

From: David Kleiman
Sent: Tuesday, December 10, 2019 10:37 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Case #: C14-2019-0123

Dear Ms Chaffin,

I am writing regarding a proposed new development on 51st St on the Promise Land Property. I live at 1704 Corona Dr, 78723, which is off Berkman, around the corner from the proposed development.

My wife, Mandi Matlock, and I are against granting a variance for the increase in permeable cover to anything greater than 70%.

As you know there is a creek right behind it. I am sure this land in the past has acted as flood mitigation. Although it would be nice to leave it as is I am sure that would never happen, so even though 70% is worrisome 90% is much more so.

This creek will flood again. There is no doubt that weather is changing with more intense storms so basing variances on historical data is fraught with risk and danger that I am worried is being ignored.

I would propose to decrease the number of parking spaces and to increase the development by a story to make it higher and not wider. If it is already 6 stories, why not 7?

Berkman traffic is pretty awful already for a cross street, and 51st is just going to get worse. The area is currently zoned for 80 some units. In the new proposal it is not clear exactly how many they are building but I would request 300 maximum, not the 400 that I have heard. The people living there are going to be driving no matter what our wishes are, not until public transportation improves, and this will worsen congestion in the area. The extra potential 100 units with 2 people driving there own way to work is a lot more traffic not needed.

Thank you.

Sincerely,

David Kleiman
1704 Corona Dr
Austin TX 78723