

Email from Riti Marsha
To Jonathan Tomko
Thursday 10/10/2023 12:33 PM

Letter of Support
Hyde Park High Street Rezoning 4209, 4213, and 4215, 4221 Avenue H
Case C14-2023-0072

Dear Planning Commissioners and Council Members:

My name is Marsha Riti and have lived as a renter in Hyde Park and Hyde Park adjacent neighborhoods since 2001. In 2020 my little family was able to purchase the house we were renting. I have always worked hard to be part of my community and create a safe space for all my neighbors, property owners and renters alike. I am a member of the Hyde Park Steering Committee, the vice president of Sunshine Community Gardens, a recent board member of Hope Food Pantry, and I lead the Emergent Environmentalist Club at Russell Lee Elementary School where my daughter attends third grade. My opinions are my own but my history and involvement in the community impacts my opinions.

I wanted to express my support for the rezoning of Hyde Park High Street. Not all developers are alike but these specific developers have worked diligently with the neighbors and business owners to create a design that will bring value and a greater sense of community to the neighborhood. The redevelopment will create high quality spaces for businesses to thrive and will be a valuable third space for neighborhood residents and members of the greater Austin community.

For example, I just recently found out that the annual Arts Market was not able to use their original location in the Hyde Park Fresh Plus parking lot which was distressing for the organizers. Thankfully Ray Brimble and Jesse Lundsford of Hyde Park High Street Development have graciously donated the use of their parking lot for the Art Market on Dec 9th. The market will coincide with activities provided by Quack's Bakery and a sidewalk sale by Fortress Shoes. The developers want this space to work for the community and businesses, helpful actions like this reinforce a sense of community and belonging.

Also, as an avid commuter cyclist I have no attachment to parking with the exception of ADA parking. I am deeply concerned about the climate crisis and our reliance on individual vehicles. So leaving the parking lot as is, is not my preference. Communities should be for people not cars.

As an aside, I am not happy with our current public transportation system and bicycling / pedestrian safety. No one should wait more than fifteen minutes for a bus or train and there are large sections of Austin that are underserved in terms of access to close public transit or even sidewalks. When I am in neighborhoods near I-35 or on the east side of town it's hard to not notice the lack of sidewalks. I support the redevelopment of parking lots and removal of parking requirements, however, addressing public transport, bicycle lanes, and pedestrian needs has to happen in tandem.

Thank you for your time,
Marsha Riti
4208 Ave B

Email from Chris Carty
To Jonathan Tomko
Thursday 10/10/2023 1:34pm

I am writing to register my opposition to this rezoning. The project in question does not fit in Hyde Park. It is too large for the current character of the neighborhood. The developer is planning to build office space that is not needed in this city as we have thousands of square feet of available office space that is currently not leased and is vacant. They also plan to build a space for a large restaurant and retail space. They also do not have a viable plan for parking for all of the future office, retail and restaurant workers nor for the restaurant patrons. This will force patrons and workers to park on the surrounding narrow neighborhood streets. This is in addition to the cars that use the current parking lot and will be forced to park elsewhere due to the development. The developer does not seem to care about the impact that the project will have on the neighbors' lives. In addition, the plans call for the building to sit very close to 44th street and will make it difficult for pedestrians to walk especially given the increase in the number of pedestrians that this project will bring to the neighborhood. I urge the Planning Commission to deny the application for rezoning and ask the developer to redesign an more appropriately sized project with an more appropriate mix of uses.

Best regards,
Chris Carty
4316 Duval St.
Austin, Texas 78751

Email from Bennett Maddox
To Jonathan Tomko
Friday 10/20/2023 1:34pm

Dear Planning Commissioners and Council Members:

I want to express my support for the rezoning of the property mentioned above. I'm a resident of Hyde Park and live on Avenue H. I have two children under the age of 4 and believe that this developer has been thoughtful with their plans for this development, putting the neighborhood's interest at the forefront.

Bennett Maddox
