

Old Austin Neighborhood Association (OANA)
13 November 2018

The OANA Board of Directors (BoD) came together at the Shoal Creek Saloon for our regularly scheduled monthly meeting on Tuesday 13 November 2018. BoD members in attendance were Ted Siff, Diana Zuniga, Bill Schnell, Michael Portman, Charles Peveto, Katie Jackson and Blake Tollett. Advisory Council member Kathy Marcus was also in attendance along with guests Susan Gatlin, Nichole Elliot and Ted Eubanks.

On motion from Blake with Charles seconding, the October minutes as corrected were unanimously adopted.

Under **Discussion and Action**, Diana then spoke to us about her proposed office/commercial project at 701 Rio Grande. In May of 2016 the OANA BoD first addressed this redevelopment as a residential proposal:

C14-2016-0034; 701 Rio Grande Street & 602 W. 7th Street

An investment group Diana Zuniga heads has owned these two properties for approximately 10 years and they are now seeking a rezoning from the General Office (GO) to the Downtown Mixed Use (DMU) zoning district. As proposed the project will be 5 stories (6 stories on the down grade side) with underground parking, a live/work ground floor, and residential rental units above. In conformance with the Downtown Austin Plan/Northwest District (DAP/NMD) they have voluntarily agreed on a 60-foot development height entitlement (DMU-60) condition and are amenable to further restrictions prohibiting bail bond services, cocktail lounge, pawnshop, liquor store, outdoor entertainment and amplified music uses. The project should also conform to the Great Streets guidelines. In consideration of these conditions, and specifically incorporating support for a developmental entitlement of a FAR of 5 to 1 due to the predominate residential nature of the proposal, on motion from Blake with Perry seconding, the OANA BoD voted to support the rezoning request. Blake will draft a letter for Ted to send to City Staff, and a representative of the neighborhood association will attend the 24 May 2016 scheduled Planning Commission hearing on this request as well as the subsequent City Council hearing scheduled for 16 June 2016.

At the 16 June 2016 meeting of the City Council, the rezoning of the property from General Office (GO) to Downtown Mixed Use-Conditional Overlay (DMU-CO) was adopted on all three readings. The following were conditions placed on the zoning district:

- A. The maximum height of a building or structure for the Property may not exceed 60 feet.
- B. The following uses are not permitted uses for the Property:
 - Cocktail Lounge
 - Bail bond services
 - Pawnshop services
 - Liquor sales
 - Outdoor entertainment

Due to changes in the market, the current iteration of the property's redevelopment is proposed to be a building of 117,720 gross square feet; a building with four levels of class A office and a ground floor with building amenity space and two opportunities for retail/additional class A office space. There would be suite balconies on every office level with a 4,200 square foot roof top terrace. The project will include five levels of below-grade parking that will consist

of 296 stalls with the parking garage access off 7th Street. The main entrance will be located at the corner of 7th and Rio Grande Streets. Hensel-Phelps is the contractor and they anticipate having the project underway in the late spring of next year. As the zoning entitlements are in place and of record, this should go forward as an administratively approved site development plan not requiring a public hearing. On motion from Charles with Katie seconding, Blake was tasked with writing a letter to the City stating that the OANA BoD having been briefed on the proposal, and with the understanding that there will be no continuous outdoor music venue permit sought, that if feasible the underground parking spaces would have some function beyond office workday use, and that our preference would be that the ground floor opportunities encompass a food or coffee service use, that the BoD conditionally approves of the proposed site development plan. The motion was approved on a 5-1-0-2 vote. Austin Stowell weighed in electronically and Diana and Blake abstained. The BoD will hold the letter until Ted receives official notice of the initiation of the site plan process.

Turning to **Current and New Business**:

Ted Eubanks came and visited with us about the Wooldridge Square Park's proposed interpretive signage. The first sign will commemorate the 1911 speech by Booker T Washington at the Square as well as illuminating the African-American churches that once were located near the Square and is being funded by the Downtown Austin Alliance (DAA).

Ted Siff and Charles then spoke to us about the historic building survey we are proposing for our neighborhood. Below is an email from the Hardy Heck Moore Group (HHM) to Charles:

From: Emily Payne <epayne@hhminc.com>
Date: September 12, 2018 at 3:06:49 PM CDT
To: cmp78701@yahoo.com
Cc: David Moore <dmoore@hhminc.com>, Erin Tyson <etyson@hhminc.com>
Subject: Downtown Austin Survey

Dear Charles,

Thanks so much for contacting us to discuss the potential survey for your neighborhood association. I've attached our initial GIS map analysis of the survey area, and I've provided a brief scope and cost estimate below. We're more than happy to work with you to adjust the scope as needed.

- Proposed Scope:
 - Survey of a maximum of 400 parcels of land
 - Comprehensive survey of both pre-1970 and post-1970 resources within "comprehensive survey boundary" shown on attached map
 - Survey of only pre-1970 resources outside "comprehensive survey boundary" shown on attached map
 - Development of draft and final survey report, to include the following components, submitted electronically:
 - Inventory table with thumbnail photos, in PDF and Microsoft Excel formats, including all survey data
 - Intensive-level survey forms with historic research for potentially eligible resources only
 - Resource location maps, in PDF and KMZ (Google Earth) formats

- Photographs, in PDF contact sheets and original JPG formats
- Assumptions:
 - No public meetings will be required
 - No research design will be required
 - No narrative historic context will be included
 - No narrative descriptions of individual resources will be included
 - City directory research and newspaper research will be conducted for a maximum of 40 individual resources, if and only if the resource has architectural significance and retains integrity (can remove this task to reduce cost upon request)
- Proposed Timeline:
 - Draft Survey Report: Monday, April 1, 2019
 - Comments received from client: Monday, April 29, 2019
 - Final Survey Report: Monday, May 27, 2019
- **Proposed Cost: \$17,000**

All the best,
Emily

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To begin the survey we have applied for a \$12,000 grant under the Certified Local Government (CLG) funds allocated by the Texas Historical Commission (THC). After modifications, the proposed cost of the HHM survey will be \$24,000 so we will need to find a match for the grant if it is received. Charles feels that we should be able to secure the balance of monies needed through other grant sources including funding by the City using Hotel Occupancy Tax (HOT) monies, Preservation Austin and Preservation Texas. Upon motion from Michael with Blake seconding, the BoD voted unanimously to have OANA join both Preservation Austin and Preservation Texas in anticipation of applying for grants.

Austin reported electronically that the owners of 507 W. 10th Street appear to be willing to discuss selling the property with improvements rather than as a scraped lot since they have received their demolition permit.

OANA's State legal status is in suspension for some reason according to the bank and Ray and Ted will renew whatever is required.

Under **Committee Reports and Action Items:**

Katie reported that our website overhaul is ongoing. One proposal is to have an online map of the neighborhood with "pins" sited on important historic properties that would click to a photograph and brief description of the property. Charles submitted the following potentials:

1. **Wooldridge Square**, 1839, National Register of Historic Places, State Antiquities Landmark (SAL), Austin City Landmark, 1910 Bandstand designed by Charles H. Page architect

2. **West Sixth Street Bridge**, 1887, National Register of Historic Places, Austin City Landmark
3. **Austin History Center**, 1933 (Austin Central Library), National Register of Historic Places, Recorded Texas Historic Landmark
4. **Bremond Block**, National Register of Historic Places
5. **Gilfillan House**, 1905 National Register of Historic Places, Recorded Texas Historic Landmark (RTHL), and Austin City Landmark, Charles H. Page, architect
6. **Pease Elementary School**, 1876, Recorded Texas Historic Landmark (RTHL)
7. **Byrne-Reed Mansion**, 1905, Charles H. Page, architect, now owned by Texas Humanities
8. **Herman Marion Sweatt Courthouse**, 1933 (Travis County Courthouse), Charles H. Page, architect
9. **Austin Federal Courthouse**, 1935, National Register of Historic Places
10. **Sampson-Nalle Mansion**, 1877, National Register of Historic Places, Recorded Texas Historic Landmark (RTHL)
11. **Westgate Tower**, National Register of Historic Places (2010), Recorded Texas Historic Landmark (2012)
12. **ACC Campus**, 1915, Austin High School
13. **Austin Post Office** 1906, 6th and Lavaca, now owned and being redeveloped by the University of Texas
14. **Duncan Park**
15. **Ted Siff's House**, Recorded Texas Historic Landmark (RTHL)

The website host along with Bill and Katie will also be generating some sort of monthly newsletter that will be sent to the edresses we have. By motion, Katie is encouraged to continue.

On January 22, 2019 the Shoal Creek Conservancy will have a fundraiser at the former Texas Military Institute building on Castle Hill.

Having once again exhausted our meeting time and our next meeting having been set for 4 PM Tuesday 11 December at the Shoal Creek Saloon, we adjourned.

Blake Tollett, Secretary
OANA