

Proposed Dorm Duplexes for 718, 720, and 722 Harris Avenue Fact Sheet

- The former Child Craft Day Care at 718, 720 and 722 Harris Avenue has been demolished, the 3 fifty-foot lots have been cleared, and a building permit has been issued for the first of 3 dorm-style duplex buildings.
- 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.**
- 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 and to the City.
- 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 duplex buildings. This is true of most of the neighborhood.
- The proposed parking would be in carports off 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.
- Ross Cole's company, Austin Centric Realty, manages numerous other student rental properties in Central Austin.

The developers are:

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