

**From:** [darcy nuffer](#)  
**To:** [Walters, Mark](#)  
**Subject:** Re: Case #C14-2021-0037  
**Date:** Thursday, August 26, 2021 7:12:48 AM

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Hi Mark,

Hopefully these aren't too late.

I live at 1507 E. 13th Street and my property backs up to E. 12th Street. I have lived here 9 1/2 years.

I support greater density on 12th Street, but it needs to be done right. This is a once-in-a-generation chance to create good development along this corridor. Given its location at the heart of the city and the dire need for housing, the 35 foot development limits are too low. I support 50-65 feet along the entire corridor. At the same time, allowing 50 foot limits along the back lot line of some of the parcels is too high. Development should step down to 35 feet at the back of the lots to be compatible with neighboring uses.

The NCCD should be simplified as much as possible to encourage the developer to get things built. The neighborhood has been waiting a long time.

The City should prioritize burying utilities along this corridor. The current spaghetti of wires and poles is not pedestrian-friendly and is frankly embarrassing for a city that claims to value urban space and the 12th Street community.

Thanks so much for your time and consideration.

Darcy  
Darcy Nuffer  
Landscape Architect  
512-567-6278

On Mon, Aug 23, 2021 at 10:46 AM Walters, Mark <[Mark.Walters@austintexas.gov](mailto:Mark.Walters@austintexas.gov)> wrote:

Darcy,

You may email your comments to me and I will include them in late backup to Council.

Mark

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**From:** darcy nuffer <> **Sent:** Friday, August 20, 2021 6:12 PM  
**To:** Walters, Mark <[Mark.Walters@austintexas.gov](mailto:Mark.Walters@austintexas.gov)>  
**Subject:** Case #C14-2021-0037

\*\*\* External Email - Exercise Caution \*\*\*

Hi Mark,

I live at 1507 E. 13th Street and the rezoning case above affects my property. I have questions about the changes, including understanding the best way to provide comments if I am unable to attend the Council meeting. Thanks for your help!

Sincerely,

Darcy

Darcy Nuffer  
Landscape Architect  
512-567-6278

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