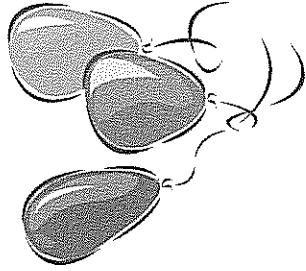
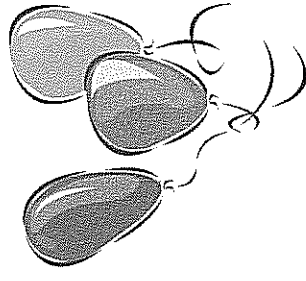


CL5-2010-0115



HAPPY KIDS DAYCARE

5709 Manor Road
Austin, Texas 78723
(512) 928-3615
Carolyn Caldwell, Assistant Director



September 29, 2010

City of Austin, board of Adjustment
Attn: Leane Heldenfels
P.O. Box 1088
Austin, Texas 78767

Re: Green Door parking lot variance request.

Dear Ms. Heldenfels,

Happy Kids daycare supports the variance request in reducing the number of on-site parking spaces that has been made by Green Doors for the property located at 5715 Manor Road. This reduction will provide much needed green space for residents of the multi-family complex and will produce a safer environment for neighbors and the daycare center.

The complex is home to primarily low income families that do not own the quantity of vehicles needed for the designated number of parking spaces assigned. Reducing the number of parking spaces will provide much needed green space for the complex. The green space will be an upgrade to the appearance of the neighborhood and can be used for more productive things for the residents of the multi-family complex.

If you have any questions or concerns, please feel free to contact me at 512-928-3615.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn Caldwell".

Carolyn Caldwell
Owner/Operator

Pecan Springs Commons
Project Narrative

Pecan Springs Commons is a neighborhood revitalization/affordable housing project, including 5715 Manor Road. Green Doors is transforming eight existing, substandard, multi-family properties (70 units, 120 residents) in this distressed, high-crime area into affordable, safe, quality homes for individuals and families that need them. The project is targeted to working poor families and individuals whose household income does not exceed 50 percent median family income (MFI) or \$26,036/year (for an individual), including veterans who have successfully exited homelessness and persons with disabilities. Green Doors also is especially interested in serving individuals and families from the neighborhood that have been forced to live in substandard, unsafe housing – to give them a better, safer choice.

The project, started in October 2008, has four principal objectives:

- To preserve existing affordable housing in a neighborhood that greatly needs quality, well-managed and well-maintained affordable housing;
- To complement the Austin Police Department's and other key stakeholders' broader efforts to clean up a part of the Pecan Springs neighborhood that has experienced decades of urban blight;
- To allow Green Doors to bring to bear its green building practices to a neighborhood block desperately in need of quality, green affordable housing that will make the block a more attractive, sustainable and desirable place to live; and
- To build community and increase independence among residents on a neighborhood block with frayed social ties and little trust.

Over the last two years, Green Doors has been able to accomplish a great deal at Sweeney Circle in collaboration with numerous community partners. Through community outreach, Green Doors was able to forge critical founding partnerships with key community stakeholders: the Austin Police Department (APD), City of Austin, the Pecan Springs Neighborhood Association, adjacent property owners, and concerned residents. These partnerships were leveraged to pursue a two-pronged redevelopment/revitalization strategy: 1) reduce crime and improve block residents' sense of safety; and 2) engage residents and the neighborhood in a meaningful way that empowers them to be agents for positive community change.

5715 Manor Road is one of the eight properties being revitalized within Pecan Springs Commons. The site, bordering 5800 and 5802 Sweeney Circle, provides direct access to Manor Road and bus transportation for Green Doors residents within the other seven properties. Construction is planned to begin in Winter 2010 to rehabilitate the existing 24-unit apartment complex, including 16 one-bedroom units and 8 two-bedroom units. The project is part of the COA SMART housing program with 100% affordable units and is designed to achieve 4 stars on the Austin Energy Green Building Program Multi-family rating tool.

With approval of the parking variance, a reduction in parking will provide much needed green space for residents of 5715 Manor Road and the Pecan Springs Commons community. The reduction will also create a more enjoyable and safe environment for Green Doors residents, individuals waiting at the bus stop, and neighbors. Elimination of the northern driveway will reduce car traffic adjacent to the neighboring Nursery School, improve pedestrian safety, and ease accessible circulation on-site.

For more information on Pecan Springs Commons and 5715 Manor Road, please feel free to contact me by phone (469-9130) or by email (FFernandez@greendoors.org).

Sincerely,



Frank Fernandez
Executive Director