

Revised for
C 15-2016-00 ¹⁸~~09~~
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915 West 22nd Street
Ruth Schulze Student Housing Cooperative

Variances Requested

We request variances to Section 25-2-601(C) (Parking Requirements for University Area Overlay District), Section 25-2-754(G) (On-site Surface Parking), and Section 9.2.0 (Tandem Parking) to reduce the number of required parking spaces from 6 (40% of the 15 spaces required by Appendix A) to 3 spaces (requested) with off-site parking contracts in place for any parking deficiency renewed yearly, to waive the prohibition from on-site surface parking, and allow tandem parking, in order to erect a 27 bed group residential use in a "MF-4-NP" Multifamily Residence Medium Density – Neighborhood Plan zoning district. (West University, Outer West Campus)

Reasonable Use

The Zoning regulations applicable to the property do not allow for a reasonable use because UNO requires pedestrian-oriented uses and other requirements for first floor residential and retail uses which make strict adherence to UNO requirements infeasible on such a small corner lot.

Hardship

- (a) The hardships for which the variance is unique to the property are the small corner lot dimensions, lack of alley access, drainage easement, pedestrian uses, and inadequate turning radius makes it very difficult to have a functional parking garage.
- (b) The hardships are not general to the area in which the property is located because most other sites are sized and configured differently.

Area Character

The variance will not alter the character of the area adjacent to the property and will not impair the use of adjacent conforming property and will not impair the purpose of the regulations of the zoning district in which the property is located because this particular area of UNO is predominantly family/student housing and in accommodating smaller projects emphasizing pedestrian use, the area character is retained.

Parking

1. Neither present nor anticipated future traffic volumes generated by the use of the site in the vicinity require strict or literal interpretation or enforcement of these specific regulations the parking deficiency will be provided via off-site parking leases as



ICC AUSTIN
COOPERATIVE HOUSING FOR STUDENTS *NOT FOR PROFIT

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Parking Agreement

This Letter of Authorization is effective as of this 9th day of September, 2016.

RECITALS:

- A. University of Texas Inter-Cooperative Council, Inc., a Texas corporation, is the owner of 915 West 22nd Street, Austin TX 78705
- B. The Executive Director of University of Texas Inter-Cooperative Council, Inc. is William Thogersen

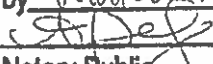
NOW THEREFORE:

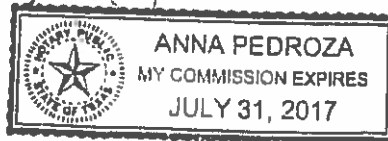
The University of Texas Inter-Cooperative Council Inc. agrees to enter into annual leases off-site for any parking deficit at 915 West 22nd Street. Further, the leases for any parking deficit at 915 West 22nd Street will be verified by the City of Austin Transportation Department Traffic Management Program as part of the NHCD annual SMART Housing affordability audit.

Signature of Owner: University of Texas Inter-Cooperative Council, Inc.

By: 
William Thogersen, Executive Director

STATE OF TEXAS COUNTY OF TRAVIS

This instrument was acknowledged
before me on Sept 9, 2016
by William Thogersen

Notary Public





Heldenfels, Leane

From: Sara Diamond
Sent: Monday, September 12, 2016 2:36 PM
To: billy@iccaustin.coop; mike mchone
Subject: Ruth Schultze Site Plan
Attachments: ICC-Site Plan.pdf

L2
95

Hi Billy,

Here is an updated Site plan. Please review and let me know if you need me to add any info to the drawings.

Thanks,

Sara

Sara Diamond
Project Manager



Mark Hart Architecture

2007 S. 1st St. Suite 101

Austin TX, 78704

Office: +1.512/910.7057 -ext. 107

Direct: +1.512/535.1299

s.diamond@markhartarch.com

www.markhartarch.com

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Ruth Schulze Student Housing Cooperative
915 WEST 22ND STREET
AUSTIN, TX 78705

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Subject	CEE number
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 E-mail: andrew@ucl.ac.uk

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WEST 22ND STREET
60' ROW
(bu' K.U.W.)

SAN GABRIEL STREET (60' R.O.W.)

SITE PLAN

Heldenfels, Leane

From: Hannah Frankel [REDACTED]
Sent: Wednesday, September 28, 2016 8:26 AM
To: Heldenfels, Leane
Subject: Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

22
97

Hello Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Hannah Frankel

Heldenfels, Leane

From: Cameron Miller <cameron.miller@gmail.com>
Sent: Monday, September 26, 2016 1:57 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

12
98

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

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Respectfully,
Cameron Miller

From: Daria Whaley dwhaley@hield.com
Sent: Monday, September 26, 2016 12:07 PM
To: Heldenfels, Leane
Subject: Support

62
99

Leane,

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Daria Whaley

Heldenfels, Leane

From: Scott M Delhommer <sdelhommer@cityofaustin.gov>
Sent: Monday, September 26, 2016 1:45 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L3
100

Leane,

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Scott Delhommer

Heldenfels, Leane

From: Timothy Bray <[REDACTED]>
Sent: Monday, September 26, 2016 12:42 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

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I support the variance request for the coop housing development at this site. This is mostly going to be affordable student housing for people who don't have cars, unnecessary parking will make the project more expensive and hurt those students. Please grant this request.

- Timothy Bray

Heldenfels, Leane

From: Lassiter [REDACTED]
Sent: Sunday, September 25, 2016 7:12 PM
To: Heldenfels, Leane

L2
102

Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Ryan Lassiter
Sent from my iPhone

Heldenfels, Leane

From: Ryan Nill [REDACTED]
Sent: Sunday, September 25, 2016 5:30 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request [REDACTED]

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Hello Members of the Board of Adjustments,

Please grant the Inter-Cooperative Council (ICC) their requested parking variance at 915 West 22nd street at your next meeting on September 28th. I spoke at the last variance hearing and I want to clear up a misconception I heard. I know it is standard for for-profit developers to come to this body seeking variances and you rightly so question how that will benefit the community in addition to their bottom line. In this case ICC is a not-for-profit developer and denying them this variance would deny many benefits to the community.

The ICC is a cooperative business exclusively for students. That means that it is the student-residents of the housing who democratically manage and control their nine properties and 3-4 staff members. For most residents, this is their first direct exposure to democracy and community organizing. Maintaining a household of 15-35 people requires hard work by all and skillful leadership from their elected officers. Those that chose to join the board, as I did for 4 of my college years, will get their first (and maybe only) chance to manage an enterprise that makes over a million dollars in revenue. My experience in the ICC left me better prepared for my career than did my college degree.

Not only is the educational experience immense but the cost saving measures that occur from having all these students operate the Cooperative results in housing costs much lower than surrounding property in West Campus. The 188 members of ICC do household labor, much like any home owner would, and at 4 hours a week that comes out to 18.8 full-time workers. And like a homeowner, they do this work not to maximize profit, but to minimize costs and make their home a lovely place to live. In my final year of College this resulted in a 50% discount of market rate housing. I paid about \$550/month for my bedroom where as my neighbors paid about \$1100 /month.

By granting the parking variance you will allow several more people to have this great educational experience that is simultaneously the most affordable housing one can get in West Campus. The cost of this opportunity is having one or two more cars in a local parking garage, which I assure you is well worth it.

Sincerely,

Ryan Nill

Heldenfels, Leane

From: Bear Commenter (killrshrk) <[REDACTED]>
Sent: Sunday, September 25, 2016 12:56 AM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

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Dear Ms. Heldenfels,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance **will not** adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

TLDR: more parking please.

Respectfully,
Michael Asper

Heldenfels, Leane

From: Jordan K McGee <jordan.mcgee@att.net>
Sent: Sunday, September 25, 2016 12:48 AM
To: Heldenfels, Leane
Subject: C15-2016-0018 - 915 West 22nd Street - Letter of Support for Variance Request

L2
105

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years. Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Jordan McGee

Heldenfels, Leane

From: Daniel Miller <[REDACTED]>
Sent: Friday, September 23, 2016 11:34 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
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Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking.

The ICC Austin is willing to enter into annual leases for any parking deficiency, and is committed to avoid adversely impacting the neighborhood in any way. On the other hand, the existing zoning will prevent this affordable housing project from moving forward. Housing cooperatives have served students with affordable housing west of campus for decades, and their expansion should be encouraged.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades, and invite further partnerships between the city, the campus neighborhoods, and Austin's nonprofit housing cooperatives.

I support the variance request because I believe there is a very real hardship on this property, and fewer suitable properties each year. I believe the proposed variance will provide all the necessary parking. While this would be done in an alternative way through annual off-site leasing, similar arrangements have been used successfully by group residential housing cooperatives to provide housing and minimize traffic and parking impact.

In cooperation,

--

Daniel Miller
Director of Properties and NASCO Properties General Manager
North American Students of Cooperation
1100 West Cermak Road, #514
Chicago, IL 60608
P: 734.945.2424
F: 331.223.9727
www.nasco.coop/feedback

C15-246-0018

Heldenfels, Leane

From: jacob heiling ~~jacob.heiling@royalcoop.com~~
Sent: Friday, September 23, 2016 11:33 PM
To: Heldenfels, Leane
Subject: Regarding parking requirements for ICC co-ops

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Greetings,

I would like to say that I lived happily at Royal co-op for years without a car. I was easily able to rely on bicycle and bus transportation for all of my needs. Requiring that the housing co-op sacrifice living space for parking space would be enormously misguided. The value of an affordable and democratic place to live dramatically outweighs the value of a parking spot for many Austin residents.

Best regards,
Jacob Heiling

Heldenfels, Leane

From: Ashleigh Lassiter <[REDACTED]>
Sent: Friday, September 23, 2016 4:36 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 - 915 West 22nd Street - Letter of Support for Variance Request

62
108

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,

-Ashleigh Lassiter
1508 Southport Dr. #159
Austin, TX 78704

--
Ashleigh Lassiter
512-695-8203
ashleighlassiter419@gmail.com

Heldenfels, Leane

From: Jay Blazek Crossley <jcrossley@gmail.com>
Sent: Friday, September 23, 2016 4:19 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
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Hello Ms. Heldenfels,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Jay

P.S. - Parking minimums are stupid and cause traffic, pollution, and make Austin unaffordable anyway.

Jay Blazek Crossley
Texas Policy Analyst
1010 Romeria B
Austin, TX 78757
jcrossley@gmail.com
713-244-4746

Heldenfels, Leane

From: Roxanne J Zech <[REDACTED]>
Sent: Friday, September 23, 2016 2:10 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
110

Leane,

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Respectfully,

Roxanne Zech

Heldenfels, Leane

From: Cara McConnell [REDACTED]
Sent: Friday, September 23, 2016 1:21 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
111

Leane,

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Respectfully,

Cara McConnell
Board President, ICC Austin
(281) 814-6551 | cbvrdm@gmail.com

Heldenfels, Leane

From: Mary Pustejovsky [REDACTED]
Sent: Thursday, September 22, 2016 10:01 PM
To: Heldenfels, Leane
Subject: support C15-2016-0018 – 915 West 22nd Street variance request

L3
112

Hello

I am writing to support the variance request for the coop project. It is abominable that in our city we seem to put priority on housing cars instead of people. We need to allow students to live affordably and requiring parking does nothing but add to the cost of housing. West Campus is incredibly walkable and bike able, and served well by transit. People don't need cars, they need cheap housing.

I encourage the Board of Adjustments to support this variance.

Thank you for your time.

Mary Pustejovsky
Crestview resident

Heldenfels, Leane

From: Matt Ward [REDACTED]
Sent: Thursday, September 22, 2016 6:18 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

C2
113

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

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Respectfully,
Matt Ward

Heldenfels, Leane

From: Spencer D. [REDACTED]
Sent: Wednesday, September 21, 2016 10:18 PM
To: Heldenfels, Leane
Subject: C15-2016-0018-915

L2
114

Leane,

People > Cars

Austin is experiencing an affordable housing crisis, not a parking crisis.

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

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Respectfully,

Spencer Duran

Sent from my iPhone

Heldenfels, Leane

From: Elliott H Heidenreich [REDACTED]
Sent: Wednesday, September 21, 2016 10:00 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

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115

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.


Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Elliott Heidenreich

Heldenfels, Leane

From: Sonia Flores 
Sent: Wednesday, September 21, 2016 9:54 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

42
116

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,

Sonia Flores

C15-2016-0018

Heldenfels, Leane

From: Gina Calabrese 
Sent: Wednesday, September 21, 2016 8:46 PM
To: Heldenfels, Leane
Subject: ICC Austin housing variance

L3
117

Good evening,

It's come to my attention that ICC Austin is seeking a housing variance in order to build new student coop housing with less parking than is typically required. As a former student who lived in the West Campus area, both in ICC and in traditional duplex/apartment housing, I think this is very reasonable, good for the quality of life in West Campus and the city, and I fully support ICC's efforts.

When I lived in West Campus I did not have a car. I lived within walking and biking distance of UT Austin (where I was a student), ACC (where I was a student), and the workplaces where I was employed in that period of my life. I very easily took the bus or biked to grocery stores, doctors, social engagements, and pretty much anywhere I needed to go. The same was true of many of my housemates in ICC Austin. In fact, that was the main draw for living in the West Campus area--housing that was convenient to work, school and social life without needing to drive or park. This area is moving in the direction of being a more walkable, liveable community with the changes brought about by UNO, and this housing variance would continue improving the area in that direction. Giving ICC Austin the option to build less parking will improve quality of life in the city because the tenant-owners who live there already use less parking, and the space devoted to parking could instead be given to more housing. There is a huge demand for housing in that area, particularly for students and urban millenials who are typically less in need of parking and prefer cycling and public transit to driving. ICC Austin knows this about its demographic because, as a cooperative, its owners and leadership are also its tenants and the community the organization serves.

Please grant ICC Austin their housing variance, as it will benefit the city by creating additional housing from space that would otherwise be wasted on parking for tenants who would not use it. Adding housing in this way helps keep rents down without any sacrifice to quality of life. Please let me know if I can answer any questions or clarify anything. Thank you for your time,

Gina Calabrese

Heldenfels, Leane

From: Austen E Conlon ~~XXXXXXXXXXXX~~
Sent: Wednesday, September 21, 2016 7:48 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L3
118

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,

Elizabeth Conlon, UT Farm Stand Purchasing Coordinator
College of Natural Sciences | The University of Texas at Austin

Heldenfels, Leane

From: Melanie Blakeman <~~melanie.blakeman@utsouthwestern.edu~~>
Sent: Wednesday, September 21, 2016 7:18 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
119

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.


Respectfully,

Melanie Blakeman

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*Melanie Blakeman
Undergraduate Student
Department of Geography and the Environment
The University of Texas at Austin
(806) 994-0556*

Heldenfels, Leane

From: Nora Luders 
Sent: Wednesday, September 21, 2016 6:52 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
120

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.


Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Nora Luders

Heldenfels, Leane

From: Julie Richards 
Sent: Wednesday, September 21, 2016 6:35 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L3
121

Leane,

I live in an ICC Austin house, and this organization has significantly helped me personally by offering housing that I can afford on a student's budget and a uniquely inclusive community.

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Julie Richards

Heldenfels, Leane

From: Alysha Haggerton [REDACTED]
Sent: Wednesday, September 21, 2016 3:00 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L3
122

Ms Heldenfels,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking.

Strict compliance with existing zoning has already shown to have a negative impact on affordable housing and in this case will contribute to that impact through the useful life of this property. Purposeful restriction of growth in high-demand areas of town is how gentrification precipitates into other parts of town at a pace that is unsustainable for the residents who have migrating populations pushed on them disproportionately.

The utility easement restrictions and other infrastructure requirements on a very small corner lot with no alley access, present unique hardships.


In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

--

Alysha Haggerton
President, Friends of Austin Neighborhoods (although opinions expressed here are my own)
about.me/alyshalynn

Heldenfels, Leane

From: Alysha Haggerton 
Sent: Wednesday, September 21, 2016 3:00 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
123

Ms Heldenfels,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking.

Strict compliance with existing zoning has already shown to have a negative impact on affordable housing and in this case will contribute to that impact through the useful life of this property. Purposeful restriction of growth in high-demand areas of town is how gentrification precipitates into other parts of town at a pace that is unsustainable for the residents who have migrating populations pushed on them disproportionately.

The utility easement restrictions and other infrastructure requirements on a very small corner lot with no alley access, present unique hardships.


In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

--

Alysha Haggerton
President, Friends of Austin Neighborhoods (although opinions expressed here are my own)
about.me/alyshalynn

Heldenfels, Leane

From: Dan Keshet 
Sent: Wednesday, September 21, 2016 1:05 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L3
124

Leane,

I am writing in support of the parking reduction variance request for the new student coop at 915 West 22nd Street.

I lived in ICC's Royal Coop and the experience was a profoundly important one for me. I did not own a car and nor did most of my friends. ICC has always run on a shoestring budget because so many of its member-owners joined due to low costs. Member-owners work hard (literally) to save costs, taking on many of the responsibilities of homeowners, such as minor repairs and redecoration. ICC is an organization of students who work hard to have an opportunity to live within walking distance of campus. To require these students to reconfigure their very small site to accommodate more cars and fewer students would be truly perverse and contrary to the spirit of Imagine Austin.

Thank you,

Dan Keshet
Labor Czar and Membership Coordinator, Royal Coop '07-08

Heldenfels, Leane

From: Chad David Williams [REDACTED]
Sent: Tuesday, September 20, 2016 6:50 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request
[REDACTED]

L2
125

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,

Chad Williams
Director, Pearl St. Co-op

--
Chad Williams
Director, Pearl St. Co-op
University of Texas at Austin
817*808*7899

Heldenfels, Leane

From: Will Slade [REDACTED]
Sent: Tuesday, September 20, 2016 9:51 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request [REDACTED]

L2
124

Dear Ms. Heldenfels:

As a resident of the West Campus neighborhood, and a former member of ICC, I can speak from first hand experience of the benefits of affordable, cooperative housing. I strongly support ICC Austin's variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years. Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Sincerely,
Will Slade

Heldenfels, Leane

From: Charlie Cross [REDACTED]
Sent: Tuesday, September 20, 2016 4:13 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L-2
127

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,

Charles Scott Cross

Heldenfels, Leane

From: [REDACTED] on behalf of Patrick Parker <[REDACTED]>
Sent: Tuesday, September 20, 2016 3:30 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request
[REDACTED]

L3
128

Ms. Heldenfels,

I'm sure you're getting a lot of boilerplate letters in support of ICC Austin. I'll spare you the form letter. I support co-ops as a fantastic way for students (and anyone for that matter) to live affordably in a familial community environment. I've been living in co-ops for almost 15 years. Co-ops are environmentally sustainable and they spread democracy and self-management. I support whatever ICC Austin needs in their new co-op venture. They are a great organization that has helped thousands upon thousands of students over many decades.

Sincerely,

Patrick Parker Treasurer, Whitehall Co-op www.whitehallcoop.com

Heldenfels, Leane

From: XTC <[REDACTED]>
Sent: Tuesday, September 20, 2016 3:19 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
129

Hi Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance

with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing. As a city we need to find better ways to do things.

Respectfully,
Xavier Chambers

Heldenfels, Leane

From: Eric Kubeczka [REDACTED]
Sent: Tuesday, September 20, 2016 2:54 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
130

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,

Eric Kubeczka

Heldenfels, Leane

From: Joshua Sabik [REDACTED]
Sent: Tuesday, September 20, 2016 2:33 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L3
131

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Joshua Sabik

Heldenfels, Leane

From: Pace Davis <[REDACTED]>
Sent: Tuesday, September 20, 2016 2:27 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2

132

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,

Pace Davis
Facilities Director
College Houses

Heldenfels, Leane

From: Aimee Sixta [REDACTED]
Sent: Tuesday, September 20, 2016 2:09 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request [REDACTED]

L2
133

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Aimee Sixta

Heldenfels, Leane

From: Greer Gregory <[REDACTED]>
Sent: Tuesday, September 20, 2016 1:50 PM
To: Heldenfels, Leane
Cc: Burton, Brandi
Subject: C15-2016-0018 – Letter of Support for Variance Request to Support Affordable Housing
[REDACTED]

L2
134

Dear Ms. Heldenfels,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin, a student cooperative housing 501(c)3 nonprofit organization, is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way.

On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Sincerely,

Greer Allison Gregory

Greer Allison Gregory
UNIVERSITY OF TEXAS SCHOOL OF LAW
J.D. Candidate, 2018
(214) 336-8559

Heldenfels, Leane

From: Lindsay Porter <lindsay.porter@cityofaustin.gov>
Sent: Tuesday, September 20, 2016 1:48 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request

L2
135

Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

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In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Respectfully,
Lindsay J Porter

Heldenfels, Leane

From: Kim [REDACTED]
Sent: Tuesday, September 20, 2016 1:34 PM
To: Heldenfels, Leane
Subject: C15-2016-0018 – 915 West 22nd Street – Letter of Support for Variance Request [REDACTED]

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Leane,

I am writing in support of the ICC Austin variance request for 915 West 22nd Street to allow a small surface parking lot, tandem car parking, and a reduction of the required parking. Given that ICC Austin is willing to enter into annual leases for any parking deficiency, the variance will not adversely impact the neighborhood in any way. On the other hand, strict compliance with the existing zoning will have a negative impact on affordable housing for the next 50-100 years.

Constructing affordable housing under UNO guidelines designed for large-scale, for-profit ventures already presents considerable intrinsic hardships. For 915 West 22nd Street, the utility easement restriction and requirement to put in large amount of pedestrian-oriented infrastructure on a very small corner lot with no alley access, present unique hardships.

In the context of the 300-400 bedrooms currently under construction, the 300-400 bedrooms in the pipeline, and the 5000+ bedrooms already constructed in the UNO area, the effect of this variance on the built environment will be not be noticed. In contrast, the increased affordability will positively impact hundreds of lives for decades.

In conclusion, I support the variance request because I believe there is a very real hardship. Equally important, I believe the proposed variance will provide all the necessary parking, even though it would be done in an alternative way through annual off-site leasing.

Cooperatively,

Kim Garmany- Development Director

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