



North Loop Neighborhood Association

Board of Adjustment
301 W. 2nd St.
Austin, TX 78701

Subject: North Loop Neighborhood Association and proposed development at 5413 Guadalupe

To the Members of the Board of Adjustments this afternoon, the 9th of September 2022.

My name is Brian Bedrosian and I am currently serving as the Vice President of the North Loop Neighborhood Association (NLNA), a post I have held since 2019.

I am writing this letter on behalf of the NLNA to provide some insight into the neighborhood's past positions on projects such as that being proposed by Webber Studio and their clients that might help to inform how the NA would vote once we are able to properly consider the project.

Marek Hnizda reached out to me regarding this project and we met over Zoom to discuss the proposed variance to the setback along Guadalupe along with their proposed project and what it might look like. We were not able to bring this in front of the neighbors for a formal vote prior to your meeting on the evening of the 12th of this month – so my comments here are simply an idea of our values and how we have responded to similar proposals.

In general, our neighbors have tended to vote in favor of projects that show a considered investment in quality housing within our neighborhood with a focus on affordability, family-oriented units where possible, sustainability and increased density. Our neighborhood plan has sought to support a more urban feel to our neighborhood that aspires to provide space for a more diverse and inclusive community of people in the rapidly heated market that Austin finds itself in. With this in mind, the project per the current proposal is within the parameters of something we might support.

As you may recall we were recently in front of the Board in support of a much larger VMU project at 201 East Koenig Lane at the southeast corner of Koenig and Avenue F. That particular developer worked closely with our neighborhood and PARD to create a project that served the needs of the developer, the aspirations of the neighborhood and the mission set forth by PARD's Parkland Dedication Ordinance. We strongly encourage Webber Studio and their clients to continue to engage our neighborhood throughout the design process to seek a similarly mutually beneficial design.

While I am unable to provide an official neighborhood stance on this project or their request for a Variance to the Board at this time, we are encouraged that they reached out and very interested to see a new vision for that property.

Thank you in advance for your time and consideration of this letter.

Brian Bedrosian
Vice President of the North Loop Neighborhood Association

