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UNIVERSITY AREA PARTNERS, INC.

BOA COA
William Burkhardt, Chair

Dear Mr. Burkhardt,

The Planning Committee of University Area Partners with their recommendations endorsed by the Board of Directors have the following concerns for case C15-2018-0036 at 2713 Hemphill Park.

The committee recommends support of the variance with the following conditions:

1. The design of the new building must comply with the UNO overlay requirements.
 - a. UNO streetscape (12 ft wide sidewalk, street trees, and pedestrian lighting)
 - b. UNO building design requirements (building located adjacent to sidewalk, no setback, etc.)

This property is located across the street from the Villas on Guadalupe which has these features and was built in 2003. 2713 Hemphill Park is less than a block from the UT Campus and no new housing has been built in this area south of 29th near the campus since the Villas 15 years ago.

The committee wants to see a new project that is more pedestrian oriented and less like the other older stilt built parking lot oriented apartment projects to the north.

We understand that following our recommendations may require the applicant to seek additional variances from the current zoning requirements; however we need projects that reflect the new needs and not ones that resemble the projects of the 1960's.

Sincerely,

Cathy Nerman, President.