



Brentwood Neighborhood Association

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

September 9, 2024

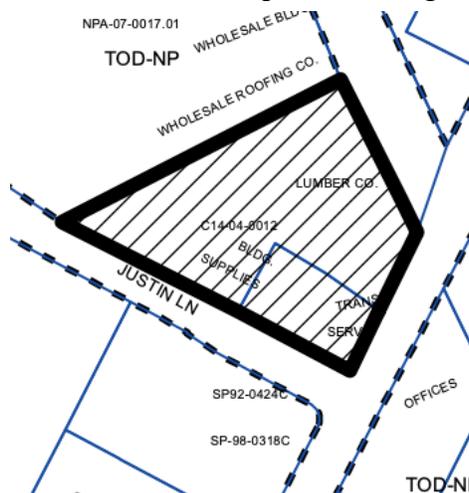
Re: Item 80

NPA-2022-0017.01 - Crestview Village - Approve second and third readings of an ordinance amending Ordinance No. 20081211-086 the Lamar/Justin Lane TOD Station Area Plan and Ordinance No. 040401-Z-2 the Crestview/Wooten Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to allow a maximum building height of 160 feet on property locally known as 6916, 6926, 6928 North Lamar Boulevard and 808, 810, 812, and 906 Justin Lane (Walnut Creek Watershed). Applicant Request: To grant a maximum building height of 160 feet.

From: Brentwood Neighborhood Association

The Brentwood Neighborhood Association discussed this case and voted to send our opposition to this rezoning/plan amendment. These are our reasons:

As shown in the map below, a significant portion of the front tract is in close proximity to the



proposed transit line on Lamar. We are concerned about allowing a height of 160 feet close to the North Lamar and Justin intersection for two main reasons:

1) It is probably that if the Lamar light rail is extended from 38th street to this intersection that a significant portion of this corner of the property may be condemned for use by the rail system. Our neighborhood has been to many meetings with Capital Metro/ATP where they have proposed grade-separating the Orange Line, the Red Line, or both at the Lamar/Airport intersections. Plans for the grade-separated interchange at Crestview (N. Lamar/Airport Blvd.) would need to be modified to include a future track junction to enable northwest-corridor trains to join and interline with the Orange/Blue Line tracks on North Lamar. As currently planned, both rail alignments would be separated from the North Lamar roadway lanes; but a total grade separation is also planned between the existing railway (Red Line, which would tunnel under the intersection), and Project Connect's proposed LRT alignment (which would fly over the intersection on a viaduct). If you grant this rezoning then condemn the property, the city is paying a lot more money to the owner of the property than you would at its current height of 60 feet.

2) What happens if they build a 160 tall building on the site before the rail plan is extended – do you move the rail – do you demolish the building?