**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Upper Boggy Creek

**CASE#:** NPA-2018-0012.02.SH **DATE FILED:** August 14, 2018 (out of cycle)

**PROJECT NAME**: 2107 Alamo

**PC DATES:** January 8, 2019, February 26, 2019

**ADDRESS:** 2107 Alamo Street

**DISTRICT AREA**: 1

**SITE AREA:** 0.22 acres

**OWNER/APPLICANT:** Anmol Mehra

**AGENT:** Glen Coleman

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family **To:** Multifamily

**Base District Zoning Change**

**Related Zoning Case:** C14-2018-0100.SH
**From:** SF-3-NP **To:** MF-4-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 1, 2002

**PLANNING COMMISSION RECOMMENDATION**:

***February 26, 2019 –*** Recommended for approval [Anderson – 1st, Kenny – 2nd] Vote 8 – 3 [Seeger, McGraw, Shaw voting Nay, Shieh Abstaining. DeHoyosHart absent.]

***January 8, 2019*** – Postponed on consent agenda at the request of applicant to February 26, 2019 Planning Commission meeting. [Kenny – 1st; Schneider – 2nd] Vote 9 – 0 [Kazi, DeHoyosHart, McGraw, and Seeger absent].

Below are relevant sections from the Upper Boggy Creek plan document:

# Goal One
# COMMUNITY CHARACTER

*Preserve the character of each neighborhood in the Upper Boggy Creek Neighborhood Planning Area.*

**Objective 1.4:** The existing, single family character of the Blackland Neighborhood (south of Manor Road, east of Comal Street, north of MLK Boulevard, and west of Chestnut Avenue) should be preserved to the greatest extent possible.

# Goal Three
# HOUSING

*Promote the rehabilitation of existing housing and construction of new housing to be compatible with the surrounding neighborhood and architecture for a variety of income levels.*

Action Item 21. The Blackland Community Development Corporation and other providers of affordable housing should continue to develop affordable housing for low-income families in the area defined by Leona Street, Manor Road, Chestnut Avenue and MLK Boulevard. Affordable housing for these purposes is defined as sixty percent of Austin area median family income. To this goal, the Upper Boggy Creek Neighborhood Planning Team supports the granting of variances to allow these parties to provide affordable housing. *(BOA, Neighborhoods)*

# Appendix B
# Blackland S.M.A.R.T. Housing Statement

Developers and redevelopers who wish to produce housing in higher densities should communicate early in their planning with the Blackland Community Development Corporation (BCDC). The corporation is committed to preserving the residential quality of the neighborhood by encouraging compatible architecture and mixed-income housing, a significant portion of which is at affordable rates. The corporation will support and work constructively with developers and redevelopers whose housing endeavors effectively address these goals. Such support is dependent on the negotiation of contractual agreements that clearly describe and assure performance by the developers and redevelopers toward providing affordable housing in the neighborhood.

In order to preserve affordable housing, any developer or redeveloper in the Blackland Neighborhood (bounded by Manor Road, Chestnut Avenue, MLK Blvd. and Comal Street) who develops and/or redevelops four or more units of housing should make at least 25 percent of those units available for sale or rent to low-income families at affordable rates for a minimum of twenty years. "Low-income" is defined as earning at or less than 50 percent median family income (MFI) for Travis County. (See figures below.) "Affordable rates" is defined as costing no more than 65 percent market rate or $80,000 for a two-bedroom unit, which ever is lower; and renting for no more than 65 percent market rate or $600 per month for a 2- bedroom unit, whichever is lower. These figures are approximations that will vary with interest rates and other cost factors that will be negotiated.

## LAND USE DESCRIPTIONS

### *EXISTING LAND USE ON THE PROPERTY*

**Single Family Residential** - Detached or two family residential uses at typical urban and/or suburban densities

**Purpose**

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

**Application**

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

***PROPOSED LAND USE ON THE PROPERTY***

**Multifamily Residential** - Higher- density housing with 3 or more units on one lot.

**Purpose**

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well- managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

**Application**

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily- zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case- by- case basis.

**IMAGINE AUSTIN PLANNING PRINCIPLES**

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
    - ***The applicant proposes to redevelop a duplex into five townhomes, which would provide a new mix of housing types in an area near services and a park.***

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.

    - ***The requested land use change is not adjacent to a designated Imagine Austin activity corridor, but would allow for increased density one block from an Imagine Austin activity corridor served by a bus route.***

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

    - ***The proposed land use change would not protect neighborhood character.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

    - ***The proposed development would provide for additional housing choice, including one affordable unit to be owned and maintained by the Blackland CDC.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.

    - ***The proposed land use change would add townhouse residential in an area surrounded by single-family homes, and would not serve as a transition between uses.***

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.

    - ***The property is not located within an environmentally sensitive area.***

7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.

    - ***The site is next to a neighborhood park and a community garden, but would not impact those uses.***

8. Protect, preserve and promote historically and culturally significant areas.

    - ***Staff is unaware of any historically and culturally significant structures on the property.***

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

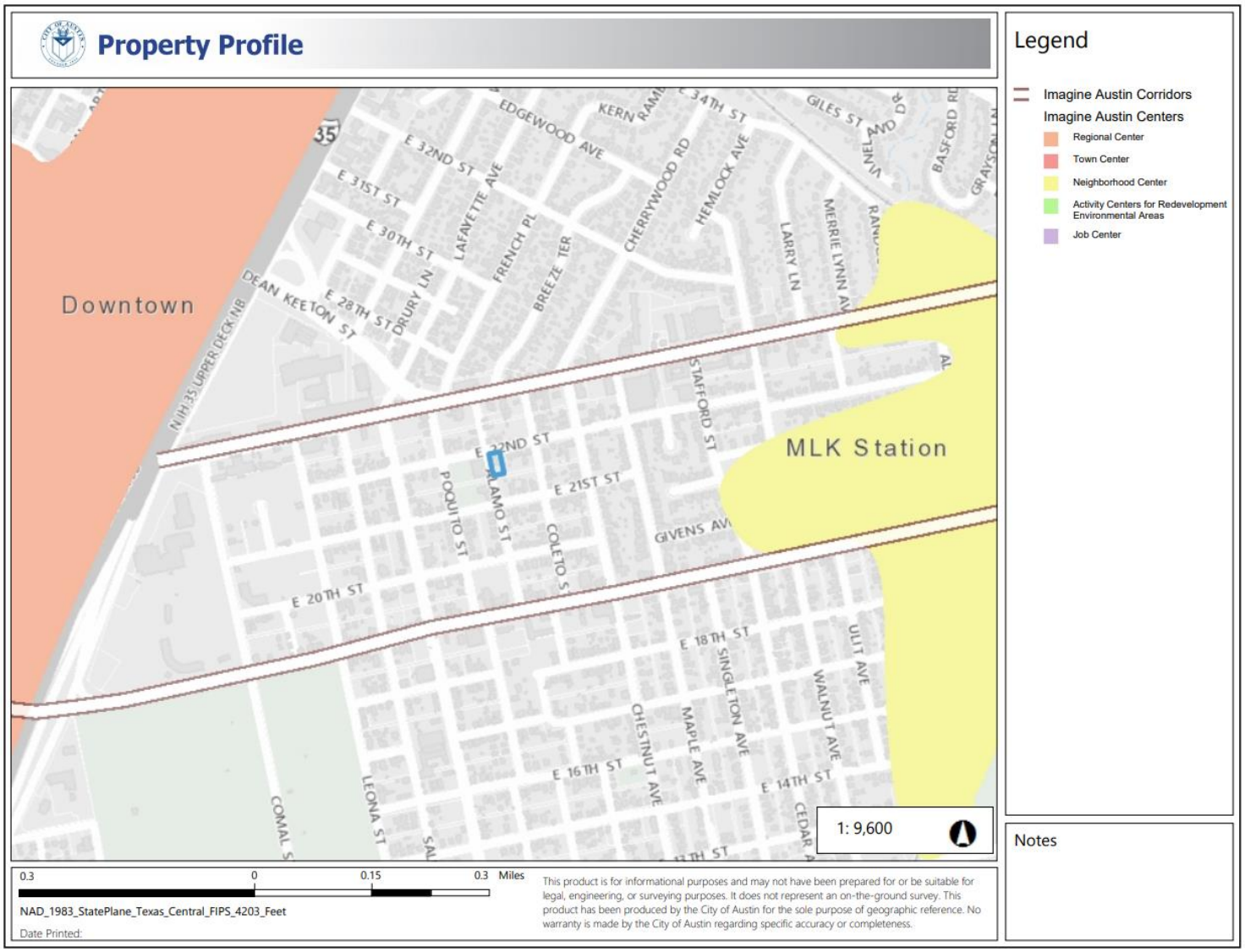
    - ***Not directly applicable.***

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

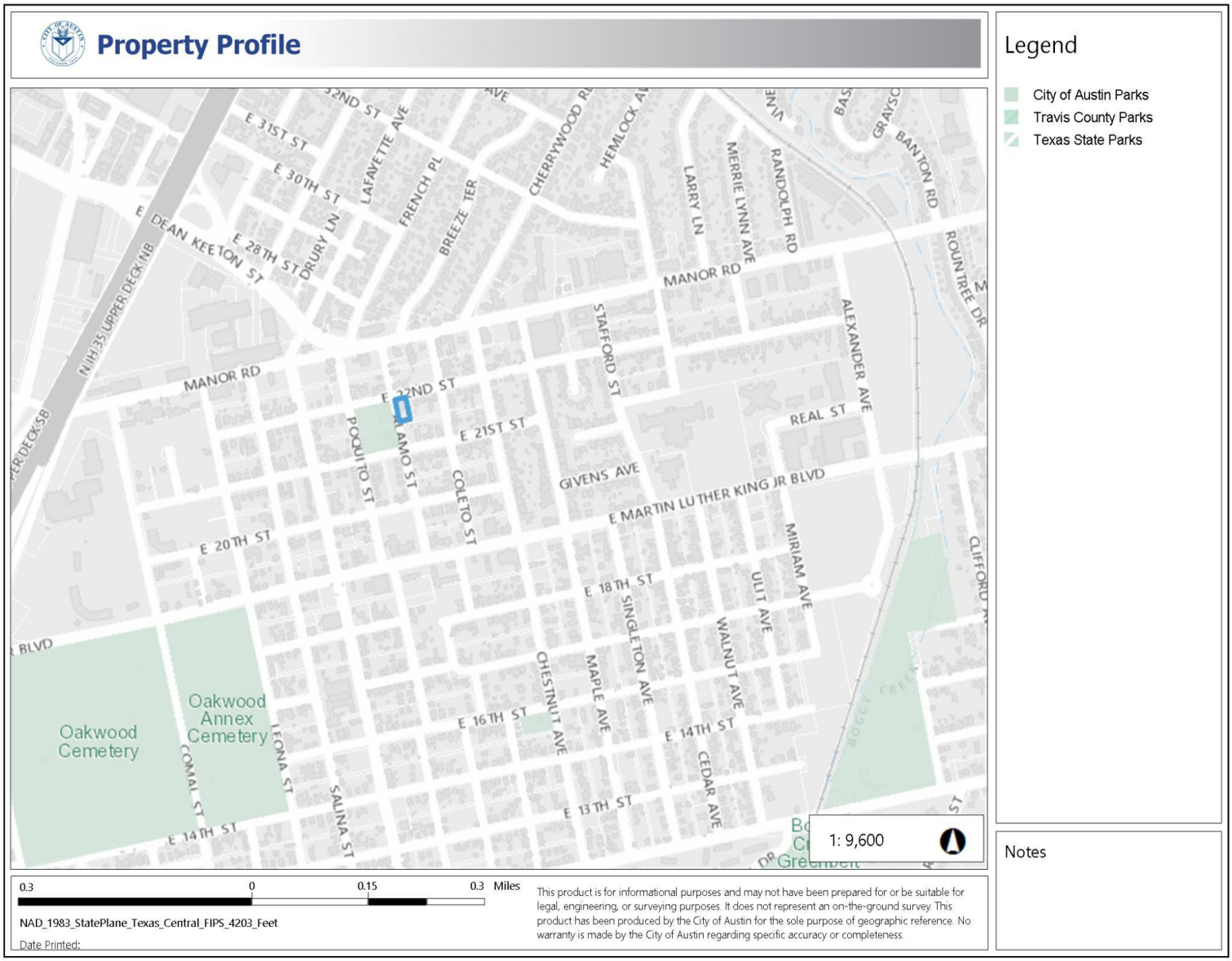
    - ***Not applicable.***

11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
    - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
    - ***Not applicable.***

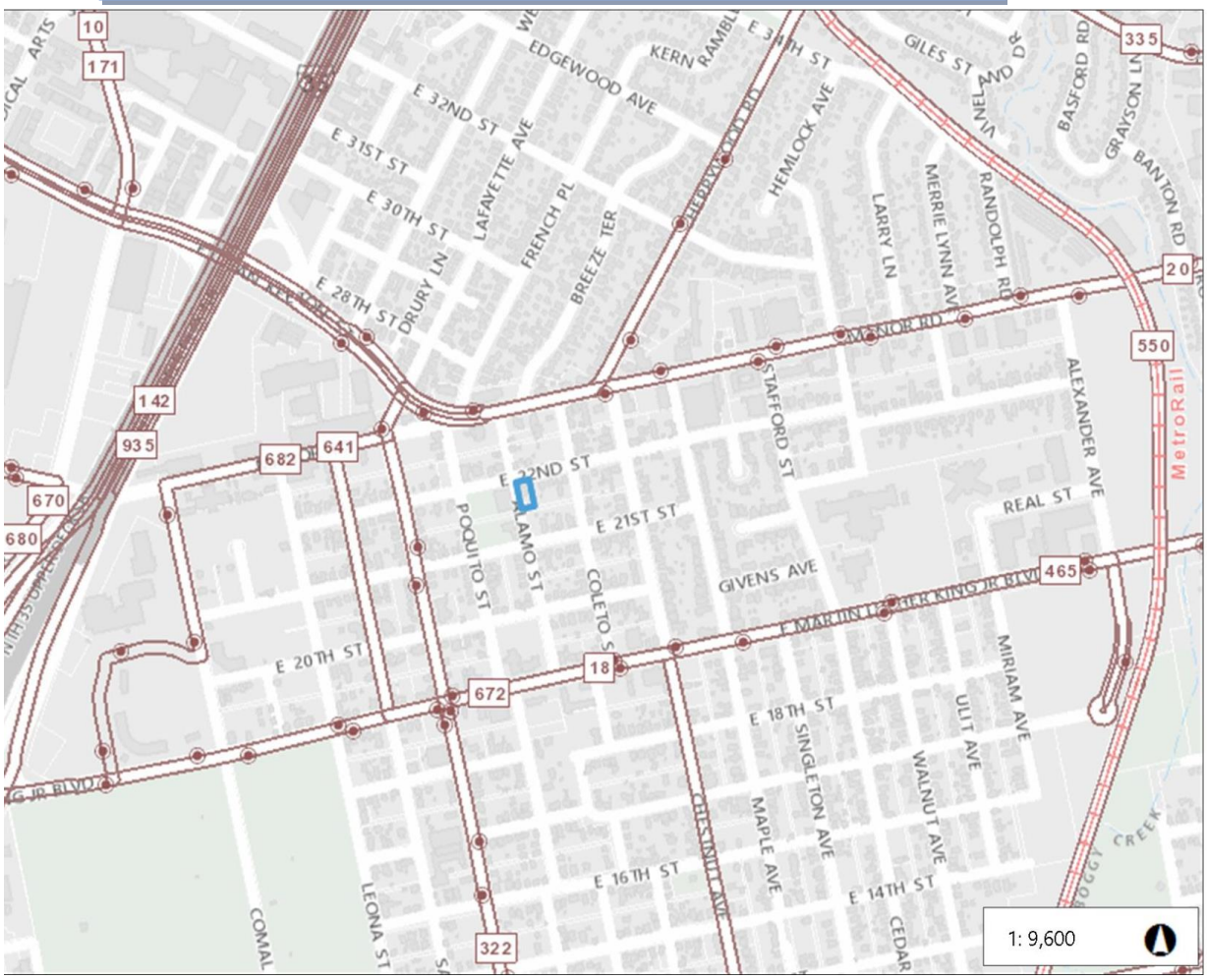
# Imagine Austin Activity Corridors and Activity Centers



# Location of Parks near the Property



Capital Metro Bus Routes near Property




**IMAGINE AUSTIN GROWTH CONCEPT MAP**

***Definitions***

**Neighborhood Centers -** The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional

or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers -** Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Job Centers -** Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND**: The application was filed on August 14, 2018 which is out-of-cycle for neighborhood planning areas located on the east side of I.H.-35. The application is for a S.M.A.R.T. housing project and was supported by the Neighborhood Plan Contact Team.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family to Multi-Family.

The applicant proposes to change the zoning from SF-3-NP to MF-4-CO-NP to demolish the existing home and build five attached townhouse units. For more information on the zoning case, please see case report C14-2018-0100.SH.

**PUBLIC MEETINGS**: The ordinance required community meeting was held on September 18, 2018. Approximately 190 meeting notices were mailed to people who own property or have utility accounts within 500 feet of the property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Eight people signed the attendance sheet, in addition to two staff member and the applicant's agent.

After staff gave a brief presentation about the applicant's request and the planning process, Glen Coleman, the applicant's agent summarized the request: the property is about 0.2 acres and is currently zoned SF-3-NP. The applicant was proposing to change the zoning to MF-4-CO-NP to demolish the existing duplex and erect five townhouse units, with one unit being conveyed to the Blackland Community Development Corporation as affordable to a household making 60% or less of area median income. The applicant has sought and gained approval from the Blackland Neighborhood Association and Upper Boggy Creek Neighborhood Plan Contact Team. The Blackland Neighborhood Association has concerns that they would like to be addressed in the conditional overlay part of the rezoning case.

After the presentation, the following questions were asked:

**Question: What is the applicant's response to Blackland Neighborhood Association's letter with a request for 6 conditional overlay conditions?**
Answer: Glenn Coleman responded that the architect needs to review the specific numbers. The applicant can't commit until the architect reviews it, but promises to respond prior to PC hearing.

**Question: Who negotiates the Conditional Overlay? Councilmember Houston's office or the Planning Commission?**
Answer: The Planning Commission will recommend C.O. conditions, Council will impose final language.

**Question: Will there be adequate on-site parking?**
Answer: Yes, they will provide all required parking.

**Question: Will visitors park on street and block traffic? The street is being narrowed for sidewalk at Alamo Park.**
Answer: The project has been reviewed for traffic impacts. Citizens are free to park along any street unless prohibited by sign.

**Question: Will there be ADA access to units?**
Answer: Yes.

**Question: Would meeting attendees support project the project if CO conditions met?**
Answer: No, at least one person would never support the request for MF-4.

**Question: Will there be signs posted with actual public hearing dates?**
Answer: Staff will have to check. (Signs are not posted, but there are additional mailings for public hearings).

**Comments:**
The Blackland Neighborhood Association is requesting the conditional overlay only because the CDC is party to restrictive covenant.

The project will have on-site storm water detention, unless they could store it for the adjacent community garden.

The applicant has already "given up some height", with a proposed project height of 30 feet. The use will trigger residential compatibility.

The immediate neighbor is opposed to the request because the Upper Boggy Creek Neighborhood Plan calls for the preservation of single-family residential character. Approval would set precedent for others.

The applicant states the project would meet some aspects of the plan, such as promoting affordability.

| **CITY COUNCIL DATE:** | **ACTION:** |
|---|---|
| February 7, 2019 | Postponement |
| March 7, 2019 | Passed on 1st Reading Alone (10 – 1, Tovo Nay) |
| March 28, 2019 | 2nd and 3rd Reading to be Heard |

**CASE MANAGER:** Jeff Engstrom, Planning & Zoning Dept.

**PHONE:** (512) 974-1621 **EMAIL:** Jeffrey.engstrom@austintexas.gov

Summary Letter Submitted by the Applicant

Neighborhood Plan Amendment

# SUMMARY LETTER

The developer, Anmol Mehra, plans on building five rowhomes at the address 2107 Alamo Street. The homes will each be unique with their own stylized facade and will also improve the character of the neighborhood by providing a place for middle class families to live in. Additionally one unit will be set aside as an affordable unit and will be run by the Blackland ~~Neighborhood~~ Community Development Corporation.

In order to build this project, a change in the future land use map from single family to multi-family is required. Any zoning change will include a conditional overlay which limits the height of any building built on the proposed multi-family zoning to 30 feet.

# Letter from the Upper Boggy Creek Neighborhood Plan Contact Team

Amnol Mehra
79 Candler Street, #9
Boston, MA 02116

25 July 2018

Mr. Mehra,

On Monday, July 23rd, the 2107 Alamo Development Team presented to the Upper Boggy Creek (UBC) Neighborhood Plan Contact team, requesting support for a rezoning of the property at 2107 Alamo Street from SF-3 to MF-4 with a Restrictive Covenant (Attachment A). The presenters were John Laycock and Peter Quist of South Llano Strategies and Ryan Steglich of Steglich Consulting. Several members of the Blackland neighborhood were also in attendance.

The UBC Neighborhood Plan Contact Team understands that this zoning request will allow for five attached townhomes, one of which is to be conveyed to the Blackland Community Development Corporation (BCDC), who agree to maintain the property at or below 60% Average Family Income for a period lasting no less than ninety-nine years. The rezoning is to be accompanied by a restrictive covenant between yourself and the BCDC, which includes requirements for architecture and site design in addition to the terms of the above.

The Contact Team further understands that the Blackland Neighborhood Association will work with Council Member Ora Houston (District 1) to place a Conditional Overlay on the property, to include the same architecture and site design requirements as maintained in the restrictive covenant. The Blackland Neighborhood Association (BNA) supported the request on a vote of 18-14. BNA President Lottie Dailey was present and read a letter of support (Attachment B).

Based on the above understanding, the Contact Team voted 9-0 with one abstention to endorse the zoning changes and restrictive covenant for 2107 Alamo Street and support the Blackland Neighborhood Association's pursuit for a conditional overlay related to the architectural features of the property.

Very much yours,

DocuSigned by:
Isaiah Tibbs
16B7DCF6804F4A8...

Isaiah Tibbs, President
Upper Boggy Creek Neighborhood Plan Contact Team

Cc: Lottie Dailey, Blackland Neighborhood Association
Glen Coleman, South Llano Strategies
Ryan Steglich, Steglich Consulting

Letter from the Blackland CDC

# Blackland Community Development Corporation

*The Dream starts here…*

July 16, 2018
1902 East 22nd Street
Austin, Texas 78722

Mr. Anmol Mehra
79 Chandler Street #9
Boston MA 02116

Dear Mr. Methra:

This communication is to document the endorsement of the Blackland Community Development Corporation of your proposed project at 2107 Alamo Street. At our board meeting on March 6th, 2018 the project was vetted and received the unanimous vote of our members.

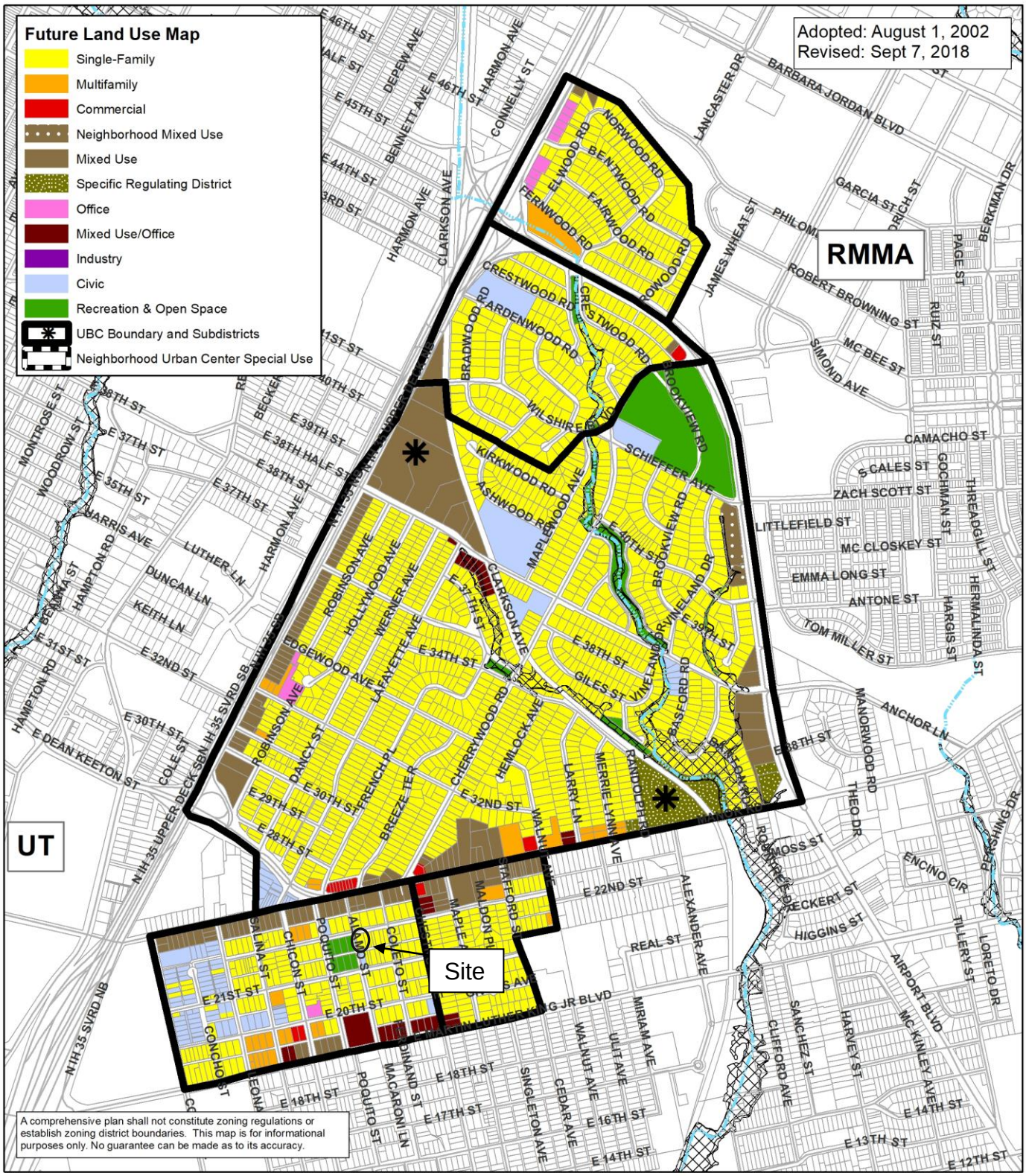
The board was impressed by the measures you took to satisfy the architectural concerns of Blackland residents and by the affordability of one of the five units for a low-income resident for 99 years.

We look forward to working with you and this project evolves.

Sincerely yours,

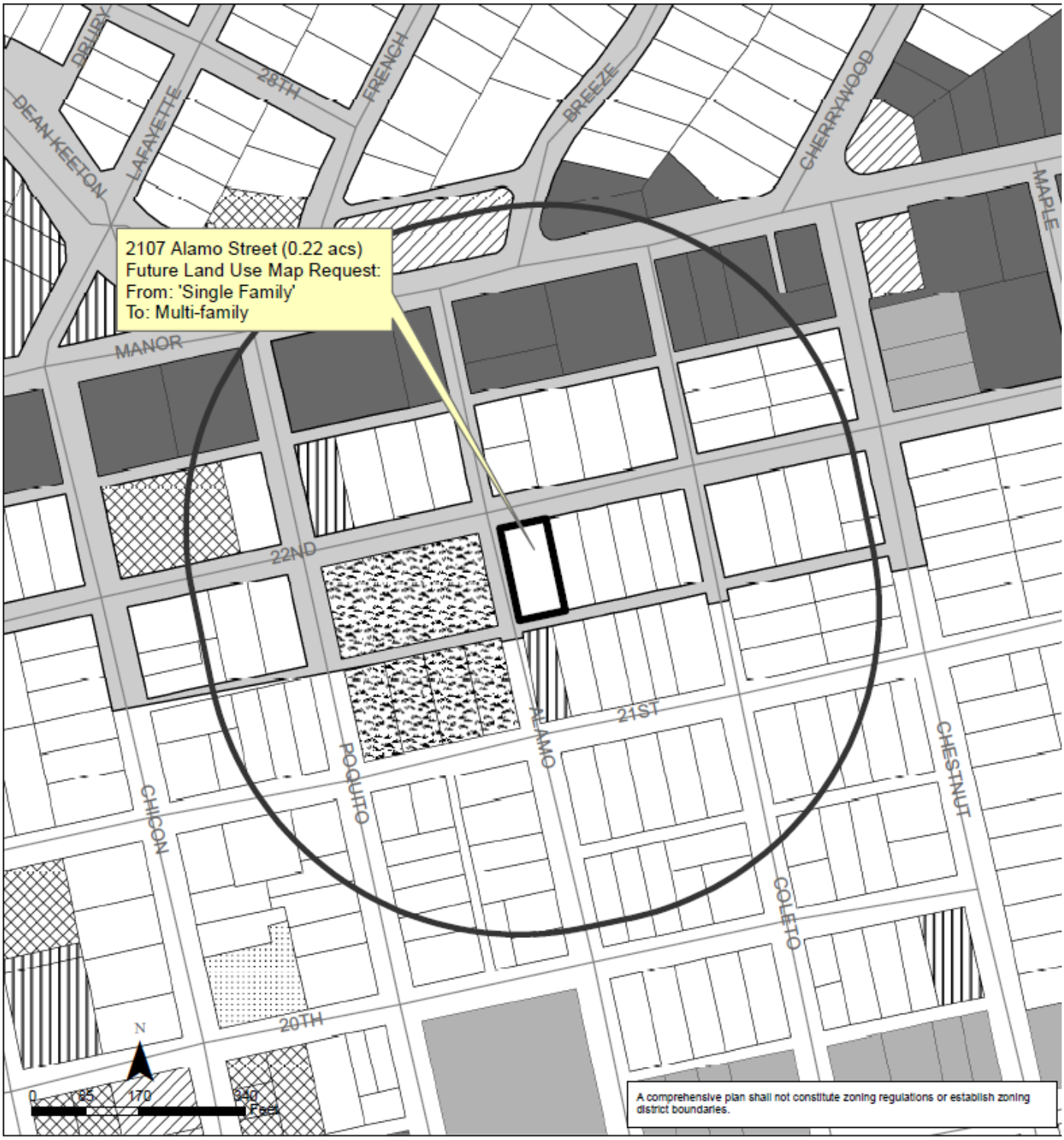
Bo McCarver, PhD, Chair
Blackland CDC

CC: BCDC Board Members




# Upper Boggy Creek Neighborhood Planning Area: Future Land Use Map

City of Austin
Planning and Zoning Department



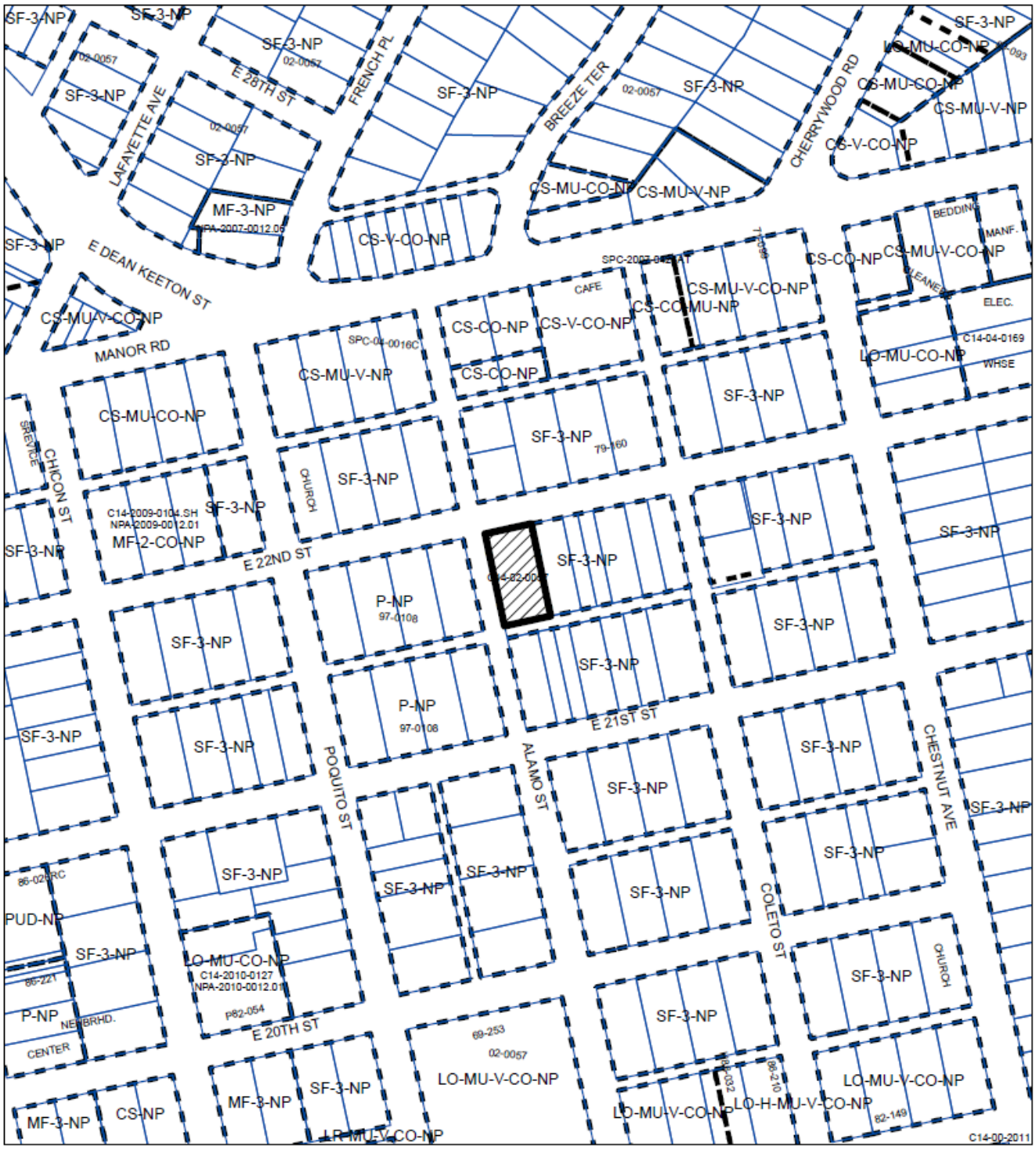

# Upper Boggy Creek Neighborhood Planning Area
# NPA-2018-0012.02.SH



City of Austin
Planning and Zoning Department
Created on 8/29/2018, by: meredithm

## Future Land Use

- 500 ft. notif. boundary
- Subject Property
- Single-Family
- Multi-Family
- Commercial
- Neighborhood Mixed Use
- Mixed Use
- Office
- Mixed Use/Office
- Civic
- Recreation & Open Space
- Transportation




N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

## Zoning Case

C14-2018-0100.SH

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


0
50
100ft
1:500

Subject Property as seen from north looking south.


Subject Property seen from southwest looking northeast.

Southern portion of Subject Property looking east.

Southern part of Subject Property looking west.

Correspondence Received from Citizens

**From:** Kevin Denson
**Sent:** Wednesday, September 19, 2018 12:27 PM
**To:** Meredith, Maureen
**Subject:** 2107 Alamo Street; NPA-2018-0012.02.SH

Hello Maureen,

As a homeowner in The Upper Boggy Creek neighborhood (specifically the Blackland neighborhood), I wish to convey my strong opposition to the amendment request to change the future land use designation for the referenced property from single family to multifamily. My concerns include the following:

- Our neighborhood is under enormous traffic and parking pressure due to commercial and multifamily land uses on the perimeter of the neighborhood. A multifamily designation in the interior of the neighborhood would certainly exacerbate the problem;
- A multifamily designation for this property would set a bad precedent and would very likely 'open the floodgates' for similar requests from other developers;
- I purposefully purchased my home back in 2004 because it is located in a single family neighborhood. It is not reasonable that the nature of the entire neighborhood be changed for the sole benefit of one property.

I would be happy to further discuss or answer any questions you may have. Please do me a favor and confirm your receipt of this email. Thanks!

Kevin Denson
2209 East 22nd Street

## PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Jeff Engstrom
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

**Case Number: NPA-2018-0012.02.SH**
**Contact: Jeff Engstrom, 512-974-1621**
**Public Hearings: Jan 08, 2019, Planning Commission**
**Feb 07, 2019, City Council**

☐ I am in favor
☑ I object

Catherine Tuček
Your Name *(please print)*

2202 E 22nd St
Your address(es) affected by this application

Catherine Tuček — 26 DEC 18
Signature — Date

Comments: The neighborhood is SF-3 with a few multifamily in the interior. I am in favor of MF on the perimeters (transit corridors) (MLK Jr Blvd, Manor) but think this large project on a small lot sets precedent for more requests for MF. Density should not be at the cost of single family neighborhoods. This lot should have a duplex or home plus ADU.

Our neighborhood has almost 20% affordable housing! Yea! - One unit (new) at the cost of MF. Ro

## PUBLIC HEARING COMMENT FORM

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**Feb 07, 2019, City Council**

☐ I am in favor
☑ I object

Daniel Tuček
Your Name *(please print)*

2202 E 22nd St.
Your address(es) affected by this application

Daniel Tuček — 26 Dec 2018
Signature — Date

Comments: I moved into this neighborhood 22 years ago because of the single family appeal and would not like to see changes in zoning that would allow larger structures for multi-family. Those should be restricted to the transit corridors around the neighborhood. I am for ~~dens~~t density which could be accomplish with allowing ADU's and granny flats. More in keeping with orginal neighborhood plan.

## PUBLIC HEARING COMMENT FORM

(1)

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Planning and Zoning Department
Jeff Engstrom
P. O. Box 1088
Austin, TX 78767-8810

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**Case Number: NPA-2018-0012.02.SH**
**Contact: Jeff Engstrom, 512-974-1621**
**Public Hearings: Jan 08, 2019, Planning Commission**
**Feb 07, 2019, City Council**

☐ **I am in favor**
☒ **I object**

Ora Houston
Your Name *(please print)*

2207 E. 22nd Street
Your address(es) affected by this application

Signature

28 Dec. 2018
Date

Comments: The Neighborhood is 4 x 8 blocks. The Plan supports density on the corridors, e.g. on Manor Road & Loquita & on E. Martin Luther King Jr. Blvd. UT's East Campus Master Plan will site 700 units on Leona.

Community Development Corp. owns 40 income accessable units with in the 4X2 blocks.

The West side of Chicon has Residential parking only. The East side does not restrict.

## PUBLIC HEARING COMMENT FORM

(2)

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Jeff Engstrom
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

**Case Number: NPA-2018-0012.02.SH**
**Contact: Jeff Engstrom, 512-974-1621**
**Public Hearings: Jan 08, 2019, Planning Commission**
**Feb 07, 2019, City Council**

Dan Houston

☐ **I am in favor**
☑ **I object**

Your Name *(please print)*

2207 E. 22nd St.

Your address(es) affected by this application

Signature

28 Dec. 2018

Date

Comments: Accommodating parking for the businesses on Manor Road, 4T employees, spectators for sporting events, Seniors who attend Alma Pyle Center, Little League teams

The interior should remain single family! This is a extremely small neighborhood that is trying comply with the neighborhood plan by encouraging density on the corridors.

Applicant Criteria Worksheet

## LAND USE PLANNING PRINCIPLES

***You can find the Guide to Land Use Standards here:***
***http://www.austintexas.gov/department/neighborhood-planning-resources)***

**Please DESCRIBE how your proposed plan amendment request will meet these principles. If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".**

1. **Ensure that the decision will not create an arbitrary development pattern;**

Provide your analysis here: The Conditional Overlay ensures a single family product for this single family street and helps provide attainable and affordable housing across from a recreation center and park. The neighborhood plan recommends continued affordability on this site and this NP amendment is the only viable route to secure this request.

Only MF-4 sufficiently reduces the front set backs needed to deliver the key fifth unit. The Conditional Overlay keeps the lot from every going true multi-family.

2. **Ensure an adequate and diverse supply of housing for all income levels;**

Provide your analysis here: Under the existing land use code, this NP amendment is in fact the only strategy for providing a diverse supply of housing on this site. Hence the support of the Upper Boggy Creek Planning Team. The plan request 25% affordability for this site and this cannot be delivered under the existing SF-3-NP or under any category of SF zoning. SF-4 and SF-5 will not achieve a fifth affordable unit.

Please see pg. 76 of the attached link: *ftp://ftp.ci.austin.tx.us/npzd/Austingo/upper-bcreek-np.pdf* of the Blackland S.M.A.R.T. Housing Statement

"develops and/or redevelops four or more units of housing should make at least 25 percent of those units available for sale or rent to low-income families at affordable rates for a minimum of twenty years."

Please see back up for the corresponding letter of support by the Blackland Neighborhood Association.

**3. Minimize negative effects between incompatible land uses;**

Provide your analysis here: This case produces a single family out come on a single family street. The Conditional Overlay and private Restrictive Covenant do not allow more than five homes on this site.
Conversely, it would be sadly "incompatible" to allow this lot to remain SF-3 (or any SF category) and compel construction of a single massive home in a neighborhood desperate for affordable and attainable housing.

**4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;**
Provide your analysis here: This zoning case and NP amendment are an attempt to maximize family access to a park, community garden and recreation center *literally across the street* and bolster sagging enrollment in the neighborhood elementary school.

**5. Discourage intense uses within or adjacent to residential areas;**
Provide your analysis here: This case produces a single family product on a single family street.

**6. ~~Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;~~**
Provide your analysis here: _____

**7. ~~Minimize development in floodplains and environmentally sensitive areas;~~**
Provide your analysis here: _____

**8. Promote goals that provide additional environmental protection;**
Provide your analysis here: The development is geared to produce homes that will allow families to live in central Austin with one, or even no, automobile. The roof tops and interior electric panel boxes will be "solar ready"and and all detention will be on-site.

~~**9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);**~~
Provide your analysis here:

**10. Ensure adequate transition between adjacent land uses and development intensities;**
Provide your analysis here: Conditional Overlay limits use to single family product, adjacent use is single family product.

**11. Protect and promote historically and culturally significant areas;**
Provide your analysis here: The site sits between a community garden and community rec center. Developer would like for more than one home owner to enjoy these community amenities.

**12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: http://austintexas.gov/department/imagine-austin-download-center. Appendix E. Framework for Decision Making, pages A-57 through A-58.)**
Provide your analysis here: This amendment supports every single element of the Austin Comprehensive Plan supporting a more walkable, affordable, compact, connected and socially equitable land use pattern.

**13. Avoid creating undesirable precedents; HUGE!**
Provide your analysis here: The developer, the Upper Boggy Creek Planning Team, the Plan itself, and the Blackland Neighborhood Association desire to set a precedent in support of extended SMART Housing in the area. This zoning case and NP amendment allow for 20% of the units at 60% MFI for 100 hundred years!
We believe this case sets a desirable precedent moving forward and raises the bar for the area.

Few outcomes could be worse than the lot remaining with SF-3 zoning, (status quo) or staff's recommendation of SF-4 (exact same result).

**14. Promote expansion of the economic base and create job opportunities;**
Provide your analysis here: We would like five families, instead of just one, to be able to walk, bus or bike to their jobs. Let's keep that income in Austin, and not spend it on loans for cars, and homes in Manor or Round Rock.
District 1 stands to benefit more than any other from living opportunities that do not require a family to buy, insure and fuel a second vehicle. MF-4-CO is the lowest zoning category that can produce this scenario.

**15. Ensure similar treatment of land use decisions on similar properties;**
Provide your analysis here: We hope this will set a precedent for community support of market and SMART Housing in the area and assist the Blackland community in meeting their stated goals.

**16. Balance individual property rights with community interests and goals;**
Provide your analysis here: We do not need to "balance" these interest: they are congruent.

**17. Consider infrastructure when making land use decisions;**
Provide your analysis here: This case produces five homes, central and connected, and thus four fewer homes for roads supporting the morning commutes on public infrastructure. Tax base for Austin, not Kyle and Round Rock.

**18. Promote development that serves the needs of a diverse population.**
Provide your analysis here: That's rather the point of this item: five smaller homes at lower rates, one of them SMART Housing, instead of one large SF-3 unit at 900K. And let's be clear: the site set backs required will kill this project under *any* SF category. SF-6 will kill it. SF-4 or 5 will kill it. Only MF-4 will allow the front set backs for a 5$^{th}$ unit to be given away at 60% MFI .
There is no easy way to provide for a diverse population on this site; it has required a great deal of risk, work and collaboration from the architect, the developer, the community and the Blackland neighborhood.

We regret that staff could not join us in this collaboration.