

Harris Avenue proposed Dorm Duplexes: Neighbors, Please Express Your Concern.

- The former Child Craft Day Care at 718, 720 and 722 Harris Ave. has been demolished, and the 3 fifty-foot lots have been cleared.
- These lots are across the street from Lee Elementary School.
- Zoning for these lots is SF-3-CO-NP, which permits **six three-bedroom, two-bath duplex units**, thus housing possibly **18 unrelated adults** on this site. The developers plan to build in this configuration. The developers, Cutsinger and Cole, have obtained approval for 18 on-site parking spaces. They have a history of leasing to students with maximized occupancy.
- **Dorm duplexes have devastated the Northfield neighborhood and other Austin neighborhoods and could have a very negative impact on Harris Avenue, Lee Elementary, and the Hancock neighborhood communities.** See photographs of these types of duplexes at: <http://www.northfieldna.org/stealthdorms.html>
- Most importantly, being diagonally across the street from Lee Elementary School, the increased traffic is a danger to our children who walk and bike to and from the school. Lee Elementary School PTA has voiced its concerns to the developers.
- The proposed duplexes are not compatible with the Hancock Neighborhood Plan, which has the goal of preserving family and adult single-family, residential homes. It came as a surprise to many in the neighborhood that the zoning of the three Harris Avenue lots allows for 3 duplexes. This is true of most of the neighborhood.
- The proposed parking of 18 vehicles would be in carports in an alley that is less than one block long, and the exit and entrance of the vehicles will be on Woodrow Avenue, which is a main walking and biking path for school children going to Lee Elementary and the Lee playground. There are 6 children that live off of Woodrow and the adjoining 700 block of Carolyn Avenue. Many more children use Woodrow and Carolyn as their main street for accessing Lee Elementary.
- The City of Austin had previously considered using the end of Carolyn Avenue as a staging area for the 32nd Street overhaul, which would have included the use of Woodrow, but after doing a safety study at the request of concerned neighbors, the City agreed that there was a safety concern for the children and families going to and from Lee Elementary and withdrew the Carolyn and Woodrow Avenue proposed staging site from the plans. The same issues and concerns would be true with adding the potential 18+ vehicles entering and exiting the alley onto Woodrow for travel to Harris and Carolyn Avenues.
- The Northfield Neighborhood Association has said it: *“Having so many unrelated people on one “single-family” property creates a parking problem. It creates a traffic problem. It creates a trash problem. It creates*

a noise problem. It creates a strain on infrastructure designed for single-family occupancy. And it creates a safety hazard for both the residents of the stealth dorm as well as surrounding neighbors.”

—Northfield Neighborhood Association Website

- Kevin Cutsinger and his wife, Wanda, own other properties at 2917 Rio Grande, 306 Franklin Blvd., and 5201 Leralyn. In addition, a Cutsinger Custom Homes sign holds a demolition permit at 923 E. 37th Street.
- Ross Cole manages numerous other properties in the Northfield area.

Write or email the developers and ask them to reconfigure the floor plans and marketing plan so the housing will attract families and adults, for which there is a great demand.

The developers are:

Mr. Kevin Cutsinger: kcutsinger@cutsingercustomhomes.com;

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Liberty Hill, TX 78642, and

Mr. Ross Cole: ross@austincentricrealty.com 502 West 30th Street, Austin, TX 78705.

Their lender is:

R Bank Texas, attn Mike Shaw

<http://www.rbanktexas.com/site/about.html>

Send a copy to the Austin City Council:

<http://austintexas.gov/mail/all-council-members>