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**Date:** November 12, 2018 at 8:17:53 PM EST  
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**Subject:** Item R5-D/CD-3 Architectural District Parking Garage

Dear Mayor and Commissioners:

My name is Elsa Urquiza and I am resident of the City and own numerous properties in the City. I have owned 1676 James Avenue since 1999. The CD-3 Architectural District Parking Garage Heights Ordinance (Item R5 D) will have a direct impact on my property. I support the Ordinance and am writing to urge you to vote in favor of it.

I support the Ordinance for the following reasons:

- First, because after a thorough planning analysis of the James Avenue neighborhood, your professional staff is recommending approval of the Ordinance.
- Second, the Ordinance does not provide for an automatic height increase from 50' to 75'; it merely grants the HPB the authority to consider an application for a 75' structure, subject to all other zoning requirements. A 75' structure on James Avenue would be in-scale with existing structures on James Avenue and Collins Avenue.
- Third, the James Avenue neighborhood suffers from a severe parking deficit and the Ordinance would encourage the construction of a mixed-use parking garage with no less than 250 parking spaces. This would satisfy the parking needs of the entire neighborhood and revitalize and active the area.
- Finally, the owner of three properties on the east side of James Avenue that could potentially take advantage of this Ordinance (subject to HPB approval) has generously and voluntarily agreed to permanently dedicate 20 parking spaces to residents at City approved rates. This is a significant public benefit.

For all of the foregoing reasons, the Ordinance is in the best interests of the City and its residents and businesses. I urge you to vote in favor of it.

Thank you for your consideration of my email,  
Elsa Urquiza