

MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
TOM SCHULTZ, CITY ATTORNEY
SUBJECT: SOCIETY HILL UPDATE
DATE: SEPTEMBER 11, 2024

This is a brief update on where we stand with the proposed revised site plan for Society Hill. Since their appearance before City Council in July, there have been numerous conversations between City staff and the developer. Staff is still awaiting a set of revised drawings; it is anticipated that those will come in next week (the week of September 16th). However, I have been made aware that it will include an increase in the proposed density since the last set of drawings was presented to Council.

	Room Count			Unit Count		
	Previous	Revised	delta	Previous	Revised	delta
Buildings A-D	524	524	0	204	204	0
Building E	509	653	144	159	204	45
3 Story Townhomes	364	364	0	80	80	0
2 Story Townhomes	108	108	0	20	20	0
Total	1505	1649	144	463	508	45
Maximum Room County (per Code) per Code)	2110	2110				
1999 Plan	1264			312		
June 24, 2024 plan	1359			463		

As presented, the footprint of the buildings, specifically Building E (the largest) would not change. However, more rooms and units would be added to Building E, resulting in 45 more units in that one building. This is being done to “make the financing work” for the project. Giving you a heads up on that now, before we have the final plans, so you aren’t caught off guard by the increase(s). At this point, we do not believe the proposed changes to unit count will affect the previous studies (traffic, storm water, etc.) submitted.

One other item to note. We have heard that Council members are being asked to attend meetings with homeowners in the area to share information and views, etc. Just a reminder that this is a development application, even though it involves a consent judgment amendment as well. As In any other case on any other property, Council members are discouraged from attending these sorts of meetings or get together – with residents or the developer – given that you are the ultimate decision-makers on the request. All Council members should all be privy to the same information and viewpoints and that should come at the meetings that are held in public with the developer and the public present, and not outside those meetings. To make sure you are all able to participate and vote on the development as fair and impartial decision-makers it's best to limit your discussions and actions to the public forum.