

From: Tanner Blair [
Sent: Friday, July 17, 2020 9:43 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Graham, Mark <Mark.Graham@austintexas.gov>
Subject: RE: Thoughts on NPA-2020-0017.01 -- 7113 Burnet Road

Maureen,

Thank you for the response. I know this was a lengthy one, so I genuinely appreciate you taking the time to read it. I've edited my email down to the parts that are relevant to this case, and would love it if you would pass the info below along for the July 30th hearing:

While I'm not a resident of Crestview/Wooten, I live within a few miles of 7113 Burnet Road. I take Burnet to and from most activities, and will be impacted by whatever decisions are made with regards to this property. This is an absolutely perfect spot for multifamily housing. The neighborhood plan calls for it, it's in the Desired Development zone, the site is not in the Edwards Aquifer or the floodplain, and it's in a location that would allow someone to live there without owning a car. The [walkscore](#) for this address is also far above average for Austin. It's clear that for the majority of the resident's needs there are a lot of options that wouldn't require driving at all. I know from personal experience that it is literally next door to a wonderful neighborhood node that has a TacoDeli, Dip Dip Dip Tatsuya, a small bakery and coffee shop, and T22 and this would be a huge boon to those businesses. This is a transit corridor as well, with a MetroRapid bus stop out front, so I imagine that the Transit Score will only increase over time.

Perhaps even more critically, we have a pronounced and prolonged housing shortage in Austin. If our goal is to account for the needs of stakeholders, the thousands of individuals that would be provided a home by this development over the course of its life are just as much stakeholders in this as the Crestview Neighborhood Association, the neighborhood plan contact team, or individuals like me for that matter. They deserve a voice in this process, and I would ask that City Council recognize that the opportunity to provide homes with access to the amenities and opportunities that all of us enjoy to the generations that will follow us is not something that should be dismissed lightly.

With regards to MF-4 vs MF-6 -- MF-4 would reduce the total possible unit count to 237, a substantial reduction from 360. The message I hear from advocates of neighborhood preservation is that we should be focused on developing housing on the corridors, and the extra 123 units that MF-6 could yield would be the equivalent of the number of units that would be generated by replacing 41 single-family homes with fourplexes. If we are going to reach our housing goals the strategy can be to preserve the existing residential core and max out the corridors or to zone the corridors for medium density like MF-4 and add infill in the residential core, but it can't be both.

With all of this in mind, I would ask that we zone this property for MF-6 and resist the urge to use overlays or restrictive covenants that might reduce the amount of homes that can be built here.

Regards,
Tanner Blair
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405-312-0336