



NOTICE OF INTENT - 5210 N WASHTENAW First Public Meeting (11/30/2020)

Dear Neighbors,

After consideration of resident feedback on the proposed zoning change at 5210 N Washtenaw, for the purposes of constructing designated affordable housing (46 senior living and 24 family housing units), the Ward office **has returned the zoning proposal to developers for revision**, and will hold continuing community process before issuing any letter of support or opposition.

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

Our office received strong support for the affordable housing aspect of this project. Our Ward faces a serious shortage of affordable units, especially for families and for seniors; the proposal to provide both met with strong neighbor support.

The primary concerns highlighted by neighbors that we have asked developers to study and take into consideration for a revised proposal were:

- **Traffic impact**, both at the Foster/California intersection and in the alley behind the proposed development. We have requested a traffic study and consideration of alternatives to the proposed alley configuration.
- **Height of building** and its impact on the properties behind on Farragut. We have requested a shade study from the building architects, as well as potential alternate design configurations.
- **Parking availability** on the residential streets. Expected parking impacts from affordable senior housing are very low relative to new developments on average, but we will

request an appropriate number of spaces be included. Parking on the surrounding residential streets is also already restricted with a Residential Zoned Parking number, for which residents of the new development would not be eligible.

Our office has returned the request to the developers for the appropriate impact studies and revision as needed based on the results, and will schedule additional community meeting and feedback periods in the future following re-submittal.