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September 16, 2016

Re: BOA A-16-145 for 1123 S Presa Street

Dear Council members:

The King William Association supported the rezoning for 1123 S. Presa Street to return this lot back to its original residential use but expressed our concern regarding the homogenous infill projects being built throughout "Southtown."

We are pleased that the developer hired an architect who reviewed and followed most of the NCD-1 standards. Although three-stories, the building is below the 35-foot maximum allowable height and we feel meets the intent of the standards. We have reviewed the design and are "in favor" of the project.

Finally, we appreciate that the developer provided a variety in designs and square footage. Square footage greatly impacts the economics of an area and reduces the socio and economic diversity of people who can live in our neighborhoods. We enjoy our diversity and want new development which enhances, not detracts from our urban community.

Respectfully submitted,

Mickey Conrad
AAC Chair

Cherise Bell
Executive Director

Reference:

Per the UDC Sec. 35-335 the purpose of the Neighborhood Conservation District is:

- A. To protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and charm;
- B. To promote and provide for economic revitalization;
- C. To protect and enhance the livability of the city;
- D. To reduce conflict and prevent blighting caused by incompatible and insensitive development, and to promote new compatible development;
- E. To stabilize property values;
- F. To provide residents and property owners with a planning tool for future development;
- G. To promote and retain affordable housing;
- H. To encourage and strengthen civic pride; and
- I. To ensure the harmonious, orderly and efficient growth and redevelopment of the city.

