From: Nicholas Davies
To: Urban Design Comments
Subject: Yes to 3565 Tulane Avenue (Eastmorland Community Center & Housing)
Date: Sunday, April 13, 2025 11:57:57 AM

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Dear UDC,

Last week, I was at a packed Eastmorland Community Association meeting, where many neighbors showed up enthusiastically for this project.

What this project is doing--affordable workforce housing that doesn't dip into the city budget--is remarkable, but making it work financially doesn't leave a lot of "wiggle room". I urge you to keep this in mind, as you consider making recommendations that could impact the amount of housing that the project can provide, and the financial viability of it (which are intertwined).

Regarding the "ways that the proposed larger buildings can be designed with a sensitivity to the surrounding context," there were no concerns with this whatsoever at the neighborhood meeting. While the closest neighbors of this site are 1-2 stories, TOD makes 2 stories the minimum, and there are other 3+ story buildings nearby. 3 stories is the most incremental/moderate possible level of densification for this area.

This site is also bounded by streets (ie. there are no neighbors that share a property line), and with a strip of greenspace and a bike "highway" on the other side of Hargrove, this site feels somewhat like it's on a neighborhood boundary/arterial, and is therefore a very natural place for this missing middle housing (and the included non-residential uses) to occur.

Regarding the standard to "contribute to creating an enhanced pedestrian environment", I appreciate that first floor units will have independent entries, making them just as accessible as their direct neighbors across Ogden Street. And as someone who goes door-to-door for voter engagement and registration, I'm aware of how difficult it can be to reach neighbors behind a locked atrium, and how uncomfortable those can be as a visitor. The external staircase will be a great solution to that.

While you may have constructive feedback on the plans for this project, please recognize the ways that it already meets these standards exceptionally.

Thank you,

Nick Davies
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