

Original Austin Neighborhood Association (OANA)
5 June 2012

The Board of Directors (BoD) of OANA came together at our regularly scheduled meeting date of the first Tuesday of the month. The meeting was held at the Common Room of the Regency Apartments beginning at 4 PM. BoD members in attendance were Ted Siff, Paul Isham, John Horton, Albert Stowell and Blake Tollett. Perry, Rick, Bill and Ray had all sent their regrets.

We had no guests and immediately went to our agenda items requiring a quorum decision as John needed to attend a meeting with the Travis County folks beginning at 5 PM.

From his Governmental Relations/Social Order portfolio:

- 1) The fence enclosing Wooldridge Park is going up as we meet. The closure of public access to the park for the next six months to a year is to allow the installation of an irrigation system, the placement of sod and allowing time for the sod to be established, and perhaps the planting of some trees on the site. The neighbors to the park are very excited to see the beginning of this visual progress in its rehabilitation. A big thanks to our neighbor and friend Council Member Chris Riley for his sponsorship of this project. The park's closure will be inconvenient to many parties but the resulting product will be of benefit to the entire City.
- 2) As referenced above, John is the invited OANA representative of the Travis County Civil and Family Courthouse Working Group, ex-City Council Member Betty Dunkerly, Chair. This group has been tasked first with determining whether a new Civil & Family Law Courthouse is needed and if it is then where to locate it. The necessity is a pretty much given, and the location decision is weighted towards the County's newly acquired city block just to the south of Republic Square downtown (reference last month's minutes). As envisioned for that block, the courthouse functions would face the square and there would be a commercial/residential/office component that would face to the south on West 3rd Street. There would be a distinct separation between the buildings with a shared parking facility. Being further evaluated is whether this will be a design/build project taken on by the County itself or be a public/private partnership with an outside developer. John was tasked with continuing to monitor the situation and to keep the BoD apprised of the situation as it progresses. Of note is that the current historic courthouse building will be retained for specialty courts (I.E.-Travis County Probate Court # 1).

Albert reports no change in our financials.

The May minutes as amended have been approved and posted prior to this meeting.

We then turned to Albert's Planning and Zoning Report, beginning with the ones requiring action on a time sensitive basis:

- 1) 702 San Antonio Street-Site owner Tom Hatch is going to need a variance from the Land Development Code (LDC) in order to accomplish his vision of having a boutique hotel there. Last fall OANA supported his request to go to the DMH-H zoning district with a maximum

height restriction of 60 feet. Upon further consideration and calculations by the City, and considering where the building's height measurement is now to be taken from, it seems he will need an increase in the maximum allowable height from 60 feet to 67 feet. The previously proposed two-story addition to the structure is the same. To meet his parking requirement he will need a valet parking space on San Antonio Street. Upon motion, we voted 5 to 0 to support the proposed variance requests with Perry and Rick previously sending in their assents.

- 2) Seaholm Power Plant-Due to changing market conditions and the lack of interest in locating a major civic use in the building (the Children's Museum is going out to the Mueller Development), the developers are asking that they be allowed to use the plant building itself for offices and retail use and to convert the planned residential tower from a residential condominium use to a residential rental use. Upon suggestion from Albert that our motion of support incorporate both apartments and condominiums for the proposed residential tower, it was adopted by a vote of 5 to 0.
- 3) The Austin Community College (ACC) Rio Grande Street Trustees, in coordination with the Campus Citizen Advisory Committee of which Albert is our current representative, are going forward with their expansion plans. They are going to be seeking to take down the structure just to the north of the main building and then rezone the current campus plus other buildings in the area they own to the DMU zoning district. We had a general discussion about how the Downtown Austin Plan (DAP) envisioned the campus, and in that spirit, and by a vote of 5 to 0, we are going to ask ACC to limit their DMU request to a maximum of 60 feet of developmental heights except for the land under the annex building. That is the building proposed to be taken down and we would support a redevelopment height of 120 feet there. We will also ask for the standard OANA restrictions on future use of properties being rezoned.

At this point John had to leave us to attend the Travis County Civil and Family Courthouse Working Group and he took our quorum with him.

In further discussion about the expansion of the Rio Grande Street ACC campus we learned that House Park Field and the site of the old Recreation Center are both zoned SF-3, or single-family residential. That is important in that the proximity of single-family residential zoned property to more intensively zoned residential or commercially zoned property can trigger compatibility issues when there is redevelopment. It would make sense if these SF-3 properties were rezoned to Public and perhaps the Planning Commission will initiate this.

Ted and Albert gave us an update on our Cirrus Logic neighbors. It seems they have already outgrown their still under construction building. They currently own the two lots to the north and are considering just adding on to their current structure. To do so would require a rezoning of the north lots to DMU from the current zoning district of GO. The Downtown Austin Plan would rezone the property as DMU-60 and Cirrus Logic would need to expand the envisioned 60 foot height limit to 90 feet in order to accomplish their proposed plans. There are residential uses immediately north and east of these northern two lots and those folks will have petition rights in any rezoning discussion. Of note, it appears that Cirrus Logic has decided it does not need the building at 707 West Avenue for electronic testing so it would seem that all the big commotion attended upon their getting that property rezoned from GO to Commercial Services (CS) over the

protests of their neighbors was all for naught. It should also be noted that there appears to be no movement towards having electronic testing added to the allowed uses under a DMU zoning district, a condition precedent agreed to by all parties to the controversy in order to have 707 West Avenue's zoning rolled from CS to the DAP envisioned DMU-60 zoning district.

We then discussed in general the status of various ongoing development projects in the neighborhood:

7 Rio-This project should get under way very soon, beginning with the excavation for a 3-story underground parking facility.

705 Lamar-Demolition should begin soon.

311 Bowie-The developer and the City are close to a Shoal Creek Trail gap closure agreement.

West 7th Street & Rio Grande Street-There is a very initial proposal for a 300-foot point tower on the NE corner of this intersection. The DAP envisions a zoning of DMU-60.

Green Water Treatment Plant-This appears to be a done deal. Mitigation includes 900 caliper inches of trees to be allocated as 4 caliper inch trees along Shoal Creek and the Town Lake Trail. There was also a \$250k set aside for the West 2nd Street Shoal Creek bank stabilization project.

We briefly discussed the proposed bond package and noted that at a 400 million dollar cap there would be no property tax increase necessary.

We set our next regular meeting for Tuesday 3 July beginning at 4 PM at the Common Room of the Regency Apartments, and adjourned.

Blake Tollett, Secretary
OANA