

RECOMMENDATION: Related to the Proposal by 'O-SDA Industries/Saigebrook Development' to build a 66-unit affordable housing development called Rowan Vale on the 200 block of East Annie Street for a Developer's Estimated Resident Total of 95+, that will include Two Structures with 15' set backs on the front/sides and a 5' setback to the north:

Bldg 1) 5-story building with 60 apartments of varied sizes and 47 total parking spaces at ground level.

Bldg 2) 3-story building that will house 6 apartments and a pre-K for up to 40 children

- WHEREAS: the Size and Scale of the project is completely out of proportion with the neighborhood since it is surrounded on all four sides by single family bungalows (SF3) that have been part of the Swisher Addition since the early 1900's and by neighborhood streets,
- WHEREAS: the Developer's request for MF-4 zoning is in effect amplified to MF-6 housing due to the benefit of affordability multipliers, and lacks the usual setbacks, impervious cover requirements, traffic studies, watershed review, or consideration to existing sightlines,
- WHEREAS: their current design does not address the numerous existing parking issues and shortages in the area that are caused by proximity to South Congress and by older homes built before the age of the automobile, with no access to off-street parking,
- WHEREAS: their proposed design and layout of the 66 units + Pre-K exacerbates the already congested traffic and school drop issues in the area
- WHEREAS: their design does not have sufficient Compatibility or Streetscape setbacks, either along the north alley that separates it from houses and yards, nor from the 2-lane neighborhood streets on all other sides,
- WHEREAS: their design ignores the principal goals of the Greater South River Combined Neighborhood Plan to *"Maintain the historic fabric and respect the established neighborhood character and natural assets"* as well as the stated principles of the City of Austin's Zoning Guide that *"Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character,"*
- WHEREAS: The SSRC has demonstrated its support for appropriately sized and scaled affordable housing in the neighborhood by working with O-SDA Industries/Saigebrook Development on the Aria Grande apartments,

THEREFORE: The Neighbors of the proposed Rowan Vale development recommend to the SSRC that they voice their opposition to this project in its current size and scale, and formally express this opposition to the Texas Department of Housing and Community Affairs for their Quantifiable Community Participation process as well as to the City.