

11/23/2015

Letter of Support for Project: Manifold Real Estate - Alcove Self Storage Project, East 51st street and I-35 (bordering Harmon Avenue and East 50th Street) 78751

The Ridgetop Neighborhood Association has reviewed the above project with interested Ridgetop residents and with the developer and have come to mutual agreement on key items concerning project height, hours of operation, facility use and dumpster location. Attached is a commitment letter from Tyler Grooms, Principal, Manifold Real Estate, dated 11/17/15 with their commitment details.

The Ridgetop Neighborhood Association and participating residents, find no strong objections to their proposed project on this site, with their agreement to the negotiated features noted in their commitment letter. We received one anonymous objection and one minor concern from a resident, about project height. A critical facet to neighborhood acceptance of this project in close proximity to residences, are Manifold's (Chioco Design) elevations and the esthetics of the facility (glass, textures, lighting, positioning on the lot, office fronts.) Although the submission process does not normally require additional neighborhood feedback after receipt by City of Austin Planning, we are requesting that should substantial changes be required to the general esthetics of the project, that Alcove and COA Planning Department staff contact Ridgetop officers again to discuss changes prior to the finalization of the site plan. We look forward to the project and new neighbor, Alcove Storage.

For details on notifications and meetings, please see the items below. Please do not hesitate to contact me with any questions.

Sincerely,
Lisa D'Augustine
President,
Ridgetop Neighborhood Association

CC: Ridgetop Neighborhood Association
City of Austin Planning Department
RNA Officers
North Loop Contact Team
Tyler Grooms – Manifold Real Estate

9/19/15 – receipt and posting of documents electronically, announcement of 10/13/15 open RNA meeting with developer:

- RNA Yahoo,
- Nextdoor – Ridgetop
- Ridgetop Neighborhood Association site <http://ridgetopaustin.org/>

Week of 10/5/15 – hand leafletting of houses on 49th, 50th and 51st streets about project and meetings.
10/13/15 - open RNA meeting with neighbors and developer. In attendance: 7 Ridgetop residents, 3 RNA officers, representatives of Manifold Real Estate and Chioco Design. Ideas were exchanged and requests made regarding lighting, hours of operations, parking, egress, general design esthetics of the facility, landscaping for safety, etc. In addition, all egress would take place on East 50th street.

11/17/15 – receipt of Manifold Real Estate Letter of Commitment to RNA.

11/23/15 – formation of RNA letter of project support (this document) drafted and forwarded for

posting on Yahoo, Nextdoor and the Ridgetop Neighborhood Association site. Copies to Manifold, NLCT and COA.