

#89

Late Backup

architecture 365

Date: 05/19/11

Honorable Mayor Lee Leffingwell
Mayor Pro Tem Mike Martinez
Council Member Sheryl Cole
Council Member Bill Spelman
Council Member Laura Morrison
Council Member Randi Shade
Council Member Chris Riley
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Riverside Gardens-6716 East Riverside Drive
Zoning Case #C14-2011-0005.01
Plan Amendment Case #NPA-2011-0005.01


Honorable Mayor, Mayor Pro-tem, and Members of the Council:

As an active member on the East Riverside Corridor (ERC) Working Group, I am both informed and excited about the potential the ERC has for creating a lively, mixed-used corridor. The adopted ERC Master Plan harnesses East Riverside's development potential by encouraging *designed* urban density. As you-know density is the critical, catalytic ingredient required to make the ERC a vibrant walkable, economically & environmentally sustainable corridor.

This is why I was so alarmed when I was made aware of the Neighborhood Plan and Zoning change proposed for Riverside Gardens. At first glance, one might celebrate a homebuilder providing an affordable housing product. But, I'm concerned that the requested zoning and neighborhood plan changes do not reinforce the adopted East Riverside Corridor Master Plan.

Staff has worked hard to engage the community while expediting the regulating plan process. Therefore, I am requesting a hearing postponement to allow staff to finalize a draft of the ERC Regulating Plan and time to consider how the proposed amendments impact achieving the goals of the ERC Master Plan.

Respectfully,


Christopher "Kit" Johnson, AIA, CNU, LEED AP
Principal, Architecture 365, Inc.