

May 16, 2012

Ms. Gina Copic
Real Estate Development Manager,
Neighborhood Housing and Community Affairs
1000 East 11th Street, Suite 200
Austin, Texas 78702

RE: 1000, 1006, 1010, 1016, 1022 East 12th street, Austin TX 78702

Dear Ms. Copic:

We are proposing a boutique hotel, restaurant and retail food sale (bakery /grocer) on the Property above and have obtained the support of the neighborhood. We are preparing a site plan for submittal to the City of Austin and we respectfully request a letter of confirmation stating that our proposed development is consistent with the Urban Renewal Plan/ Community Revitalization Plan, as amended ("URP/CRP"), strictly with respect to permitted uses with the URP/CRP.

The base zoning is CS-MU-NP and the property has the following overlays: CURE, 12th Street NCCD, the 11th / 12th Street URP/CRP, and the Central East Austin Neighborhood Plan. We plan to meet all current regulations and we do not anticipate any variances. As part of the site plan process, City staff typically consults with your office for an interpretation of the URP/CRP on proposed developments. We are seeking your determination in advance of submission so that the process can proceed efficiently.

The URP/CRP identifies the Property as being in the following Project nodes: 12-1 and 12-2. The boutique hotel and restaurant is proposed for the 12-2 node. The uses allowed in 12-2 are Mixed-use and / or commercial uses.

While the URP defines Mixed use differently than the LDC, it does not redefine 'commercial uses'. CS/MU zoning within the LDC, allows for Hotel/Motel use. Therefore, Hotel/Motel is a permitted use within the URP/CRP. A bakery and bodega (retail food sale) is being proposed for the 12-1 node. The use allowed in 12-1 is Mixed-use. Mixed-use is specifically defined in the URP/CRP as "a building that provides a combination of uses, requiring retail or office uses". Therefore, retail food sale is a permitted use.

At a meeting of the Swede Hill Neighborhood Association, we presented our plans for the development and after consideration the membership unanimously voted to support our plan. This will be the first major development for the East 12th corridor in years and the neighborhood believes it will be a catalyst for future development consistent with the

community's original vision when it first passed the URP/CRP.

Thank you for your assistance in streamlining the process.

Sincerely,

Danika Boyle
Development Manager and Partner

Cc: Ms. Sandra Harkins via email to sandra.harkins@austintexas.gov