resident feedback, the Ward office **does not intent to support the requested zoning change**, from B1-2 to B2-3, at 2434-2440 W Bryn Mawr.

### 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. This proposal was opposed by the majority of public comments received, as well as by the Arcadia Terrance Neighborhood Association. Our primary concerns, based on feedback received, are as follows:

- **Density and long-term planning:** It was announced during the public meeting for this project that a second building of the same or similar design was intended for the block further south. This was not part of the plans originally submitted to the Ward office, and represents a significant increase in density in the neighborhood. (It would also split the unit mix in two, reducing the ARO-mandated affordable units by one.)
- **Affordability:** The proposed development provides no affordable housing beyond the ARO-mandated minimum. Affordable housing remains a top priority for our ward, and our Zoning and Development Guidelines recommend at least 20% of either unit count or square footage be designated as affordable for any upzoning.
- **Parking:** For larger units (3+ bedroom), more than one parking space per unit helps alleviate demand on the available street parking. However, parking can be addressed through various processes including Residential Zoned Parking; the parking space count was not a determining factor in the Ward office's decision.