

Jenkins, Aaron

From: Donald Eckhardt <donaldek@aol.com>
Sent: Wednesday, March 24, 2021 12:53 PM
To: Jenkins, Aaron
Cc: ruff10@aol.com; donaldek@aol.com
Subject: Opposition to Rainey District exemptions; safety concerns

*** External Email - Exercise Caution ***

Mr. Aaron D. Jenkins

City of Austin

Housing and Planning Department

P.O. Box 1088

Austin, TX 78767

Re: ***Rainey District***; SP-2019-0465C, River Street to 22:1 FAR;

SP-2020-0069C. 82-84 North IH 35 (East Avenue) 21:1 FAR

SPC-2020-0121C, 90-92 Rainey St., 32:1 FAR

Opposition to exemptions

Dear Mr. Jenkins:

Being residents at the Milago Condominiums at 54 Rainey Street since 2008, my husband and I have seen the rapid transition as the Rainey District became rezoned for commercial development. The vast expansion of high-rise condominiums and hotels and restaurants has been amazing.

We have received notices concerning three proposed exemptions to the Downtown Density Bonus Program requesting changes for "Increased Floor Area Ratio (FAR) beyond existing limitations. If the exemptions are approved, the future high-rise building developments would substantially exceed the FAR that helps Austin control the density of our Area. This would have a very negative impact on our community. Rainey is a traffic peninsula with limited access and is very vulnerable to this increased density. Already traffic can definitely be magnified with increased immobility in an emergency. Fire Department and Police access can become a major problem -- or a catastrophe with the panic that would ensue from thousands of panicked residents. Even now, emergency vehicles have had difficulty gaining access to people needing emergency care.

The positive growth of Austin is important to all of us. Please take the time to re-evaluate the consequences of raising the FAR density to create a potential quagmire of immobility.

All the best,

Mary Mengden

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