

May 15, 2012

Ms Sandra Harkins; Ms Gina Copic
Neighborhood Housing and Community Affairs
1000 East 11th Street, Suite 200
Austin, Texas 78702

RE: Property located: 1000-1022 E12th St 78702

On behalf of the Swede Hill Neighborhood Association, please accept this letter of support for a development being proposed in our neighborhood, more fully described as follows:

We were presented with the project for a boutique hotel on 1000-1022 E12th street by Danika Boyle at our last neighborhood meeting. Her plans call for a small boutique hotel with a separate restaurant and bakery/grocery. We understand currently that the URP already allows for Mixed-use and Commercial Services uses for this property. However, our support is in relation to her plans for an intimate 40-50 room three story boutique hotel that would provide expansive gardens, absorb the parking requirements for all businesses via a parking garage built underneath it, with the entrance on Waller Street.

We are in support of this project subject to the following specific limits: 40-50 room hotel with a maximum of 35k square feet conditioned space which will include the principal uses of restaurant and bakery space on the ground floor as the 75% of ground floor area active pedestrian uses required by the NCCD and the principal use of hotel and accessory uses to the hotel on the remaining 25% of the ground floor and on the entirety of the second and third floors. The project would be limited to a maximum height of three stories and all parking would be in a garage facility behind or under the development. Additionally, it has been represented to us that the only vehicular entrance is from Waller and that pedestrian entrances will be located throughout the project. Please note that SHNA is in support of this project only up to the density limits described above and only so long as the project is in full compliance with the NCCD as it stands today, and allowing for the hotel use, and with the density limits as modified in this support letter. Any increase to the limits described above, or any proposed modifications to the NCCD will nullify this statement of support and require Ms. Boyle to return to our neighborhood association for a re-evaluation of the project.

We are enthusiastic about the proposal and the services that the development will add to our neighborhood.

Sincerely,

Bruce Sheehan - VP

Swede Hill Neighborhood Association