

From: Leslie Padilla
Sent: Monday, September 12, 2016 2:17 PM
To: Avila, Rosemary
Subject: Planning Commission: SP-2016-0008C

Dear Rosemary -- I am a homeowner whose property is within 500 feet of the application in SP-2016-0008C. I have also registered as an interested party in this case. I am writing concerning the waiver to setback requirements that was requested by the developer. I mailed in my written comments, but I am concerned they might not reach you in sufficient time prior to the Planning Commission meeting.

In my written comments, I made the following points:

1. The 5-story building that the developer is proposing is three stories higher than any nearby building. I believe that the closest building in height is the new development at Alexander and MLK. That development is a good distance from the proposed 12th st condos and is only 3 or 4 stories. A 5-story building immediately adjacent to a neighborhood comprising mostly single- and 2-story homes is incompatible and must therefore only be built with the appropriate setbacks. As proposed, the higher-story residents will be able to see into nearby homes and yards, including mine. The Privacy that currently exists with existing compatible development will be destroyed with a five-story building without appropriate setbacks.
2. The developer has not given appropriate consideration to the traffic/parking impacts that are very likely to result on 13th street. Because there appears to be insufficient parking as part of the development, residents are likely to seek to park on 13th street.
3. The developer is not properly respecting the history of the 12th street parcel, which served Austin's African-American community as Emancipation Park for a number of years.

In addition to the comments I included in what I mailed to you, I would add:

1. The developer has not shown good cause for a waiver of setbacks.
2. The letters that the developer has provided in support of the waiver are over one year old. It is not established that the people who signed those letters still own nearby property.

I hope to attend the meeting tomorrow night, but if I cannot be there, I trust these comments will be included in the record.

thank you,

Leslie Padilla