



South River City Citizens Inc.
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8 September 2021

Kate Clark, AICP, LEED HP
Case Manager
City of Austin Housing and Planning Dept.

VIA EMAIL: Kate.Clark@austintexas.gov

Re: Greater South River City Combined Neighborhood Plan Contact Team Opposition to
Application for Amendment to Neighborhood Plan
Owner/Applicant: Spearhead Academy, Ltd Chris Wallin
Project Name: 200 Academy (Zoning Case)
Case No: C14-2020-0147
Case No: NPA-2019-0022.01 (Neighborhood Plan Amendment)

Dear Ms. Clark:

The SRCC Neighborhood Association fully supports the report of the Greater South River City Combined Neighborhood Plan Contact Team (NPCT) which has been submitted to the Planning and Zoning Dept. for its consideration. The proposed project is totally inappropriate zoning for the interior of a neighborhood. In particular, SRCC emphasizes the following findings of the Report:

1. Applicant's proposal fails to maintain the historic fabric and fails to respect the established neighborhood character and natural assets.
2. New construction will not be built in proportion to surrounding homes. This includes limiting height, massing, and maintaining appropriate setbacks.
3. Applicant's Traffic Analysis memo failed to account for Covid traffic levels or what traffic will be like after Covid. The Analysis is therefore invalid and must be reconducted before the Commission can make an informed and valid assessment.
4. Applicant is proposing to remove NCCD protections even though the neighborhood is under intense redevelopment pressure.
5. Applicant's SoCo-type development will encroach upon the neighborhood with no clear line as to where it would ever stop.