

RICHARD MEYER

3905 Pete's Path Austin, Texas 78731

Betty Baker, Chair
Zoning and Platting Commission
City of Austin
P. O. Box 1088
Austin, Texas 78767

February 24, 2010

RE: *Proposed Jefferson Street Rehabilitation Hospital, 1600 W. 38th Street*
Case number: SPC-2009-0066C

Dear Betty:

I am writing to join many of my neighbors to express opposition to the above-referenced application and proposal, for the following reasons:

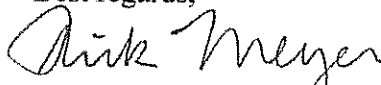
Compatibility: The proposed huge, boxy structure with its intense medical use is incompatible with our quiet Ridglea neighborhood immediately adjacent, and also with the pleasant mixed-use retail district to the south along Jefferson and Kerbey Lane. This 24/7 hospital operation and its noise and bright lights would hover above our homes and quiet streets. The current building has maxed out the site and presents daily problems.

Traffic impact: Doubling the size of the current building will send parking into our residential streets and send cut-through traffic headed west along West 39th Street to get to Bull Creek Road and points north. Jefferson Square and Kerbey Lane businesses will experience increased intrusions by hospital visitors seeking overflow parking.

Medical district encroachment: This hospital proposal is well beyond the reasonable westerly limits of the current hospital/medical district along 38th Street and Lamar. Shoal Creek is the logical place to stop the advancement of the intensive uses medical facilities generate. Residents and business owners in the affected area consider this case an indicator of future development trends, good or bad. Please deny this application.

I regret I cannot attend the March 2 hearing on this matter but know you will give the proposal and these comments your usual thorough and fair consideration.

Best regards,



RICHARD W. MEYER

(512) 451-0089 home

(512) 413-0530 cell

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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and:

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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Feb 16, 2010

MICHAEL NIGBY

Your Name (please print)

3935 STEAK CREEK

Your address(es) affected by this application

2/11/10

Date

Signature

Daytime Telephone: 296-8436

Comments: THIS OWNER ALLOWS

CONSTRUCTION WORKERS TO

WORK AT 1:00 AM WAKING

UP EVERYONE IN THE NEIGHBORHOOD.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

received
2/11/10

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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Planning Commission, Feb 16, 2010

Hilary Francis, Owner

Your Name (please print)

1601 W. 38th St, Suites 3-4

Your address(es) affected by this application

Hilary Francis

Signature

Daytime Telephone: 512-492-3552

Date

Comments: Strongly object! Would create a big traffic and parking problem, as well as negative effect on all of the small businesses in Jefferson Square and Corbey Lane. Austin is known for its unique small business and what they contribute to the community. This would hurt many businesses including mine.

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City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

received 2/16/2010

OAKMONT HEIGHTS NEIGHBORHOOD ASSOCIATION

February 15, 2010

Ms. Betty Baker, Chair
Zoning and Platting Commission
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Request for Postponement of Public Hearing for Jefferson Street Rehabilitation Hospital
Case No. SPC-2009-0066C, 1600 West 38th Street, Conditional Use Permit
Zoning and Platting Commission Meeting February 16, 2010
(City Case Manager Sue Welch)

Dear Chairwoman Baker and Members of the Zoning and Platting Commission:

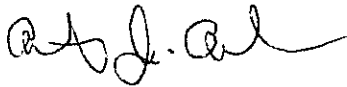
The Oakmont Heights Neighborhood Association supports the Ridgelea Neighborhood Association and Ridgelea neighbors requests for a postponement of the Zoning and Platting Commission public hearing of Case No. SPC-2009-0066C, scheduled for Tuesday, February 16, 2010.

The item under consideration is a request for a Conditional Use Permit for case number SPC-2009-0066C, which entails a proposal to build an approximately 59,000 square foot rehabilitation hospital facility.

The site adjoins residential neighborhoods on three sides, and the Kerbey Lane neighborhood business district on the south. The Oakmont Heights neighborhood lies directly across Bull Creek Road from the Ridgelea neighborhood and nearly abuts the subject property at 1600 West 38th St. Oakmont Heights shares roadways with Ridgelea, and many of the pressures, including increased traffic on neighborhood streets. The proposal to expand such intensive uses as hospital services so deeply into residential territory is worrisome, would set a bad trend for the area, and would lead to deterioration of neighborhood qualities.

The Oakmont Heights Neighborhood Association respectfully requests that you grant the request by Ridgelea for a postponement of the hearing regarding Case No. SPC-2009-0066C.

Sincerely,



Arten J. Avakian, President
Oakmont Heights Neighborhood Association
c/o 1813 West 36th Street
Austin, Texas 78731
ajavakian@aol.com
(512) 452-6188

Welch, Sue

From: sartexas@gmail.com on behalf of Chris Allen [chris@somearchitect.com]
Sent: Sunday, February 14, 2010 1:35 PM
To: Welch, Sue; Anguiano, Dora
Subject: SPC-2009-0066C

To: City of Austin Zoning and Platting Commission
From: Rosedale Neighborhood Association

RE: Request for postponement of C.U.P. hearing, case #SPC-2009-0066C

Madam Chair and members of the Z.A.P. Commission:

The Rosedale NA requests postponement of the above-referenced case. We have just received a copy of the Neighborhood Traffic Analysis created by City staff, and see some issues with it that we'd like to resolve with staff prior to a hearing. This is a very complex case with tremendous potential impact on the surrounding neighborhood, so we'd appreciate being given some time to understand the traffic figures.

This is our first request for a postponement. It's worth noting that the site straddles the border between Ridgelea and Rosedale, so both neighborhoods have standing in the matter.

As always, thank you for your service to our fair city!

Chris Allen
co-chair, Rosedale NA zoning committee

Chris Allen
architect
*some assembly required
www.somearchitect.com
(512) 467-2888
chris@somearchitect.com

2/16/2010

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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Feb 16, 2010

RICHARD W. MEYER
Your Name (please print)

☐ I am in favor
☒ I object

3905 PETE'S PATH, AUSTIN 78731

Your address(es) affected by this application

Richard Meyer
Signature

2-11-2010

Date

Daytime Telephone: 512-451-0089

Comments: This bulky building and its brightly-lit parking structure would intrude into a quiet neighborhood and generate excessive traffic through the area along W. 39th Street. This "hospital" use expansion is well beyond past agreed western boundaries of the Seton medical district. Let's draw the line on hospital district intensive use at Shoal Creek by denying this application.

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review
Sue Welch
P. O. Box 1088
Austin, TX 78767-8810

REC. 2/12/2010

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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Planning Commission, Feb 16, 2010

Cathy & Thomas Franzetti

Your Name (please print)

☐ I am in favor
☒ I object

3707 Kerbey Lane Austin TX 78731

Your address(es) affected by this application

Therese Franzetti

2-10-2010

Signature

Date

Daytime Telephone: 512-450-1121

Comments: Our Jewelry Store is across the street & 2nd Bldg on Block nearest this proposed development. Parking problems are our main concern as the over crowded street problems now lead to many Auto & Auto pedestrian Accidents. Higher density without adequate parking will only make the existing problems worse

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City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

cc 2/12/2010

5 February 2010

to: Chairwoman Baker and Members of the Austin Zoning and Platting Commission (ZAP)

re: **Request for postponement of public hearing for Jefferson Street Rehabilitation Hospital (SPC-2009-0066C)**

Dear Chairwoman Baker and Members of the Zoning and Platting Commission:

We are writing to you to formally request a postponement of the ZAP public hearing of this case scheduled for Tuesday, February 16, 2010. We are requesting a two-week delay in order to adequately prepare for the hearing.

The item under consideration is a requested "Conditional Use Permit" (CUP) for case number SPC-2009-0066C. The case entails a proposal to build an approximately 59,000 sf Rehab facility behind an existing 102,132 sf Medical Office building on the property at 1600 W. 38th Street.

The site is surrounded by the Ridgelea neighborhood, north and west, Rosedale on the east, and the Kerbey Lane neighborhood business district on the south. It also meets the boundary of the Oakmont Heights Neighborhood at Bull Creek and Jefferson and is a block from the Bryker Woods Neighborhood (south).

All of these neighborhoods, including the small business owners, have been following this proposal for almost a year through an earlier version that proposed and failed to receive numerous variances from compatibility standards.

We've only recently seen the Neighborhood Traffic Analysis and City staff's final report to ZAP (first available to us on 02/01). We are only now forwarding our first questions to Staff about the final report and traffic analysis and are still trying to assess what changes were made to the proposal in order to clear comments. The Case Manager has said that some of the later notes from various Staff reviewers may not yet be back in the project file for our review.

So, even with the re-notification, this timing doesn't afford much opportunity to coordinate review and input from the membership of four neighborhood associations, and the affected businesses, and to hear back from Staff about the questions we've raised. (Staff's answers may lead to additional follow-up questions.)

The applicant has had nearly a year to prepare for this hearing, and we will reasonably need more time for neighborhood businesses and associations to digest and respond to their submissions and staff's reports.

Based on the information we have about the proposal so far, the neighborhoods and small business owners are united in our opposition to this proposed use on this site:

- A hospital use is not compatible with the uses of abutting sites (§25-5-145-B-3). Hospitals have negative impacts on surrounding residential and business areas, including 24/7 traffic, parking and noise. With existing single-family residential uses directly abutting the site, those incompatibilities are extreme and unacceptable. The most corrosive impacts would be on land use, as neighborhood-oriented businesses would compete for on-street parking and commercial sites convert to businesses

that serve the Hospital use, such as uniform and medical equipment shops.

- The proposed project does not provide “adequate and convenient off-street parking” (§25-5-145-B-4). While the proposal appears to meet the letter of the City’s code for off-street parking requirements, those requirements are unrealistically low and have not been updated in many years (they were not among those updated five years ago). The amount of parking proposed for new facility is only 30% of the standards for it to be licensed by the State Department of Health Services, absent a formal parking study (but that study is unlikely to show 70% less demand). And these numbers are accomplished only by specifying compact spaces in nearly the maximum allowed proportion. This too is an outdated standard, and will be anything but “adequate and convenient” for the users of this garage. The existing medical office building already competes for on-street parking with the neighborhood and neighborhood businesses, and the proposed new facility would exacerbate that to an intolerable level.
- The applicant has specified a shifting list of partners and participants, and we are not sure who will actually operate (occupy) this facility.

We ask that you grant a postponement of two weeks so that we are able to digest and respond to the final version of this proposal.

Respectfully Submitted,

Mandy DeMayo, President
Michael Holleran, Zoning Committee Co-Chair and
Judith Morrow Sanders Zoning Committee Co-Chair and registered Interest Party
Ridgelea Neighborhood Association

cc: Greg Guernsey, Director of Planning and Development Review
Sue Welch, Case Manager, Planning and Development Review
Dora Anguiano, Planning and Development Review

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Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Feb 16, 2010

Craig Sexton

Your Name (please print)

1611 W. 39 1/2 St. #

Your address(es) affected by this application

Craig Sexton

Signature

Daytime Telephone: 458-3477

Date

2/08/10

Comments: The reason I object is due to the fact that there has been

overnight construction at this location that has kept me from sleeping. The contractor

told police they had a noise variance. I contacted Clara Hilling at the COA

noise permitting department and she said they had no such variance.

This was later confirmed by a 311 operator who read the original 52-day

permit. The whole point being is I really want to sleep and so does everyone

in my building. I don't object to the purpose of the building per se, I just

hope that the builders have the decency to consider the effect of the construction

noise on residents.

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Sue Welch

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Austin, TX 78767-8810

2010 FEB 10 PM 04:18:28

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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Planning Commission, Feb 16, 2010

Your Name (please print) Ellen Spencer

Your address(es) affected by this application 3901 Bj Jefferson

Signature [Signature] Date 2/6/10

Daytime Telephone: 512 467 2456

Comments: I oppose construction of this facility

If you use this form to comment, it may be returned to:

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Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

2010 FEB 16 PM 04:10

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Public Hearing: Zoning and Platting Commission, Feb 16, 2010

JAMES T. ANDERSON

Your Name (please print)

1601 W. 38

Your address(es) affected by this application

2-8-10

Date

Signature

Daytime Telephone: 453-1533

Comments: DEVELOPMENT TOO INTENSE

TOO NEAR TO NEIGHBORHOOD &

SHOAL CREEK

TRAFFIC CONGESTION IS

ALREADY INTENSE IN AREA

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- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Planning Commission, Feb 16, 2010

JAMES T. ANDERSON

Your Name (please print)

1601 W. 38

Your address(es) affected by this application

James T. Anderson

Signature

453-1533

Daytime Telephone:

Date

2-8-10

Comments:

ALCA ALREADY CLOBBED

WITH TRAFFIC.

WOULD IMPACT SHOAL CREEK

ADVERSELY

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

2010 FEB 10 PM 04:18:13

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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Feb 16, 2010

Sherry Diane Gingas
Your Name (please print)

☐ I am in favor
☒ I object

3700 Verbeke Lane

Your address(es) affected by this application

Sherry D. Gingas 2/6/10
Signature Date

Daytime Telephone: 512-791-9516

Comments: I own property at 3700 +

3700 1/2 Verbeke Lane and have a business
there as well. This area is already
incredibly congested and difficult to
navigate during business hours and I
feel this project is causing an absurd
disturbance to hospital! This could
seriously affect all the businesses on
Verbeke Lane in a negative way to say
nothing of the neighborhood adjacent to the
If you use this form to comment, it may be returned to: City of Austin

City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

Respectfully,
Sherry Gingas

2010 FEB 10 PM04:18:05

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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Planning Commission, Feb 16, 2010

S00 CHOI

Your Name (please print)

1705A Eilante LN Austin 7873

Your address(es) affected by this application

Sue Young Choi

Signature

Date

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

2010 FEB 10 PM 04:17:51

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Case Number: SPC-2009-0066C

Contact: Sue Welch, 974-3294 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Feb 16, 2010

EMILIE *OGAWA*

Your Name (please print)

☐ I am in favor
☒ I object

1701-A EMILIE LN. AUSTIN, 78731

Your address(es) affected by this application

Emilie

Signature

Date

Daytime Telephone: *228-2541 (572)*

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

2010 FEB 10 PM 04:17:46

Welch, Sue

From: Anguiano, Dora
Sent: Tuesday, March 02, 2010 1:12 PM
To: Betty Baker; Cynthia Banks; Donna Tiemann; Gregory Bourgeois; Patricia Seeger; Sandra Baldridge; Teresa Rabago
Cc: Welch, Sue
Subject: FW: [rosedale] Tonight's Zoning and Platting comm. hearing

-----Original Message-----

From: Karen Pozdro [mailto:karen@pozdro.com]
Sent: Tuesday, March 02, 2010 12:52 PM
To: Anguiano, Dora
Subject: Re: [rosedale] Tonight's Zoning and Platting comm. hearing

Dear Zoning Planners,
Regarding the plans for Jefferson Street Rehab Hospital (#SPC-2009-0066C) Please consider the adverse effect such a plan would have on nearby neighbors! There are single family homes so close to this proposed spot. These folks will inevitably have the neighborhood over run with traffic & parking issues, as is evident a bit further North at the Cornerstone Hospital-- That is not neighborhood friendly!
It is my hope that everyone can agree to one of the other proposed sights that are on major corridors. It would also be a big bonus for anyone that shares space with them that they be required to provide enough parking.
Thanks so much for your help on this-
Karen Pozdro

On Mar 2, 2010, at 10:49 AM, Chris Allen wrote:

> Hi Neighbors:
>
> If you're planning to join the festivities tonight, the hearing begins
> at 6 PM at City Hall in the Council Chambers. We're item #4 on the
> agenda, but it's always hard to know when a particular item will come
> up. Our case could happen at 6:30 if several cases prior to ours
> postpone or go on consent, or it could be at 8:00 if those cases are
> all contested.
> The good
> news is that anyone who's attended a large-turnout hearing will tell
> you that there's a party atmosphere in the lobby at City Hall while we
> wait, and it's been a great way for people to get to know their
> neighbors.
> There are
> tables and seating, so you can even enjoy your dinner at City Hall for
> a new experience. Did we mention the art installations, wifi, and
> convenient parking beneath the building on the Lavaca side??
>
> If that doesn't sound like the Perfect Tuesday Night, then you might
> take a moment to email Z.A.P. commission members to voice any concerns
> you may have about the project. Gina and I walked all around the
> Cornerstone Hospital site again this morning and saw over 50 cars
> parked all around Ramsey Park and beyond. We sure don't want that to
> happen to our neighbors in Ridgelea.
>
> Your message would be emailed to ZAP liaison Dora Anguiano
> dora.anguiano@ci.austin.tx.us
>
> Attn:
> Zoning and Platting Commission members

> subject: case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital
>
> Thanks!
>
> Chris Allen
> Rosedale NA
>
> Chris Allen
> architect
> *some assembly required
> www.somearchitect.com
> (512) 467-2888
> chris@somearchitect.com
>
> [Non-text portions of this message have been removed]
>
>
> _____._____
> Reply to sender | Reply to group | Reply via web post | Start a New
> Topic Messages in this topic (1) RECENT ACTIVITY:
> • New Members 5
> Visit Your Group
> Rosedale Neighborhood website: <http://rosedale-na.org/> RNA ads
> mailing list: http://groups.yahoo.com/group/rosedale_ads/
> or via email to rosedale_ads@yahoogroups.com
>
> To unsubscribe, choose one of these three methods:
> * send email to rosedale-unsubscribe@yahoogroups.com from the address
> by which you are subscribed, OR
> * unsubscribe via the mailing list webpage at
> <http://groups.yahoo.com/group/rosedale/>, OR
> * send a request to the moderators at rosedale-owner@yahoogroups.com
>
> Switch to: Text-Only, Daily Digest • Unsubscribe • Terms of Use .
> _____._____

Welch, Sue

From: Anguiano, Dora
Sent: Tuesday, March 02, 2010 1:12 PM
To: Betty Baker; Cynthia Banks; Donna Tiemann; Gregory Bourgeois; Patricia Seeger; Sandra Baldrige; Teresa Rabago
Cc: Welch, Sue
Subject: FW: To Zoning and Platting Commission members...JUST SAY NO! on case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital

-----Original Message-----

From: Kent Hemingson [mailto:khemingson@mail.utexas.edu]
Sent: Tuesday, March 02, 2010 12:46 PM
To: Anguiano, Dora
Subject: To Zoning and Platting Commission members...JUST SAY NO! on case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital

As residents of the Rosedale neighborhood which is immediately adjacent to the proposed zoning variance request (case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital) being presented this evening, we strongly urge you to NOT APPROVE this request.

The traffic congestion in the immediate area is already beyond the safe maximum safe level, and the significant additional parking/congestion would create unacceptable safety issues for everyone in the area.

Thank you,

Kent and Carol

Kent & Carol Hemingson
2509 West 45th St.
Austin, TX 78756
512/454-5904

Welch, Sue

From: Anguiano, Dora
Sent: Tuesday, March 02, 2010 12:00 PM
To: Betty Baker; Cynthia Banks; Donna Tiemann; Gregory Bourgeois; Patricia Seeger; Sandra Baldrige; Teresa Rabago
Cc: Welch, Sue
Subject: FW: case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital

From: Karen and David [mailto:kdmatthis@austin.rr.com]
Sent: Tuesday, March 02, 2010 11:51 AM
To: Anguiano, Dora
Subject: case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital

Attn:
Zoning and Platting Commission members,

RE: case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital

Please do not allow this intense use of space in a residential area. Traffic in the area can be very congested as it is, and this facility will make it much worse. Many cars would park on the neighborhood streets, endangering children, pets, and other pedestrians. Just take a look around Cornerstone Hospital in Rosedale to see the degradation their traffic has caused that neighborhood. There are cars parked for blocks everyday around that facility. The noise, lights, and traffic of the proposed facility are inappropriate for this neighborhood. Bull Creek Rd already serves as a major thoroughfare for cut-through traffic at rush hour, though it was built to be a neighborhood arterial. The area cannot handle more intense congestion.

Please do NOT approve this variance request or proposed building.

Thank you,
Karen Saadeh
3502 Arrowhead Drive

3/2/2010

Welch, Sue

From: Anguiano, Dora
Sent: Tuesday, March 02, 2010 12:00 PM
To: Betty Baker; Cynthia Banks; Donna Tiemann; Gregory Bourgeois; Patricia Seeger; Sandra Baldrige; Teresa Rabago
Cc: Welch, Sue
Subject: FW: case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital

From: Jason Edwards [mailto:jason@agentjason.com]
Sent: Tuesday, March 02, 2010 11:21 AM
To: Anguiano, Dora
Subject: case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital

Attn:
Zoning and Platting Commission members
subject: case #SPC-2009-0066C Jefferson Street Rehabilitation Hospital

I will not be able to make the zoning commission meeting this evening and wanted to register my opposition to the approval of the Jefferson Street Rehabilitation Hospital. I live in the Rosedale neighborhood and believe that the lack of parking for this project will negatively effect the appearance, livability and property values of the Rosedale and Ridgelea neighborhoods. Thank you for considering my opinion.

Jason Edwards
4618 Shoalwood Ave
78756

Welch, Sue

From: John Eastman [johnandliane@gmail.com]

Sent: Tuesday, March 02, 2010 7:23 AM

To: Welch, Sue

Subject: Jefferson Street Rehabilitation Hospital

Sue,

Thanks again for all your help with understanding the development proposal and the applicable codes and standards. Please pass along the following comments to the Zoning and Platting Commission on my behalf.

**Jefferson Street Rehabilitation Hospital
Case#: SPC-2009-0066C**

Like many of my neighbors I would like to express my concerns with the proposed development. In particular the incompatibility of dropping a suburban slab of a building immediately adjacent to a residential neighborhood.

While the proposal meets the height and stepback standards of the code it is out of compliance with the massing requirements of Section 25-2-1065 (A). That section requires the use of design techniques that *"prevents the construction of a structure in close proximity to a single-family residence zoning district that is: (i) significantly more massive than a structure in a single-family residence zoning district; or (ii) antithetical to an appropriate human scale; "*.

In addition to the problems with the building there is also the long unbroken expanse of new retaining wall on the north side of the property. The result the proposed retaining wall and local topography is that traffic circulating on the north side will loom above the existing privacy fence, in the northeast corner it may even be higher than the roof of the adjacent ranch style homes. This could have the unfortunate effect of allowing headlights to shine into second story windows of the homes beyond. The compatibility cross sections provide a graphic illustration of the issue.

I am a strong supporter of infill development and appreciate the the time and effort that went into developing Austin's infill development standards. This proposal does not comply with those standards.

Thank you for taking the time to consider these comments during your review.

John Eastman
3910 Petes Path
Austin, TX 78731

Welch, Sue

From: Anguiano, Dora
Sent: Tuesday, March 02, 2010 4:49 PM
To: Betty Baker; Cynthia Banks; Donna Tiemann; Gregory Bourgeois; Patricia Seeger; Sandra Baldrige; Teresa Rabago
Cc: Welch, Sue
Subject: FW: March 2 ZAP Comm., Item # 4

From: Tom Whatley [mailto:Tom.Whatley@house.state.tx.us]
Sent: Tuesday, March 02, 2010 4:48 PM
To: Anguiano, Dora
Subject: March 2 ZAP Comm., Item # 4

Please convey to the Zoning and Platting Commission my strong opposition to Item #4 on the March 2 agenda, a conditional use permit for the proposed Jefferson Street Rehabilitation Hospital (SPC-2009-0066C). The proposed parking is inadequate for the site and would severely affect parking and traffic not only in the nearby Ridgelea residential neighborhood but also for the small businesses in the Kerbey Lane area. My understanding is that this proposed rehabilitation hospital is considering much more appropriate alternative sites that already have commercial and/or hospital/medical development, so rejecting this conditional use permit would not deny this facility a viable location.

The central Austin neighborhoods mostly get along well with Seton, Shoal Creek, and other nearby hospitals because there is a buffer zone with less intensive uses between these facilities and the neighboring residential areas. This proposed use would violate this workable arrangement by planting a large hospital facility squarely in the buffer zone right next to Ridgelea, which would have a devastating effect on the quality of life of its residents. This is unnecessary because there are plenty of other sites in the existing nearby hospital/commercial zones where this hospital could be located that would better serve its needs while also preserving the residential character of the nearby neighborhoods.

A credo of medical professionals is, "First, do no harm." But granting this inappropriate conditional use permit would do great harm to the Ridgelea neighborhood and other nearby residential and commercial communities. It should be rejected. Thanks very much for your consideration -

Tom Whatley
1916 W. 40th St.
Austin, TX 78731