
Dear Planning Commissioners,

On behalf of the Highland/Skyview Contact Team, I am writing in support of the rezoning and NPA request for 7003, 7005, and 7007 Guadalupe Street. The Contact Team voted to support this case **5-0**, with 1 abstention and support from 4 non-voting members.

Our support is based on both the merits of the project and the applicant's constructive engagement with the neighborhood. The applicant met with the Contact Team, listened to concerns, and made meaningful changes in response to neighborhood concerns. In addition, this property is well suited to the proposed intensity of use, as it is located within ¼ mile of Crestview Station, which features transit and diverse commerce. Moreover, this property has the advantage of being adjacent to a neighborhood park towards its rear, minimizing potential conflict with existing SF homeowners and tenants.

The applicant has also worked with us on commitments intended to ensure the project benefits Highland. The application has agreed to the following, which is being formalized as MOU:

1. Continued good faith efforts to request from city staff that parkland dedication fees from the project be directed, to the extent feasible, toward the **Highland Neighborhood Park trail system**, including along Waller Creek.
2. A **\$20,000 contribution** to the Austin Parks Foundation's Highland Neighborhood Park Fund, to be held in escrow until approval of the requested zoning request.
3. Continue working with the Contact Team on an existing draft of **prohibited CS uses** to align the commercial space with neighborhood-scale retail.
4. Make a good-faith effort to evaluate infrastructure that could support **kitchen-capable commercial space**, including civil water and wastewater capacity.

We understand planning staff have recommended MS-6 zoning, instead of CS zoning. However, the neighborhood has been clear that it wants **active, neighborhood-scale ground-floor retail** in this location. Many residents chose Highland because of its potential for true transit-oriented development. Although MF zoning will increase housing density, destinations and retail are key to a truly walkable neighborhood. We recognize that mixed-use development can sometimes feel out of scale in an area that has not yet fully grown into that vision, but without allowing both housing and active commercial uses near transit, we will not realize the walkable, transit-oriented environment long planned for Crestview/Highland.

Sincerely,



Alejandro de la Vega
Chair, Highland/Skyview Contact Team