

EMLK Neighborhood Plan Contact Team
13 & 14: NPA-2022-0015.03, C14-2022-0105 - Darby Yard
15 & 16: NPA-2022-0015.04, C14-2022-0106 - Hudson #3
March 27, 2023

Hello Planning Commissioners,

We are writing to inform you of the current position our members have on the referenced rezoning & FLUM cases.

Currently, there is not an active neighborhood association for the Hog Pen area; in early 2022, the previous leadership stepped down and no new members stepped into their place. We understood from the previous co-presidents that the developer, Ledgestone Properties, had met multiple times with their neighborhood members and shared the high level plans.

In late 2022, the development project manager and agent shared information about the developing plans and the new name for the project, Cavalry District, with the Contact Team. The EMLK Contact Team Co Chairs began reaching out to Hog Pen neighbors and longtime residents in the area to share the updated plans in early 2023. At the EMLK Contact Team meeting in February, we reviewed the details of the projects which had been shared and identified several unanswered questions; after that meeting, we requested a postponement from the February Planning Commission meeting and shared the questions with the development team. During the postponement month, the EMLK Contact Team Co Chairs met with the development team, received answers regarding the open questions, and continued efforts to communicate the plans for the projects to residents in the Hog Pen area.

At our next EMLK Contact Team meeting on March 20, we invited the development project manager and agent to present the details of both projects and we had a good discussion. Several members noted interest in the grocery and retail onsite at the Darby Yard project, as well as investments in infrastructure in the area. We also discussed the impact to the Red Bluff Park, affordability in the area, and a longtime Black resident and owner of horse stables located on Hudson St. The EMLK Contact Team members voted to support the project, contingent on accommodations made for several discussion points made during our meeting, which we have conveyed to the development team on Saturday March 25. We hadn't received a response as of Monday March 27 but we are hopeful that these additional items can be accommodated into the development plans.

We do want to mention that we meet with a lot of developers and agents, and this development team has been especially responsive to neighbor requests, and respectful of the complexities that can come with new development. We hope that more developers take note of this approach.

Thank you,
EMLK Contact Team Co Chairs