

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Brentwood/Highland Combined (Highland)

CASE#: NPA-2023-0018.01

DATE FILED: February 15, 2023

PROJECT NAME: 7002, 7004, and 7006 Guadalupe Street

PC DATE: August 8, 2023
July 25, 2023

ADDRESS/ES: 7002, 7004, 7006 Guadalupe Street

DISTRICT AREA: 4

SITE AREA: 1.493 acres

OWNER/APPLICANT: JLCC Interests LLC

AGENT: Drenner Group, PC (Leah M. Bojo)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Specific Regulating District **To:** Specific Regulating District

The Applicant requests the Base Maximum Building Height be amended from a maximum of 35 feet to a maximum of 40 feet and allow for the participation in the Development Bonus program for the properties listed above. The land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.

Base District Zoning Change

Related Zoning Case: C14-2023-0017

From: TOD-NP (Medium Density Residential Subdistrict)

To: TOD-NP (Mixed Use Subdistrict)

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

CITY COUNCIL DATE: September 14, 2023

ACTION:

PLANNING COMMISSION RECOMMENDATION:

August 8, 2023 – Approved on the consent agenda the applicant’s request to amend the base maximum building height from 35 feet to a maximum of 40 feet and to allow for the participation of in the Development Bonus Program. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 10-0 [J. Mushtaler absent. A. Phillips not on dais pending completion of membership requirements].

July 25, 2023 – Postponed to August 8, 2023 on the consent agenda at the request of staff. [A. Woods – 1st; J.P. Connolly – 2nd] Vote: 11-0 [J. Mushtaler absent. One vacancy on the dais].

STAFF RECOMMENDATION: Staff supports the applicant’s request for a maximum building height of 40 feet.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for a maximum of 40 feet because the property is located within the Crestview Station Town Center and the Lamar/Justin TOD where the increase in building height and density is appropriate. The property is in a transit-rich area near Airport Blvd and N. Lamar Blvd, both of which are activity corridors where higher density, mixed use developments are appropriate.

Below are objectives from the Brentwood/Highland Neighborhood Plan that supports the applicant’s request:

Land Use Objective H3: Ensure that there is a mix of residential and commercial zoning to accommodate both housing and the services residents need in the neighborhood, and that commercial zoning in each area is appropriate for its location.

Land Use Objective H4: Encourage the development of neighborhood serving businesses and offices by maintaining and adding neighborhood commercial and limited office on smaller corridors and in transitional areas between corridors and residential areas where appropriate.

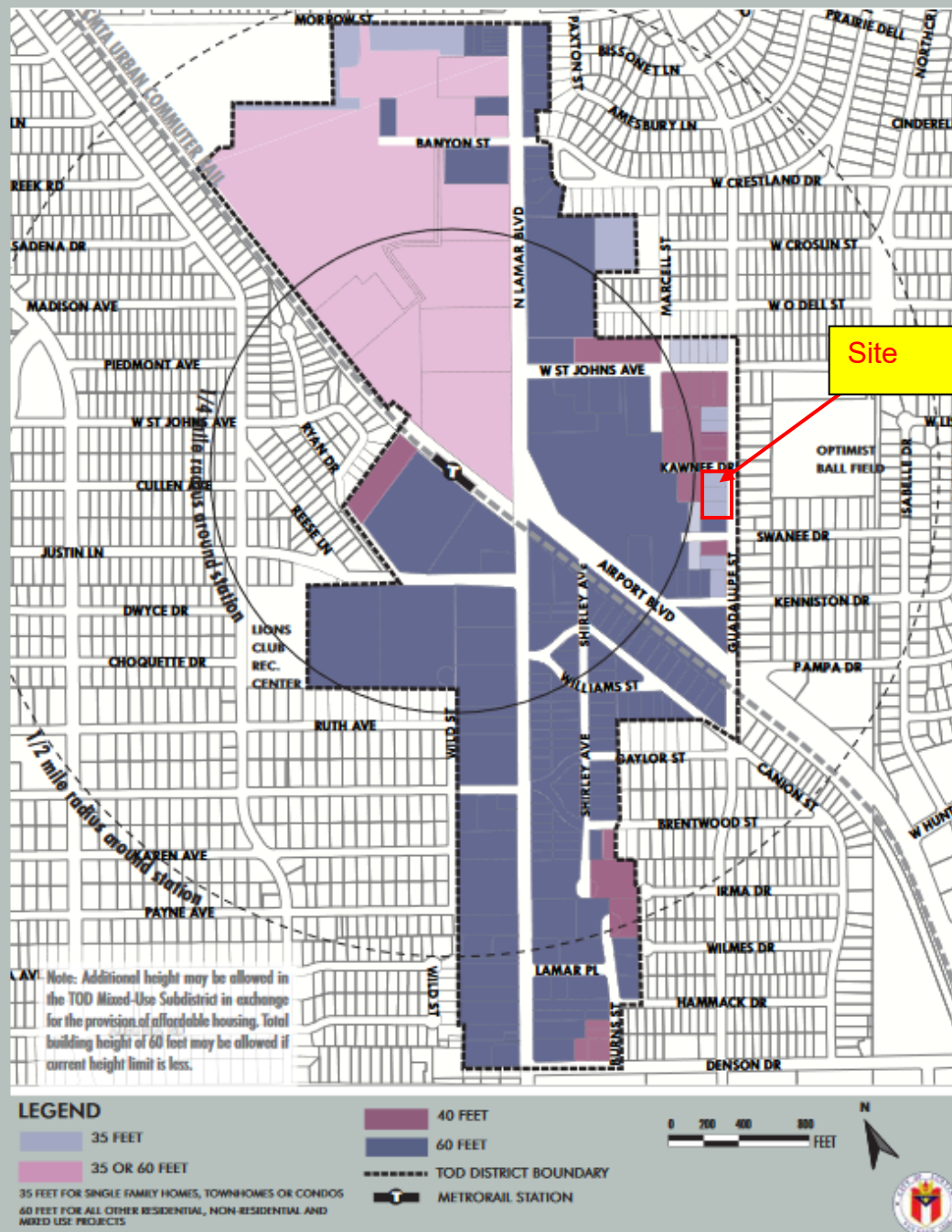
LAND USE DESCRIPTION

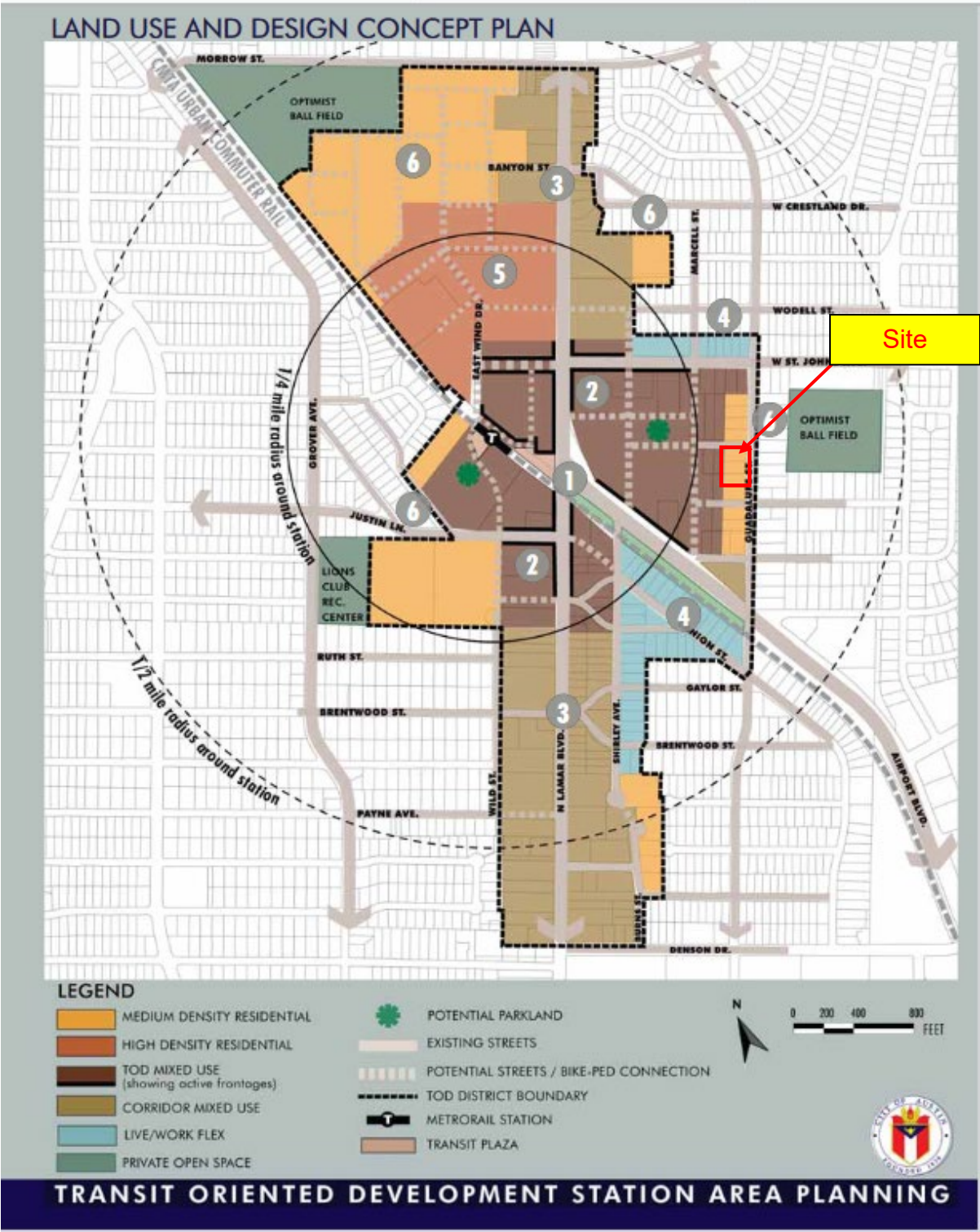
Specific Regulating District - This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.

Approved Regulating Plans:

1. Plaza Saltillo TOD Station Area Plan
2. Martin Luther King (MLK) Boulevard TOD Station Area Plan
3. Lamar/Justin TOD Station Area Plan

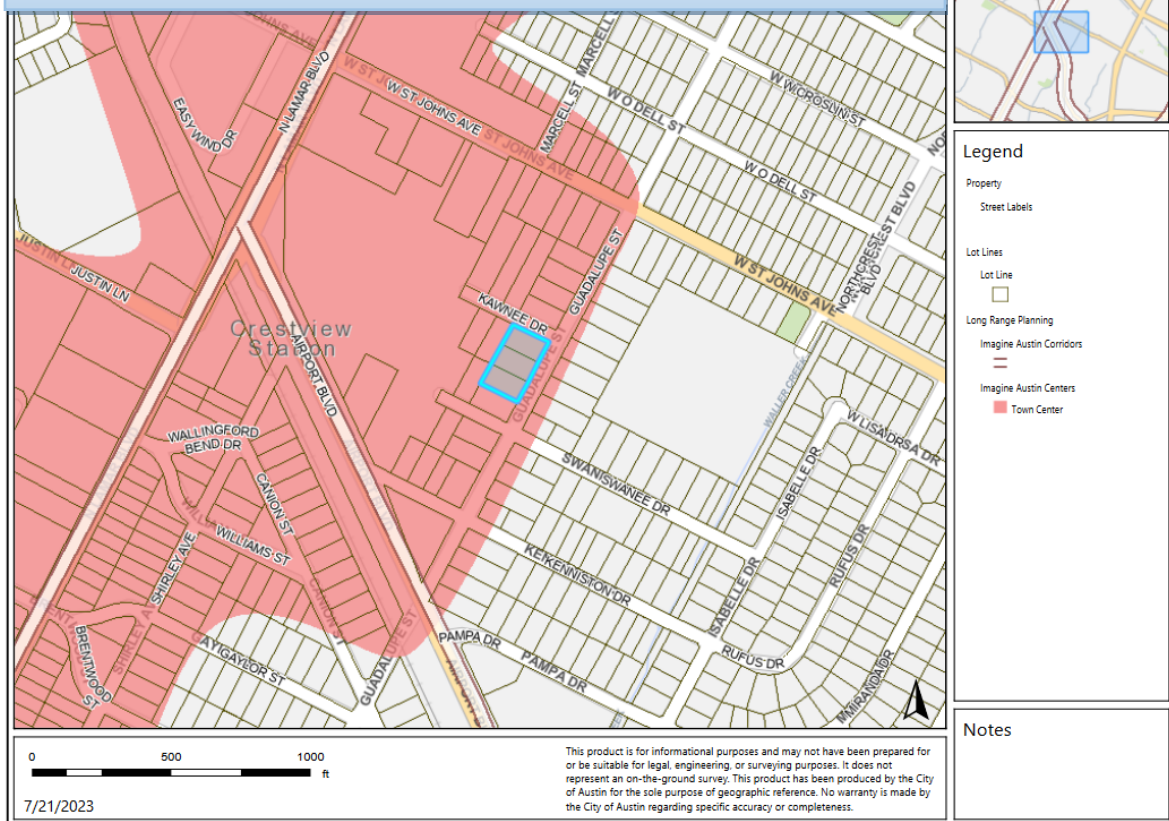
BASE MAXIMUM BUILDING HEIGHTS

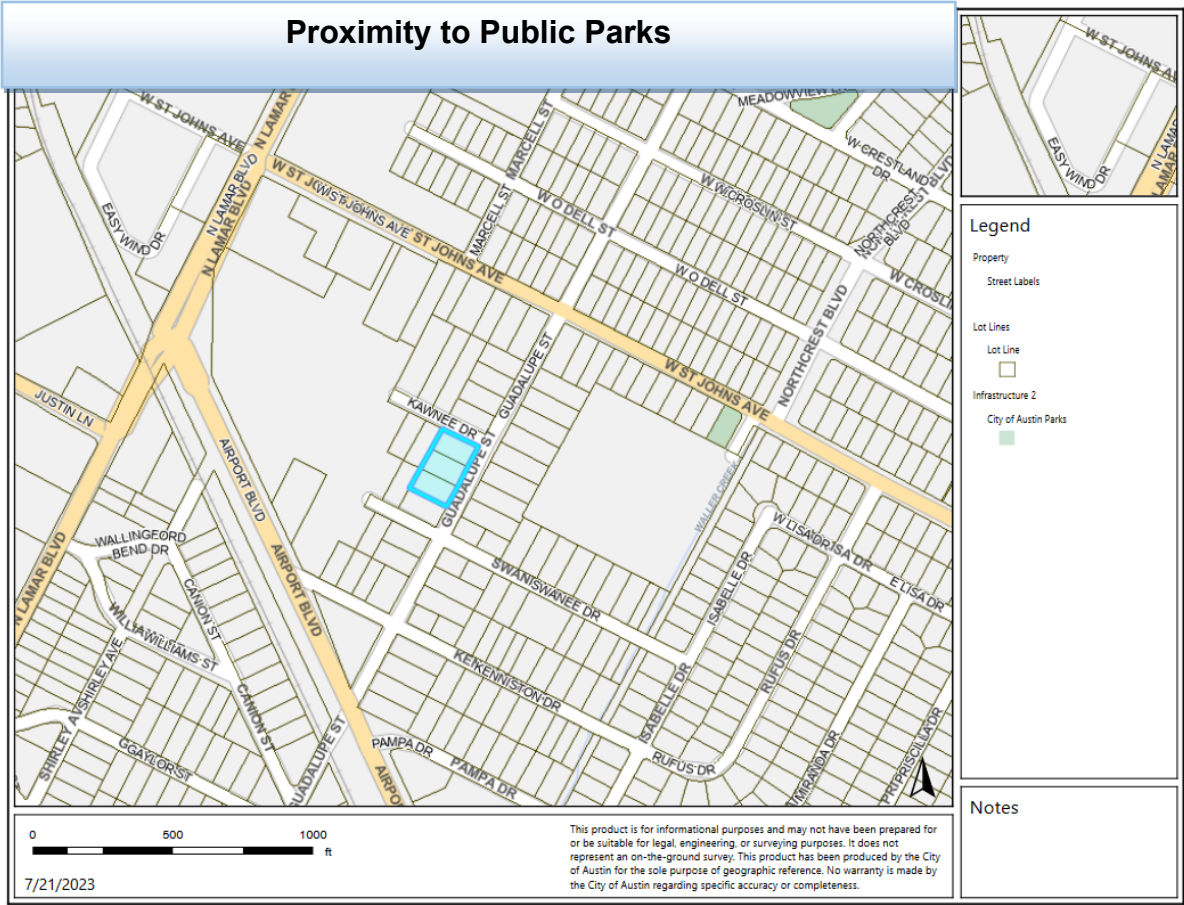


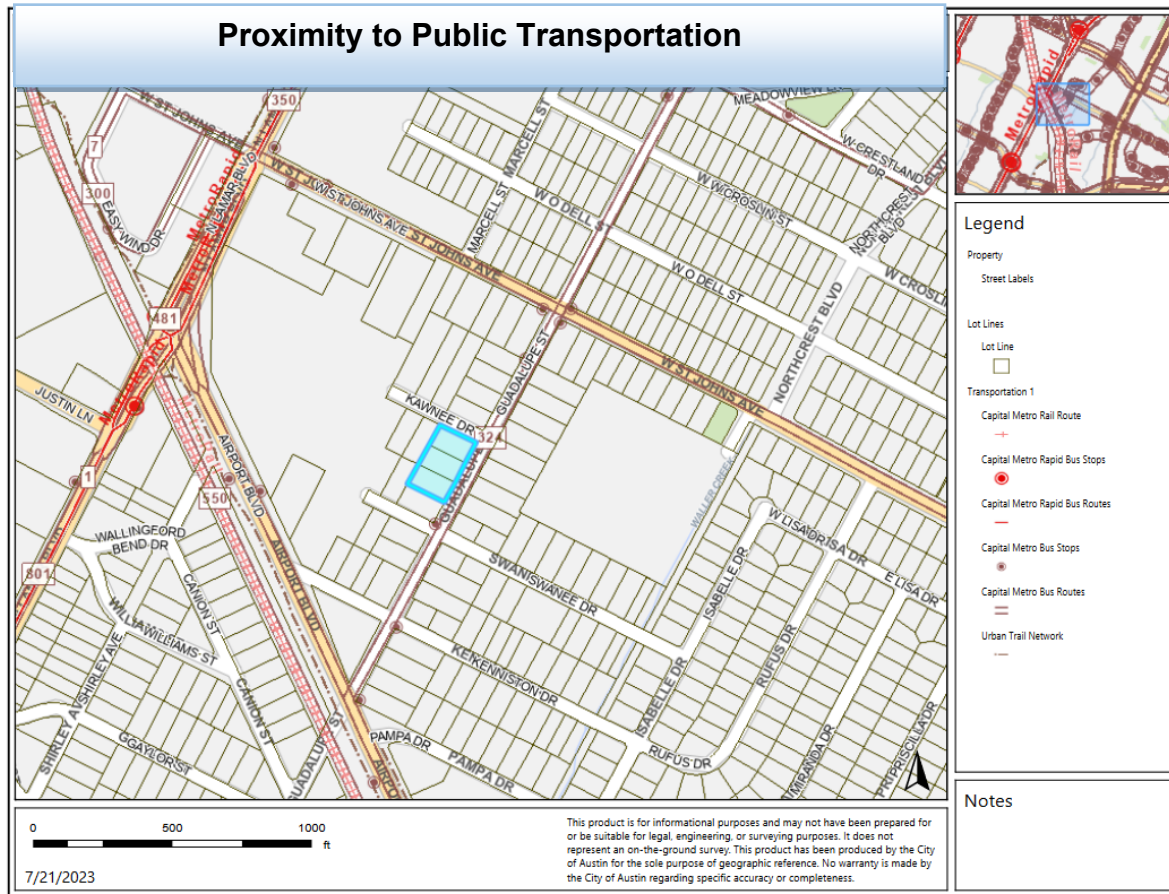


Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: • Within the Crestview Station Town Center • Near Airport Blvd. and N. Lamar Blvd activity corridors
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. • Webb Middle School 0.7 miles
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Yes	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
10	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
PUD is not proposed	Total Number of "Yes's"

Proximity to Imagine Austin Activity Center and Corridors







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on February 15, 2023, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant requests the Base Maximum Building Height be amended from a maximum of 35 feet to a maximum of 40 feet and allow for the participation in the Development Bonus program to provide 10% of units at 60% of the Median Family Income (MFI). The land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.

The applicant proposes to change the zoning on the property from TOD-NP (Transit-Oriented Development – Neighborhood Plan) with the Medium Density Residential Subdistrict to TOD-NP (Transit-Oriented Development – Neighborhood Plan) with the Mixed Use Subdistrict. For more information on the proposed zoning case, see case report C14-2023-0017.

PUBLIC MEETINGS: The ordinance-required community meeting was held on April 10, 2023. Approximately 1068 meeting notices were mailed to people who rent or own property within 500 feet of the subject tracts, in addition to neighborhood and environmental groups who requested notification for the area. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Three Planning Department staff members attended, Maureen Meredith, Tyler Tripp and Mark Walters. Two people from Drenner Group attended, Leah Bojo and Temaria Davis. Three people from the neighborhood attended.

Below are highlights from Leah Bojo's presentation:

- Three properties along Guadalupe Street will be development along with two lots on Kawnee Drive.
- Total acreage is 1.49 acres.
- There are SF homes and duplexes right now on the properties.
- Properties are within the TOD area.
- Approx. 150 multifamily dwelling units are proposed on the property.
- Proposed height change from 35 feet to 40 feet would allow participation in the Density Bonus Program, participation in the DBP would allow up to 60 feet in building height.
- 15% of the units will be at 60% MFI.

Q: We would like amenities in the neighborhood.

A: Mixed use allows for amenities.

Q: Do you know what tenants will be on the ground floor?

A: We don't have tenants yet. We don't know the size of the ground floor commercial space will be at this time.

Q: Will there be street improvements?

A: Yes, it will require requirements for street scape improvements.

Q: Will there be connectivity to the Crescent?

A: There are specific requirements in the TOD, so I'll have to research and get back to you.

**Applicant Summary Letter from Application
(Updated Aug. 1, 2023)**

Leah Bojo
lbojo@drennergroupp.com
512-807-2918

DRENNER
GROUP

August 1, 2023

Lauren Middleton-Pratt
Planning Department
City of Austin
Street Jones Building
1000 E. 11th St, Ste 200
Austin, TX 78702

Via Electronic Delivery

Re: 7002, 7004, and 7006 Guadalupe Street – Rezoning application for the approximately 0.8326-acre piece of property located at 7002, 7004, and 7006 Guadalupe Street in the City of Austin, Travis County, Texas (“the Property”)

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed Rezoning and corresponding Neighborhood Plan Amendment (NPA) application packages. The project is titled 7002, 7004, and 7006 Guadalupe Street and is approximately 0.8326 acres of land, located on the west side of Guadalupe Street between Swanee Drive and Kawnee Drive. The Property is in the full purpose jurisdiction of the City of Austin.

The purpose of these applications is to amend the Lamar Boulevard/Justin Lane Transit Oriented Development (TOD) Station Area Plan (SAP) and Lamar Boulevard/Justin Lane TOD Regulating Plan to allow for a transit-supportive, multifamily residential use. These plans were approved on December 11, 2008.

The Property is currently zoned TOD-NP (Transit-Oriented Development – Neighborhood Plan) with the Medium Density Residential Subdistrict. We are requesting to rezone the Property to TOD-NP (Transit-Oriented Development – Neighborhood Plan) with the Mixed Use Subdistrict. We are simultaneously requesting to change the SAP’s Land Use and Design Concept Plan designation from Medium Density Residential to TOD Mixed Use. This proposed change to the SAP, via the NPA process, will also increase the Base Maximum Building Height Map from 35 to 40 feet and allow the parcels to participate in the Development Bonus program to provide 10% of units at 60% of the Median Family Income. These changes are requested in the corresponding maps in the Lamar/Justin TOD Regulating Plan.

The Property is currently developed with circa 1950, 1954, and 1955 single-family and duplex uses predating the approval of the TOD plans.

August 1, 2023

Page 2

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Jorge Rouselin, Planning Department (*via electronic delivery*)
Maureen Meredith, Planning Department (*via electronic delivery*)

**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**

(No letter as of August 24, 2023)

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From: Meredith, Maureen

Sent: Monday, July 24, 2023 7:02 PM

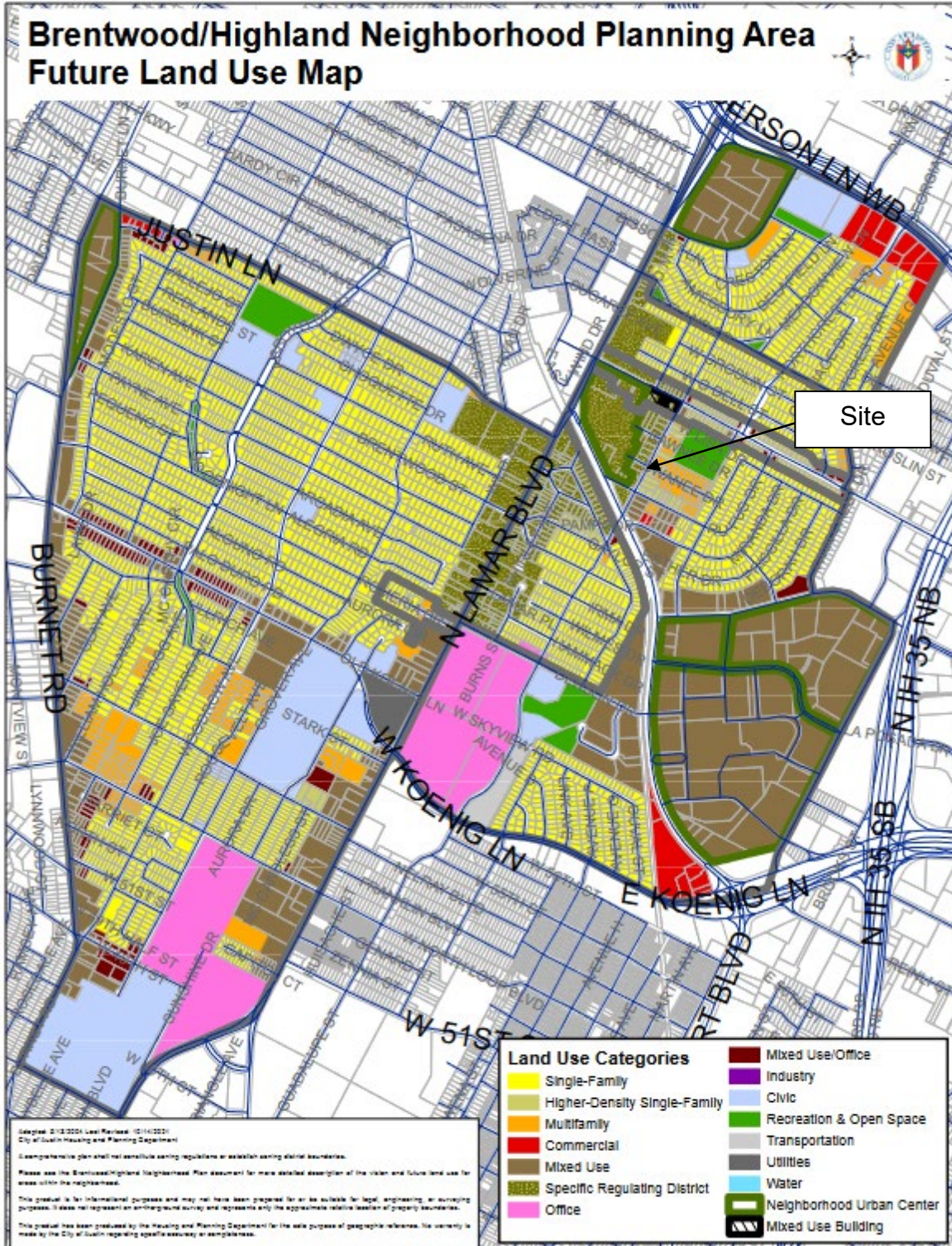
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Leah Bojo
<lbojo@drennergroupp.com>; Ellen Ray <eray@drennergroupp.com>

Subject: Highland NPCT Rec: NPA-2022-0018.01_7002 Guadalupe

Dear Highland NPCT:

Cases NPA-2023-0018.01 and C14-2023-0017 for 7002, 7004, 7006 Guadalupe Street are scheduled for the August 8, 2023 Planning Commission hearing date. If you would like your letter of recommendation included in the staff case reports, please email it to me and Jonathan Tomko (the zoning planner) **no later than Tuesday, August 1 by 4:30 pm**. If we receive it after this date and time, we will submit your letter as late material for the hearing.

Maureen





Brentwood/Highland Combined Neighborhood Planning Area
NPA-2023-0018.01

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

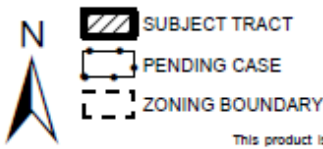
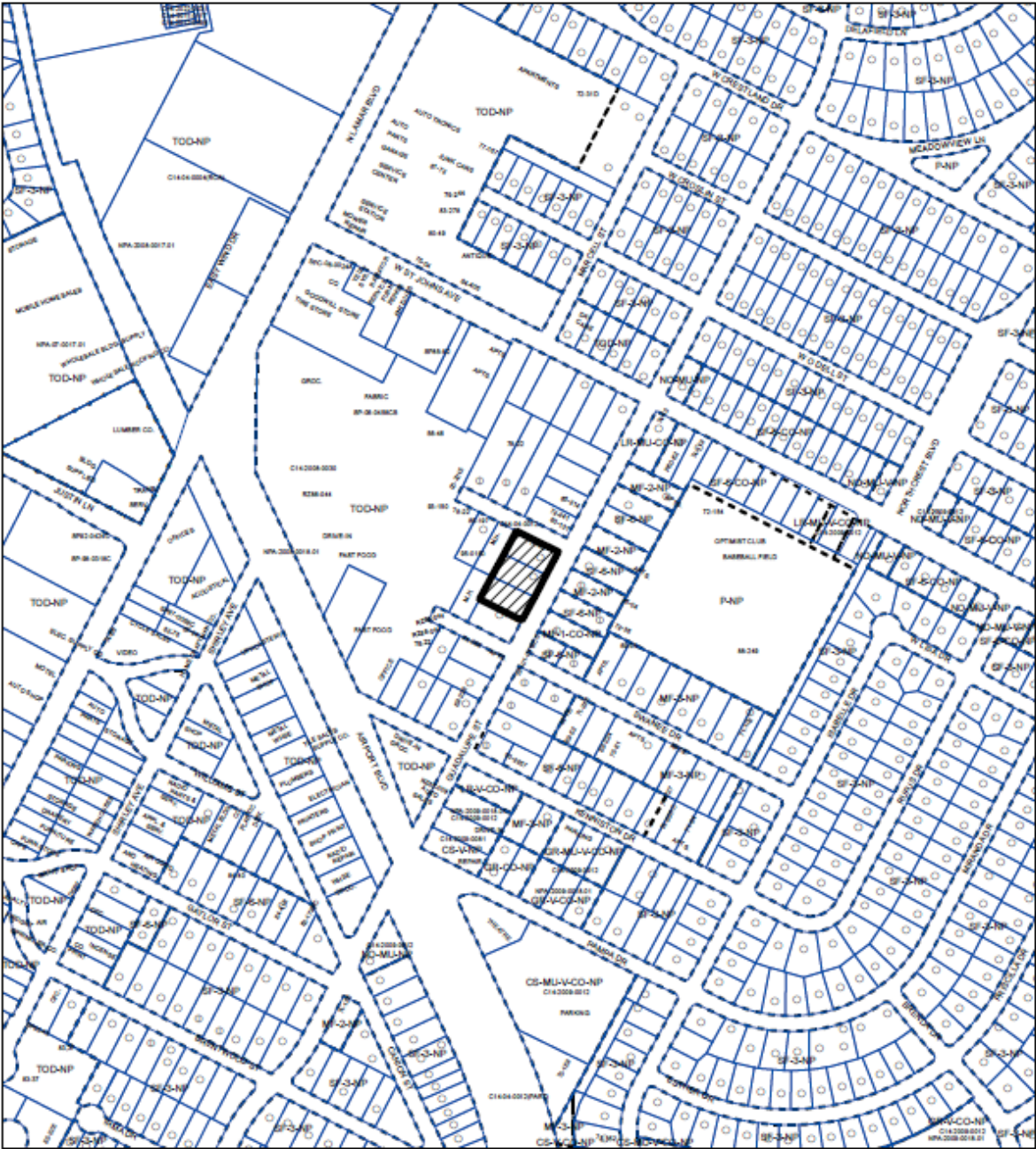
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City of Austin
Housing and Planning Department
Created on 2/21/2023, by: MeeksS

Future Land Use

Subject Tract	Multi-Family
500 ft. notff. boundary	Recreation & Open Space
Commercial	Single-Family
Higher-Density Single-Family	Specific Regulating District
Mixed Use	Transportation
Mixed Use/Office	



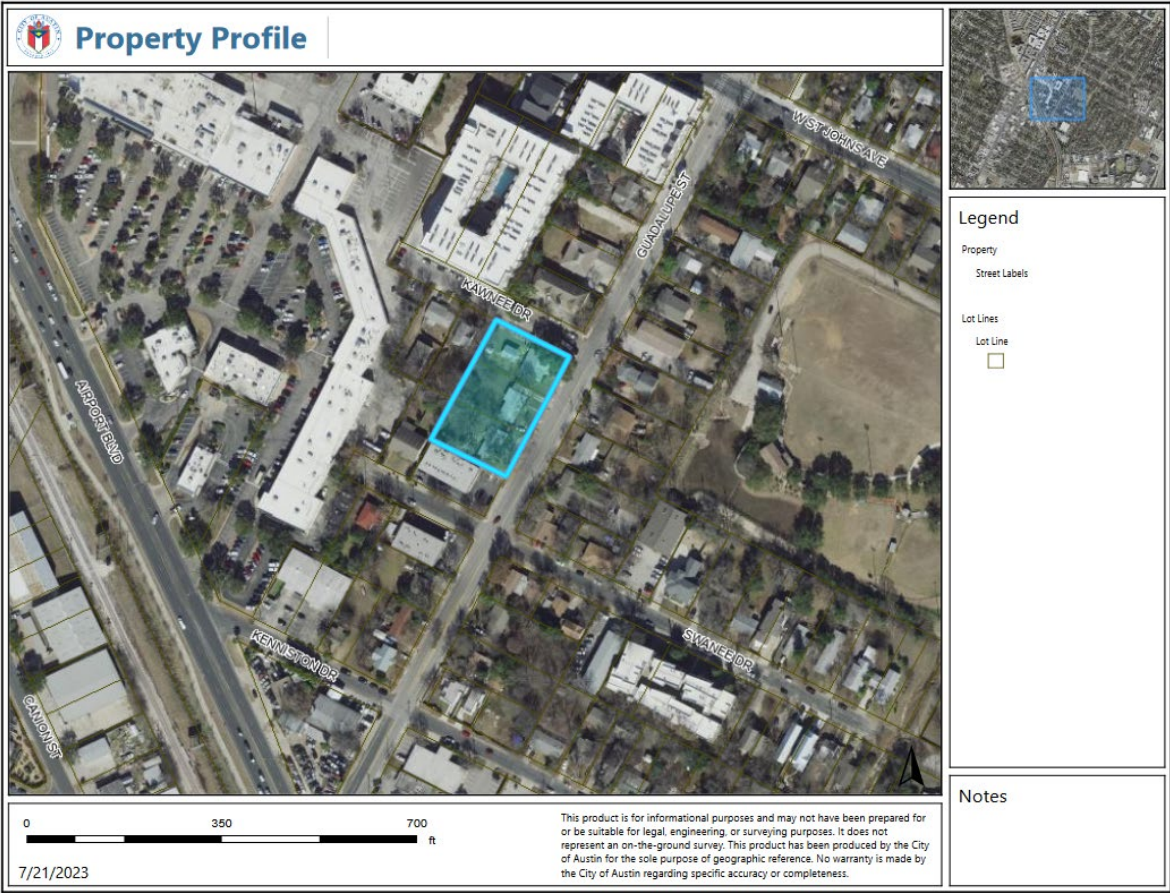
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ZONING CASE#: C14-2023-0017

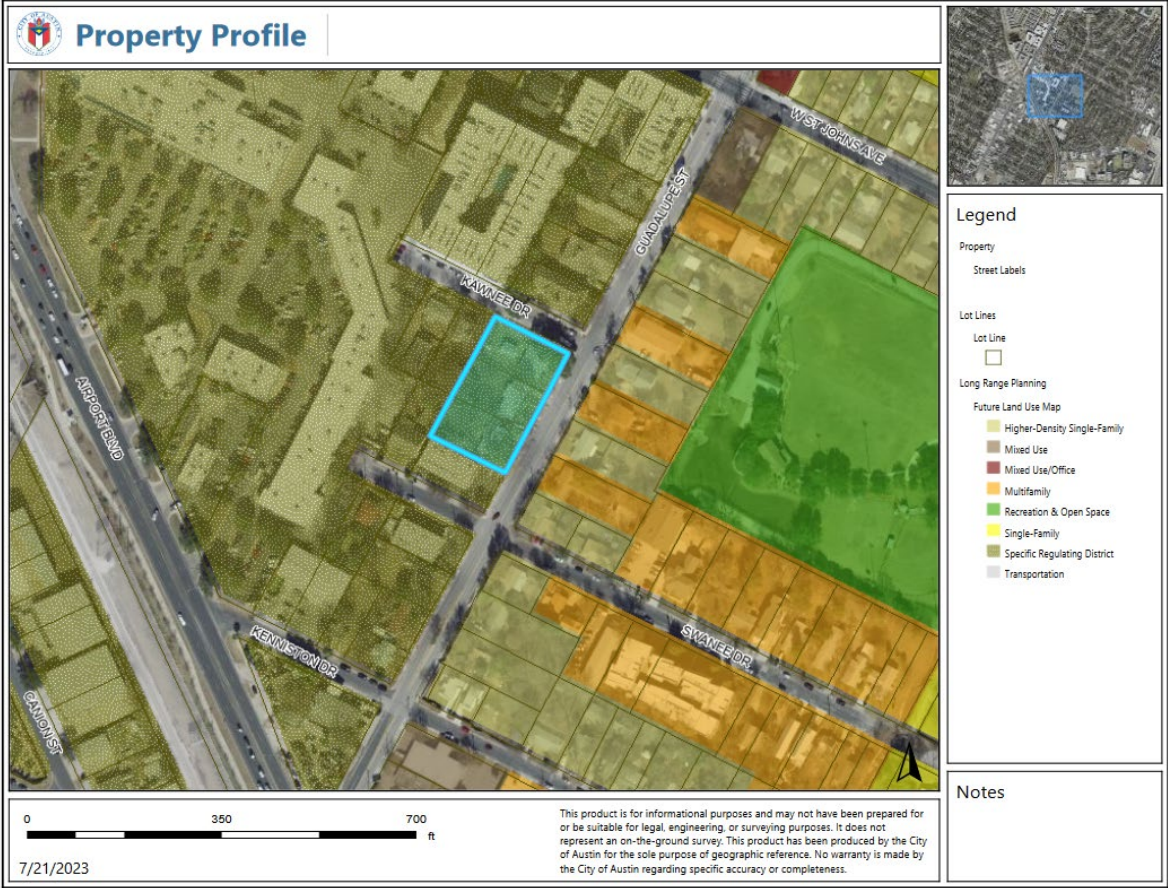
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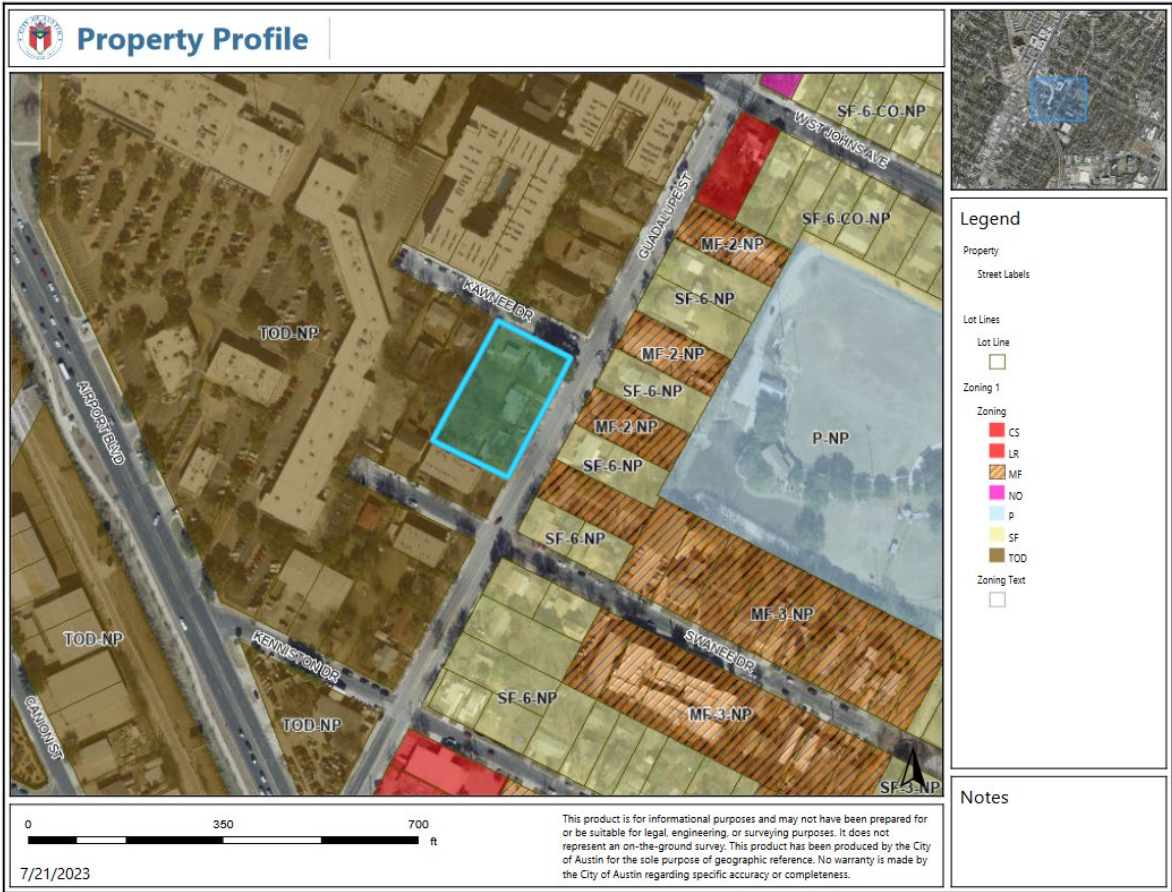
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Created: 2/21/2023







7002, 7004, and 7006 Guadalupe Street

Highland Neighborhood Plan Contact Team

NPA-2023-0018.01

April 10, 2023

1

Site Aerial



2

Site Aerial



3

Property & Project

Size:

- 1.493 Acres

150 Units

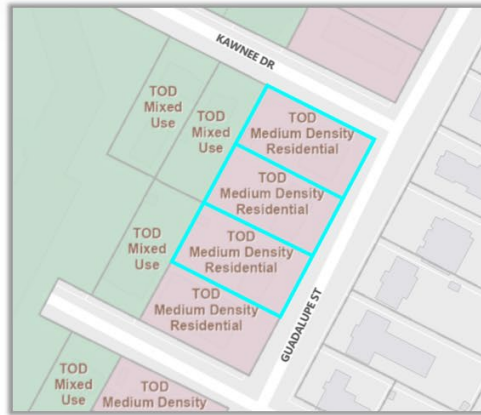
- 10% of units at 60% MFI

Transit/Access:

- Core Transit and Imagine Austin Corridors: N. Lamar Boulevard and Airport Boulevard
- Access via Guadalupe Street
- Transit-rich destination: walkable to Crestview Station and Airport/Guadalupe bus stops
 - MetroRail Red Line commuter rail
 - MetroRapid 801 service
 - High-frequency routes 7 and 300 (arrive every 15 minutes)
 - Local routes 324 and 350
- Urban Trail: Red Line Trail (Airport Boulevard)
- 2016 Mobility Bond Airport Boulevard Corridor improvements underway
 - Shared Use Paths on Airport Boulevard
 - Traffic signal improvements (Guadalupe Street/Airport Boulevard)
 - Bus stop improvements
 - Drainage improvements

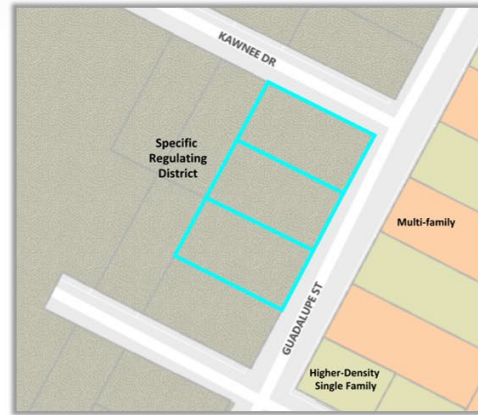
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Zoning and FLUM Map



TOD-NP (Medium Residential Subdistrict)
(Transit Oriented Development – Neighborhood Plan –
Medium Residential Subdistrict)

to
TOD-NP (Mixed Use Subdistrict)
(Transit Oriented Development – Neighborhood Plan – Mixed Use Subdistrict)



Specific Regulating District

No FLUM Change Requested

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Brentwood/Highland Combined Neighborhood Plan

Land Use Goal 3: Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance diversity.

Land Use Goal 5: Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.

Land Use Goal 6: Improve affordability of home-ownership and rental properties.

Urban Design Goal 2: Improve the appearance of major corridors by reducing and improving signage, improving lighting, and adding trees, landscaping and public art.

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Imagine Austin Goals

LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the Growth Concept Map.

LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

LUT P32. Assure that new development is walkable and bikable and preserves the positive characteristics of existing pedestrian friendly environments.

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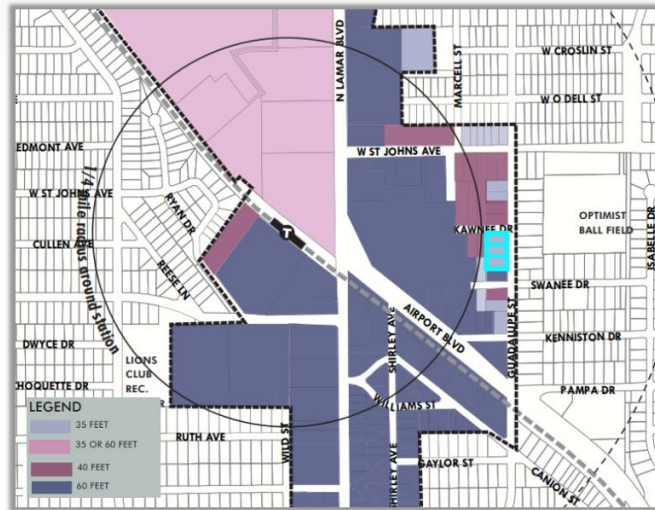
Proposed Station Area Plan Revision: Land Use and Design Concept Plan Map



Medium Density Residential to TOD Mixed Use

8

Proposed Station Area Revision: Base Maximum Building Height



35 to 40 Feet

9

Contact Information

Leah Bojo, [Drenner Group](#)

512-807-2900

lbojo@drennergroupp.com

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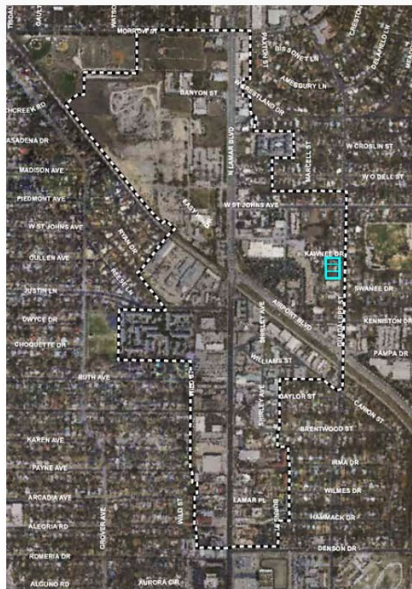
Request

We respectfully recommend your support for the following proposed revisions to the Lamar Blvd./Justin Lane TOD Station Area Plan maps:

- Land Use and Design Concept Plan Map: Change designation from Medium Density Residential to Mixed Use
- Base Maximum Building Heights Map: change maximum building height from 35 to 40 feet

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Lamar/Justin Transit Oriented Development

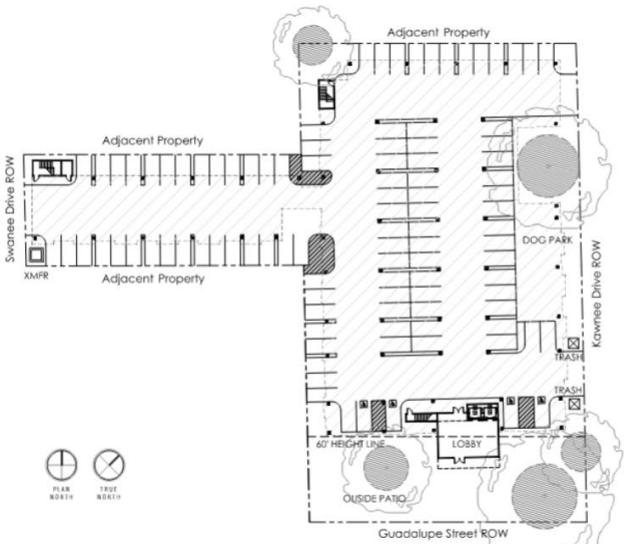


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Timeline

- February 21 Submitted NPA application
- April 10 City hosted NPA meeting
- May Planning Commission
- June City Council

Proposed Project Layout



Correspondence Received

From: Jolie Willis
Sent: Saturday, July 15, 2023 10:46 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Public comment Case number NPA-2023-0018.01

Hello Maureen,

Please see below my comment on the follow case:

Case Number: NPA-2023-0018.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: July 25, 2023 - Planning Commission

I object to the amendment request changing the maximum building height from 35 ft to 40 ft.

I live at 106 E. Lisa Drive.

The 7000 block of Guadalupe is especially narrow and lacking in infrastructure. Since completion of the large development at the corner of St. Johns and Guadalupe, this street has grown more trafficked, more occupied, and more congested.

Moreover, this portion of Guadalupe is a direct route to Reilly Elementary School. I personally used this street to drive my kids to school. During the school year, I saw lots of families and children biking, walking, and riding to school on this street. I fear it's only a matter of time before something tragic happens. Cramming more people into a small space that wasn't designed for more people isn't progress; it's dangerous.

I am opposed to this amendment change request.

Thank you,
Jolie Willis

.....

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 Maureen Meredith
 City of Austin
 Street Jones Bldg.
 Planning Department
 P. O. Box 1088
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0018.01
 Contact: Maureen Meredith, 512-974-2695 or
 Maureen.Meredith@austintexas.gov
 Public Hearing: July 25, 2023 - Planning Commission

☐ I am in favor
☒ I object

REGINO BARRERA
 Your Name (please print)

105 W. ST. JOHNS AVE
 Your address(es) affected by this application

Regino D. Barrera
 Signature

7-15-2023
 Date

Comments: See Attach
Your Email didn't
take it?

Subject:

Zoning changes NPA-2023-0018.01 Public hearing July 25, 2023

Message:

I'm against it cause the traffic on Guadalupe Street has changed due to the Apartments built on the corner of West Saint Johns Ave. I live at 105 W. St. Johns Ave and as I travel this area commercial trucks are causing a problem on Guadalupe when they stop on that corner and will also at this zoning location being discussed nearby. Guadalupe Street as re-marked by the City is just not able to handle a heavier traffic flow with intense new construction that will increase traffic. Being born in Austin I've seen Austin become a nightmare in the daytime when it comes to streets being mobile. I feel for the homeowner nearby to have to live adjacent to it.

PUBLIC HEARING COMMENT FORM	
If you use this form to comment, it may be submitted to: Maureen Meredith City of Austin Street Jones Bldg. Planning Department P. O. Box 1088 Austin, TX 78767-8810	
If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.	
Case Number: NPA-2023-0018.01 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: July 25, 2023 - Planning Commission	
☒ I am in favor ☐ I object	
<i>Cecilia Hnin</i> Your Name (please print)	
6901 Guadalupe St & Austin, TX 78752 Your address(es) affected by this application	
<i>7/14/23</i> Date	
Signature	
Comments:	

From: Josue Meiners

Sent: Friday, April 7, 2023 3:34 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 7002, 7004, 7006 Guadalupe St.

*** External Email - Exercise Caution ***

Plan Amendment Case #: NPA-2023-0018.01

Zoning Case #: C14-2023-0017

Dear City Staff,

I am writing to express my strong support for modifying the zoning of 7002, 7004, 7006 Guadalupe St. to encourage dense, mixed use in the Highland neighborhood.

Higher density developments, which can be achieved through commercial/residential mixed use, can help promote efficient land use, reduce urban sprawl, and enhance walkability by creating a compact and interconnected community. Increased density can also provide more affordable housing options, fostering a diverse and inclusive neighborhood that caters to residents of various backgrounds and income levels.

As a visually impaired person, I understand the importance of creating a neighborhood that is easily navigable and accessible for all residents. The inclusion of commercial mixed use in our neighborhood can provide a diverse range of amenities, services, and businesses in close proximity, making it easier for individuals with disabilities to meet their daily needs without having to rely solely on cars for transportation. This can enhance the overall quality of life for all members of our community, including those with visual impairments or other disabilities.

Furthermore, I have noticed that our neighborhood has experienced a loss of small businesses in recent years, which has impacted the unique character and charm of our district. Commercial mixed use can help address this issue by providing opportunities for local small businesses and entrepreneurs to thrive. This can create a more diverse and vibrant business environment, supporting the local economy and preserving the distinctive identity of our neighborhood.

I urge you to seriously consider including commercial mixed use and increased density in the development projects in our neighborhood. This will not only enhance the walkability and livability of our community, but also contribute to its economic, social, and cultural vitality, and make it more accessible for individuals with disabilities like myself. I would be happy to further discuss this matter with you and provide any additional information or support needed.

Sincerely,
Joshua Meiners
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