



August 25, 2019

Planning Commission Board Members

RE: University Neighborhood Overlay District (UNO) Amendments amending Title 25

To All:

I am a landowner at 2404 Rio Grande Street. We respectfully request that 2404 be included in "Inner West Campus". Extending the bonus to both sides of Rio Grande would allow more students to live a short walk from campus, within a quarter mile of the 801 and the proposed Orange Line, and directly upstairs from one of the best bike lanes in the city - many of them at the Affordable rates that would be required under the proposed bonus. This is an important opportunity to advance affordability, and other community goals set out in the Strategic Housing Blueprint, the Austin Strategic Mobility Plan, and Imagine Austin. It's an opportunity Austin should take.

Thanks for allowing me to speak at the August 21<sup>st</sup> Meeting. With information requested I have reached out to Josiah Stevenson to assist in providing information to further explain our position. I will include him in my outreach. He will add pertinent information that he wants to share.

Respectfully,

William C. Archer

**From:** Josiah Stevenson <**Sent:** Monday, August 26, 2019 4:39 PM

**To:** Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Anderson, Greg - BC <bc-Greg.Anderson@austintexas.gov>; Kenny, Conor - BC <BC-Conor.Kenny@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Kazi, Faye - BC <bc-Faye.Kazi@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Seeger, Patricia - BC <bc-Patricia.Seeger@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>

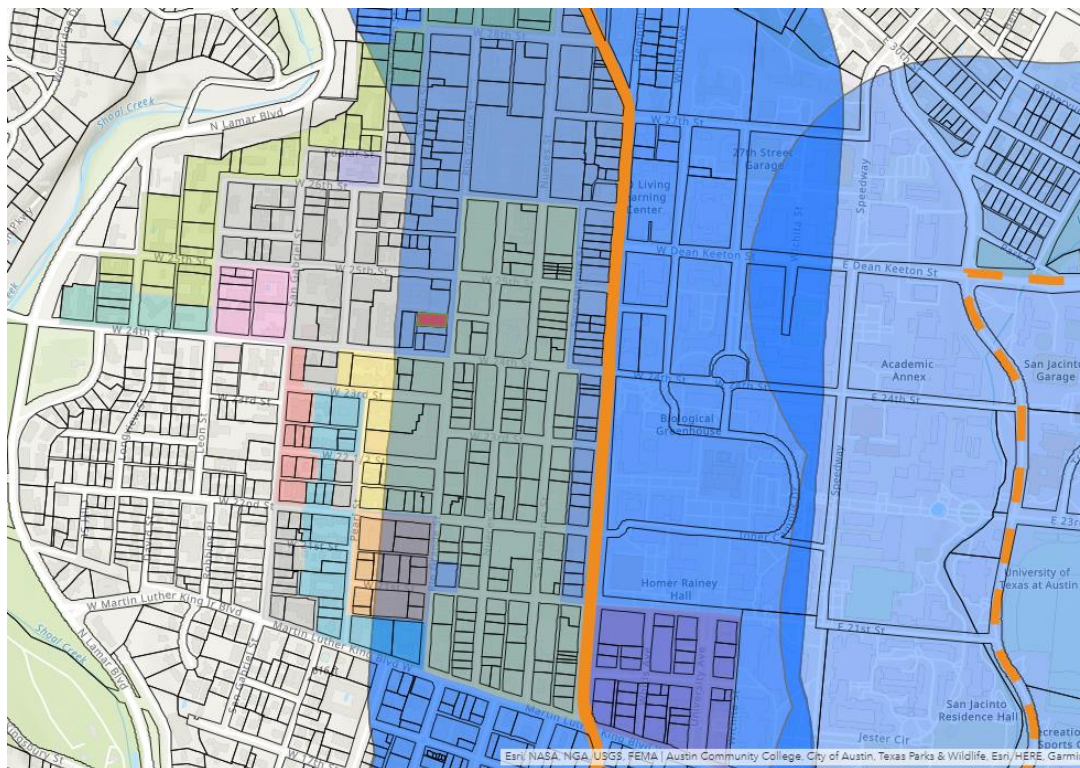
**Cc:** William C Archer <>; Glen Coleman <>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>

**Subject:** [Item C-12] West Campus height zones

**[External email. Caution with links & attachments!]**

Good afternoon commissioners! Hope all is well.

I'm representing the owner of 2404 Rio Grande (shown in orange below, inside the quarter-mile buffer from Guadalupe). We're across Rio Grande from the Inner West Campus portion of UNO (yellow below) and would like to be able to take advantage of the updated bonus you're considering on Tuesday for Inner West Campus, especially the relief from on-site parking requirements.



Extending the bonus to the properties on the west side of Rio Grande would advance community goals, especially affordability and transportation modeshift, in several key ways:

- it would allow more people to live a short walk from campus

- it would allow more people to live within 1/4 mile from a corridor proposed for high capacity transit, both strengthening the potential case for Federal funding and giving more people access to high-quality transit
- it would allow more people to live directly upstairs from high-quality bike infrastructure
- it would create more housing in the face of our city's general housing shortage
- it would very likely create many more below-market units within West Campus
- it would harmonize the height limits on the two sides of Rio Grande, creating more potential visual symmetry from the street

There are many community benefits and few if any community burdens. This is a part of the city where the infrastructure is in place to support more people. The nearest single-family houses to this area outside of UNO are separated from these blocks by another row of commercial, Lamar Boulevard, and the Shoal Creek greenbelt.

There are a few ways to right-size the west side of Rio Grande:

- You could extend the boundary of the Inner West Campus district one or two blocks west, either to Salado (that would match the 1/4 mile distance to Guadalupe) or to Pearl.
- You could apply the provisions of the bonus that's proposed for Inner West Campus to any portions of Outer West Campus that are within 1/4 mile of Guadalupe
- You could modify the height categories within Outer West Campus for the properties on the west side of Rio Grande and waive parking requirements throughout UNO and accomplish many of the same things (although this would likely result in fewer Affordable units)

We would urge whichever of those options makes the most sense. This is a rare opportunity to make more room in one of Austin's most walkable, bikeable, and transit-friendly neighborhoods.

Please don't hesitate to reach out if you have any questions or concerns.

Thanks,

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Josiah Stevenson  
South Llano Strategies  
832.466.2785