

From: Michael Curry

Sent: Monday, June 27, 2022 5:09 PM

To: Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Praxis, Solveij - BC <BC-Solveij.Praxis@austintexas.gov>; Mushtaler, Jennifer - BC <BC-Jennifer.Mushtaler@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Anderson, Greg - BC <bc-Greg.Anderson@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Singh, Arati - BC <BC-Arati.Singh@austintexas.gov>

Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: June 28 Agenda Items 1 and 2 - NPA-2022-0027.01; C14-2022-0021

*** External Email - Exercise Caution ***

Dear Chairman Shaw and Commissioners,

Please see the attached letter submitted on behalf of the Bryker Woods Neighborhood Association. Greg Underwood, BWNA President, is out of town and asked me to file this with you.

Thank you,

Michael Curry



Bryker Woods Neighborhood Association Austin, Texas

June 27, 2022

Chairman Todd Shaw and
Members of the Planning Commission

Re: C14-2022-0021; NPA-2022-0027.01
1809 W 35th Street

Dear Chairman Shaw and Commissioners,

We thank the Commission for the additional time for the parties to work on this case. We had hoped to arrive at a resolution before your June 28th hearing, but we ran out of time due to the inevitable communication delays. The neighbors and the neighborhood association will, of course, continue to work with the applicant in an effort to resolve outstanding issues before this case reaches the City Council.

This case involves the redevelopment of property on West 35th Street between MoPac and Jefferson Street into a mixed-use development. Directly behind (abutting) the rear of the redeveloping property are homes that front on W. 34th St.

The neighborhood and the applicant have been working through coexistence issues. Without rehashing points that appear to be resolved, two primary ones remain.

The first involves drainage. West 35th Street is higher than West 34th Street at this location. Water, if unmanaged, floods from the property in question onto the W. 34th St. properties to the South. This condition has created well-documented drainage/flooding problems for some of the homes. The neighbors understandably want to make sure that redevelopment addresses this problem.

The second unresolved issue involves a proposed roof-top deck on the three-story building. The neighbors are opposed to a roof-top deck. There are families, including families with young children, just across the fence. An open-air roof-top deck is unnecessarily intrusive for a

residential area relative to its utility and also raises noise and use concerns, especially since the applicant will be using one of the residential units as a commercial short-term rental.

The neighborhood association will continue to work alongside the immediate neighbors to resolve outstanding issues. We appreciate the applicant's reciprocal efforts and are hopeful we can get all issues ironed out before Council.

Thank you for your service.

Respectfully,

Greg Underwood

Greg Underwood, President
Bryker Woods Neighborhood Association

-----Original Message-----

From: A X

Sent: Tuesday, March 15, 2022 9:03 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Case No NPA-2022-007.01

*** External Email - Exercise Caution ***

Hi Maureen -

I'd like to lodge my objection to this rezoning request for 1809 W 35th Street. Given the significant development efforts in our area (Oakmont, Rosedale, Ridglea, etc), what is COA doing to ensure sufficient and sustainable infrastructure for the number of rezoning changes?

The nearby Grove (mixed use) and Westminister developments have increased traffic and non-stop construction/noise for 2-3 years. Our neighborhoods are now more unsafe and less enjoyable than they were 10 years ago. Urban density does not lead to better and more affordable housing (see Austin, Seattle, and Portland as examples).

Other than MEA Real Estate Ventures would like to make money, how does rezoning this property improve our neighborhood and quality of life?

Thanks for listening,
Angela