

From: Heather Nelson [REDACTED]
Subject: Fwd: Applicant answer to meeting questions
Date: December 3, 2024 at 6:18 PM
To: newsletter@gena.org

HN

Begin forwarded message:

From: Leah Bojo <lbojo@drennergrouop.com>
Date: December 2, 2024 at 5:47:05 PM CST
To: Patty Sprinkle <president@gena.org>
Cc: Temaria Davis <TDavis@drennergrouop.com>
Subject: Re: Case Number : C15-2024-0040 BoA Hearing of December 9,2024

Hi Patty,

Thank you, again, for speaking earlier. Below in blue are the answers to the questions that were raised at the neighborhood meeting. Please let me know if you'd like to schedule a time to discuss them and/or if there is any additional information we can get to you and your neighbors.

Thank you!

- Confirm the number of parking spaces for the retail.
 - At this time ~24, but this will depend in part on the retail tenants.
- Share approved site plan number.
 - SP-2021-0219C.SH
- Share Affordability Unlocked ordinance.
 - Attached.
- Curious when the train stop is expected to be constructed.
 - Phase 1 is scheduled to begin construction in 2027. This site is an approximately 8-minute walk from that proposed station.
- Are there similar projects in the area with this ask of reduced setbacks.
 - I don't believe there are not any similar sites in this vicinity with lots this shallow.
- Daycare - how close is the development to it? (Immediately adjacent)
 - What precautions will be taken to keep the children safe, dust, etc.
 - Install dust screens, debris netting, and temporary fencing
 - Designate specific loading/unloading zones away from neighbors
 - Restrict work during high winds
 - Schedule dusty work when fewer people are present
 - Regular water spraying of work areas and materials
 - Use water mist systems during demolition
 - Cover dirt/material piles
 - Photograph adjacent properties before work begins
 - Maintain communication with neighbors about control measures
- Construction trucks - can we ensure they do not drive through the neighborhood.
 - This is something that we'll have to work through at the construction stage of the development. We are more than happy to keep open lines of communication when we get to the construction stage.
- Projected timeline for construction.

- Approximately 22 months
- Share where the drainage facilities are located.
 - The pond is located on the second floor of the parking garage below grade.
- How is the affordability monitored.
 - The affordable requirement will be recorded in a restrictive covenant between the property owner and the City. The City will be responsible for enforcement.
 - How long will it be affordable. The requirement is at least 40 years.
- AC Units - are they on the roof? If there are noise/vibrations, is there mitigation for it?
 - Working on getting this information.
- The rendering doesn't show curb cut on Cumberland. Why?
 - The rendering on the website is out of date and for marketing purposes. There will likely be a curb cut on Cumberland.
- Loading on Cumberland – how will tracks back in and out? The loading dock is sized and designed for only smaller trucks.
 - How many loading docks?
 - 1 dock
 - What are the times that the loading docks will be in use?
 - Since the dock will only be for move-ins/move-outs and loading for the retail space the use will be irregular but likely during business hours. It will not be used for trash collection.
- What would the massing be if the development was as of right?
 - The only request here is reducing the distance to the SF property lines, everything else is by right – height, impervious cover, floor-to-area ratio, etc.

Leah M. Bojo, AICP, Director of Land Use & Entitlements

2705 Bee Caves Road, Suite 100, Austin, TX 78746

Drenner Group, PC | 512-665-1570 cell

| lbojo@drennergrouppc.com | www.drennergrouppc.com