




Request to postpone June 5 City Council Hearing for 3710 Cedar/C14 2025 0034.SH

From Pam Bell <[REDACTED]>
Date Sun 6/1/2025 7:40 PM
To Middleton-Pratt, Lauren [REDACTED]
Cc Tomko, Jonathan [REDACTED]; Harden, Joi [REDACTED] Thomas
Eric <[REDACTED]>; Karen McGraw <[REDACTED]>; Barbara Davis
<[REDACTED]>; Nicholas Wallace <[REDACTED]>

 1 attachment (299 KB)
NUNA Re 5 21 SF3 pdf

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Ms Lauren Middleton Pratt,

I'm the President of the North University Neighborhood Association. We support the affordable housing project at 3710 Cedar Street but expect it to fit our neighborhood. We have been actively meeting with the applicant and pursuing keeping the zoning for 3710 Cedar as SF3-H-NCCD-NP. Despite informing Mr. Tomko in April that we were seeking zoning other than the MF4-H-NCCD-NP zoning that the developer requested for the site, we have never had *any* explanation or discussion with staff or legal as to why our proposal to keep the SF3 zoning with NCCD modifications was not plausible. We were only told that it would require a re-notification *on the afternoon of the May 27 Planning Commission meeting*.

Placing the MF4 zoning on this site will allow this or another developer to build an affordable unlocked project up to 90' of height in this neighborhood which would be devastating and inappropriate.

We feel totally disregarded and dismissed

On April 2 we let Mr. Tomko know that we preferred MF-3 zoning. He replied, "So noted." On May 8 we provided Mr. Tomko and the developers with our resolution to leave the current SF3 H NCCD NP zoning in place, with allowance for multi family use and the desired 70% impervious cover while keeping SF3 site development regulations. All of this is possible in the NCCD overlay. On May 9 our consultant, Karen McGraw and I met with Mr. Tomko to discuss our proposal and concerns, including the problem of parking the project's approximately 100 cars on the

neighborhood streets. He listened to our concerns and suggested we meet with the developers.

On May 15, we met again with the developers who thought MF3 would work but were skeptical that SF3 with NCCD modifications was workable since they are unfamiliar with the NCCD overlay. A few days later they told us they wanted to stay with the MF4 zoning. Unfortunately, we never got staff to discuss implementing our (workable) ideas.

On May 21 we sent our SF3-H-NCCD-NP proposal to Planning Staff for the May 27 Planning Commission (PC) meeting. We asked specific questions about our proposal. On May 27, the day of the PC meeting, there was a meeting of staff and legal after which we were told that the NCCD could not be modified as *that had not been in the notification*. Our specific questions were never answered. We were told that the Planning Commission could condition the MF4 with single family site development standards, but this was not presented as staff recommendation, so staff went forward with their recommendation of MF4 to avoid having to re notice for the meeting in deference to the applicant.

At the May 27 hearing, we briefly presented our concerns to the Planning Commission. At the end of the hearing for 3710 Cedar, the PC Chair asked staff if our proposal could be applied, and staff answered that it would have to be re-noticed. He asked the developers if they would be amenable to a postponement, and the reply was no and that they need the zoning by the end of July. The neighborhood was not invited to comment.

We are appalled that this MF4 zoning will likely be applied to this property merely because there was not time or willingness of staff to work with us. We still need to meet with the PC staff and legal to confirm that our proposal will allow the Waverly North development on the site without changing the zoning to MF4. Thus, we are requesting a postponement of the June 5 City Council hearing on 3710 Cedar.

The applicant stated they want their zoning by the end of July and we believe that is still possible.

Our resolution is attached. I am looking forward to hearing from you.

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Pam Bell, President
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