

Heldenfels, Leane

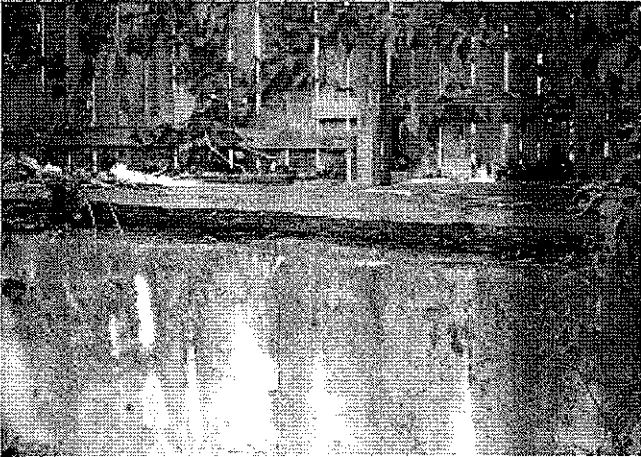
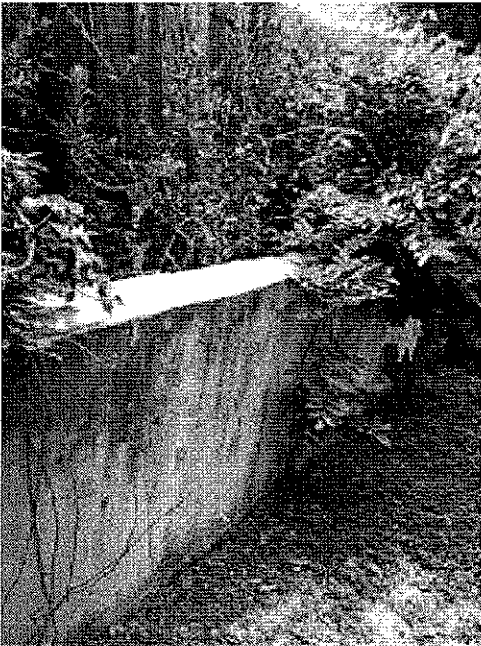
From: R Krivoniak ~~City of Austin~~
Sent: Friday, July 11, 2014 3:48 PM
To: Heldenfels, Leane
Cc: tony sandefur
Subject: Case# C16-2014-0010 or 501 E. Oltorf
Attachments: Retaining wall str letter.pdf; Ret Wall Kaplan Letter to Neighbor 11 14 2011.pdf

As the owners of duplexes at 500 and 502 Long Bow Lane, immediately behind the District at SOCO apartment complex at 501 E. Oltorf, we are opposed to the granting of a variance for a larger sign currently being sought by the project's management/owners. We encourage the Sign Review Board to enforce the City of Austin's sign ordinance. The existing sign is quite unattractive and is a perfect example of the reason the City of Austin has a need for a sign ordinance - to provide some aesthetic protection from such commercialization. Sadly, the sign ordinance is often quite weak, evidenced by the multiple glaring examples around town that should not be allowed.



We had assumed this SOCO sign was compliant since it has been in place for some time, and we are glad that the City has the opportunity to have it removed. It is yet another example of the District at SOCO's disregard for its neighbors. To wit:

1. We requested assistance from Development Review and Code Enforcement during the construction of the District at SOCO regarding their severely leaning retaining wall that abuts several Long Bow Lane lots along the rear property lines. Even after meeting with the engineers representing SOCO, nothing was done. Exacerbating the retaining wall's unsightly appearance, the fence built a few feet back from their property line atop of wall created a "no man's land" of trash (which can realistically only come from their property) and weeds that we cannot easily reach. And, it's not our property to maintain!



2. Interior lighting from the SOCO parking garage shines directly onto the bedroom windows of our and other duplexes along Long Bow Lane. We complained about this before the project was even finished, but apparently City ordinance only requires the shielding of the garage's "exterior" roof-level lights.



3. All stormwater runoff from this project was to be retained and released slowly on the Oltorf side to flow into the creek a bit further east. However, runoff from the SOCO rear setback field still flows under the fence at the northwestern end of 500 Long Bow, causing erosion onto our property.



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4. Over our objections, the rear face of the parking garage was painted a garish green. We requested that ANY of the colors used elsewhere on the project would be far preferable. It remains quite an eyesore from our perspective.



5. Very recently we called the SOCO office to come and retrieve a pole and metal sign (reading something like ALL PETS MUST BE ON LEASH), which were apparently thrown over their rear fence. Had that hit someone on our property, it could have been lethal.

Again, please do not approve this sign variance.

C.K. Sandefur & N.R. Krivoniak
Owners: 500 & 502 Long Bow Lane
512-346-2200
512-926-0733



SYNERGETIC ENGINEERING, P.L.L.C.



Date: November 09, 2011

Project: The District at SoCo
501 East Oltorf Street
Austin, Texas

Subject: Structural Engineering Inspection Letter-

Existing Concrete Retaining Wall

Engineer's Certification:

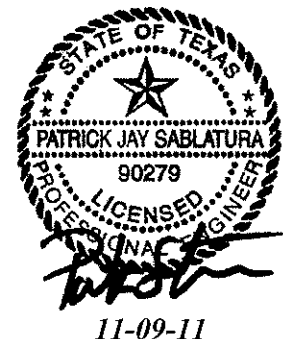
Synergetic Engineering has been retained by the client to investigate items of possible structural significance. This report represents the professional opinion of the Licensed Professional Engineer at the time of the inspection and the reviewing Licensed Professional Engineer following the inspection, and is furnished as an aid in determining the physical condition of the inspected premises and reported aspects thereof as deemed reasonable. It is understood that all aspects of the physical condition of the items in question cannot be determined by a one-engineer, limited-time, limited observation, visual inspection of those accessible and observable areas, and that all statements contained in this certification are premised on and limited to such visual inspection.

This commercial project contains an existing retaining wall along the south side of the site near the south east corner of at least 10 years in age. The wall runs along the property line averaging 4 feet in height with no structures within 10 feet of either side. The cast in place structural retaining wall appears to have experienced slight uniform rotation creating a leaning effect approximately 4-5 inches from base to top of the vertical wall face. Only slight cracking can be seen on the exposed face which is most likely due to the standard concrete curing process. Several mature trees have grown directly above and below the wall in which can also influence wall movement.

An onsite inspection of this existing retaining wall has been executed to determine the structural integrity of said wall including any noticeable deflections, damage, consolidation, horizontal movement, surface aberrations, bowing, cracking, and tilting. There are no signs of any compromise in the structural integrity of the wall with the exceptions listed above. Therefore, I am able to conclude that at the time of the inspection, the wall does not pose a threat of overturning failure. However, if any additional deflection or rotation of the wall occurs, we recommend another site visit by a structural engineer should be performed to assure the structural integrity of the retaining wall.

Sincerely,

Pat Sablatura, P.E.
Professional Structural Engineer
Registration # 90279



11509 Autumn Ridge Drive
Austin, Texas 78759

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C16-2014-000510

MKGS SoCo Investments, LP
6363 Woodway, Suite 300
Houston, Texas 77057
713.977.5699 / Fax: 713.977.5697

November 14, 2011

Nicklas (Rick) Krivoniak
2003 Delwood Court
Austin, Texas 78723
512-926-0733

RE: Retaining wall on south border of property.

Dear Rick,

This letter is in addition to the letter date November 9, 2011 from Synergetic Engineering, P.L.L.C. ("Structural Engineer) regarding Structural Engineering Inspections Letter – Existing Concrete Retaining Wall. Should additional deflection or rotation of the wall occur, and the subsequent site visit by the Structural Engineer result in the recommendation that further measures be taken to preserve the integrity of the wall, we will make sure that such measures are taken.

Sincerely,



Geoff Simpson
Manager of MKGS SoCo GP, LLC, general partner of
MKGS SoCo Investments LP