

From: [REDACTED]
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Subject: Project at 2612 S 1st Street, C-15-2024-0040
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Hello, I'd like to register my concerns about the project referenced above. I'm the president of the Dawson Neighborhood Association, located near this project. (Our boundaries are Oltorf, S 1st, Congress Ave and Ben White). Many of us in our neighborhood would like to ask the B of A to postpone their hearing of this case. We will not have an official position on the matter since we don't meet until after the meeting, enough of us have expressed concerns to merit reaching out to you.

We met with the developer's representative who spoke to us at our last meeting and we liked some aspects of the project, while expressing concerns about issues like setbacks and traffic. We liked that she assured us that many of the units will be affordable, but there is reason to be skeptical. After viewing the B of A supporting materials, the proposal raises some concerns about how affordable these units can be, given the expense of the project: all of the parking will be underground and the project includes a swimming pool, both of which are very expensive to build. Quite possibly, we fear, the builder wants to get the plan approved and then ask the PC or council for a reduction in affordable units or substituting fee in lieu. Neither of these options are acceptable, in our opinion.

Certainly these concerns, along with those expressed by our friends in the Galindo neighborhood, merit a postponement.

Thank you for your attention!

Julie Woods
DNA President

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