

LAW OFFICES OF
RICHARD B. GEIGER

710 WEST AVENUE
AUSTIN, TEXAS 78701

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P.O. BOX 664249
AUSTIN, TEXAS 78768

rchgiger@austin.tx.com

November 13, 2006

Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions
HAND DELIVERY

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to CBD-CURE

I am writing this in support of the CLB Rio Grande residential and mixed use project

I am a business owner near the proposed CLB tower. One significant problem we have is traffic gridlock. Several times a day our customers can only reach us by weathering intersections like 5th or 6th and Lamar Blvd. Many choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within easy walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,



Richard B. Geiger

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

I am writing this letter in support of the CLB Rio Grande residential and mixed use project.

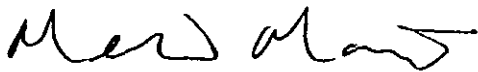
I live near the proposed CLB residential mixed use project. Every other property on the project's block is CBD zoned, as is the majority of property in surrounding blocks. The block is intensely urban with many bars and restaurants. It is one of the few locations that can go vertical due to the Capitol View Corridor.

This project has gone to great length and expense to wrap around, not bulldoze, one of the best known locally owned, iconic restaurants, **Ranch 616**.

This is a true live work and play location. This is only 5 blocks to 6th and Congress and only 3 blocks from Whole Foods, not to mention all the restaurants and entertainment in the Market District and West End. Getting to work and getting to the grocery store can all be done without a car for those living in this new building.

This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,



Melissa J. Martin
800 W. 5th St. #709
Austin, TX. 78703

To: Mayor Will Wynn
Members of the Austin City Council
Members of the Boards and Commissions

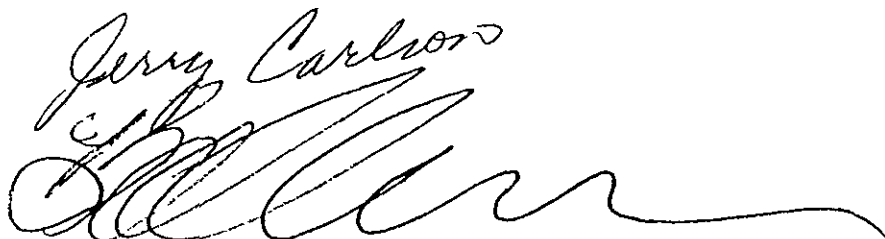
Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

We are writing this "in support" of the CLB Rio Grande residential and mixed use project.

We are condo owners at Austin City Lofts on 800 West 5th Street and enjoy the downtown living. To acquire the support services that are critical for efficient downtown living we need to increase the density of those living downtown. CLB has a proven track record of being a good citizen. I feel their proposed plan of ground floor retail and the condo tower will be a positive addition to the downtown.

I hope you will support this worthy project.

Jerry and Barbara Carlson

Handwritten signatures of Jerry and Barbara Carlson. The signature for Jerry Carlson is written above the signature for Barbara Carlson. Both signatures are in cursive and are written in black ink.

J. SCOTT LORAS
ATTORNEY
800 WEST 5TH STREET
Unit 508
AUSTIN, TEXAS 78703
(512) 785-8844

November 13, 2006

Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions
HAND DELIVERY

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to CBD-CURE

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I am a business owner near the proposed CLB tower. One significant problem we have is traffic gridlock. Several times a day our customers can only reach us by weathering intersections like 5th or 6th and Lamar Blvd. Many choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within easy walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,



J. Scott Loras

C. Ryan Nail
800 West 5th Street #1106
Austin, Texas 78703

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

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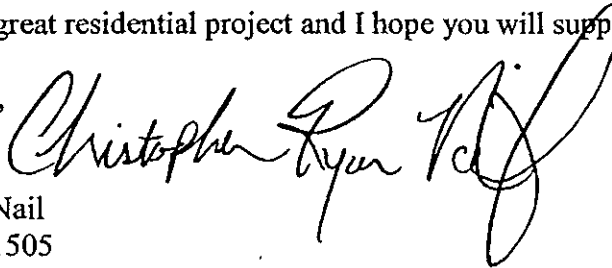
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that can go vertical due to the Capitol View Corridor.

This project has gone to great length and expense to wrap around, not bulldoze, one of
the best known locally owned, iconic restaurants, **Ranch 616**.

This is a true live work and play location. This is only 5 blocks to 6th and Congress and
only 3 blocks from Whole Foods, not to mention all the restaurants and entertainment in
the Market-District and West End. Getting to work and getting to the grocery store can
all be done without a car for those living in this new building.

This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,



C. Ryan Nail
903 503 1505

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

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I work near the proposed CLB residential mixed use project. Every other property on the project's block is CBD zoned, as is the majority of property in surrounding blocks. The block is intensely urban with many bars and restaurants. It is one of the few locations that can go vertical due to the Capitol View Corridor.

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This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,

Joel Neulman
800 West 5th St.
Austin, TX 78703
473-8555

To: Mayor Will Wynn
Members of the Austin City Council
Members of Boards & Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th St., Austin, Texas to CBD-CURE

We are writing in support of the CLB Rio Grande residential and mixed use project.

We are "empty-nesters" who made a big lifestyle change 3 years ago. We sold our house in the Westlake suburb, and moved downtown, to be closer to the arts, restaurants, shopping and the Town Lake Hike & Bike Trail. These are the things that represent our daily interests now, and will be very important to us in the future. We believe the city offers so much, not only for "young professionals," but also for people like us. We know living downtown is right for us, and is a great opportunity for many other people like us, whose children are grown and gone, who want the conveniences of products and services the city has to offer, and who want truly upscale living accommodations.

The proposed CLB Rio Grande project offers exactly that, truly upscale living, in a location that is close to everything the city has to offer that we're interested in. Currently there is a shortage of the type of truly upscale residences we are looking for.....a high rise structure, great views all around, special finishes, larger residences, more amenities, more higher-priced units.

Sincerely,



Fred & Mariel Falbo
54 Rainey St. #409
Austin, Tx 78701
512-473-3656

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

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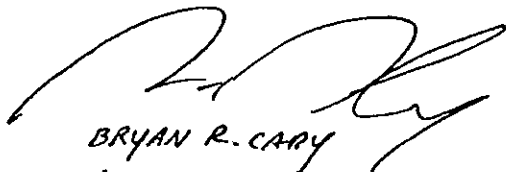
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This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,



BRYAN R. CARY
(512) 731 7489

54 RANNEY ST # 305
AUSTIN, TX 78701

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
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Sincerely,


Anna Anemi.

(512) 797-5122

54 Rainey St. #308, 78701

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
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Sincerely,



Julia Salmon
4600 Seton Center Plaza #717
Austin, TX 78759
512.626.0241

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
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Sincerely,

Dee Watson
6018 B. Westcreek Dr.
Austin TX, 78749
512-731-3074

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
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This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,

A. R. Rummy
4609 Old Castle Rd.
Austin, TX 78745

Aquarelle

Restaurant Francais

November 16, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case 014-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURF

We are the owners of both the property and the business located directly across the street to the west from this new development at 606 Rio Grande. We are located in a house that is about 100 years old. We support this project and feel it is appropriate for the neighborhood.

This choice of use is far superior to any other use and will revitalize this key block between Sixth and Seventh Streets. This proposed condominium with ground floor retail is a welcome addition to this neighborhood. This elegant world-class tower will add much to my neighborhood. The tree lined streets planned for this project will be so attractive.

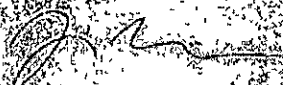
We have almost no parking and bringing pedestrian traffic is critical to our survival as a business. We feel we add something special to Austin and hope you will support us by supporting this project.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this rezoning.

Increased high density residential is clearly appropriate for the proposed location.

I, along with my family, hope you will encourage and support this great project.

Sincerely,



Theresa Wilson
Owner and chef, Aquarelle Restaurant
606 Rio Grande
606 Rio Grande
Austin, TX 78701

tel (512) 479-8111 fax (512) 479-8271
www.aquarellrestaurant.com

THE AUSTIN WINE MERCHANT
fine wines, spirits, accessories, gifts

November 27, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re Zoning 615-603 West 7th Street, Austin, Texas to
CBD-CURF

I am writing this in support of the 7th and Rio Grande residential and mixed use project.

We are a small locally owned downtown business that has survived downtown for more than 15 years. We are located one block away from this proposed condominium project.

This project is a welcome addition to this neighborhood. The elegant tower will add much to this part of downtown. For The Austin Wine Merchant, this will mean another group of customers that can shop at our store downtown. The additional foot traffic is far superior to customers with parking needs. Pedestrian customers are a must for a vital downtown.

This project will help a broader retail base and go a long way to making sure we don't become the next East Sixth Street.

Increased high density residential is clearly appropriate for the proposed location along our 6th Street corridor.

I hope you will support this excellent project. It will help our neighborhood immensely and keep our business healthy.

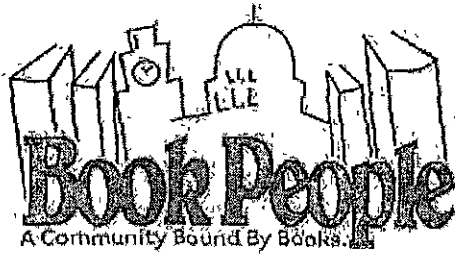
Sincerely,


John Roenigle

TEL 512.499.0515
FAX 512.499.0533

WWW.THEAUSTINWINEMERCHANT.COM

512 WEST SIXTH STREET
AUSTIN, TEXAS 78701-2806



November 27, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

I am writing this in support of the 7th and Rio Grande residential and mixed use project.

BookPeople is a locally owned downtown business that has been located in central Austin for more than 36 years. The above project is a welcome addition this neighborhood. For Bookpeople and for other neighboring merchants this will mean another group of customers who can walk to our store downtown.

While we welcome the addition of Anthropologie and REI to our shopping center just a few blocks from the new CLB tower the parking is very limited and pedestrian support is needed for our area. The additional foot traffic that this project will generate is far superior to customers with parking needs.

Increased high density residential is clearly appropriate for the proposed location along our 6th Street corridor and clearly needed to support the merchants who have staked our livelihoods in the area.

I hope you will support Bookpeople by supporting this forward looking project.

Sincerely,

Steve Bereu
President, BookPeople



ALEXANDER + ASSOCIATES

ARCHITECTURE • PLANNING • INTERIORS

November 29, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Deliberative and Advisory Boards and Commissions

REGARDING: Re-zoning of 615-605 West Seventh St. Austin, Texas to CBD-CURE

Dear Friends:

For more than 10 years Alexander + Associates has been a part of downtown Austin. We are an Architectural firm with offices on Rio Grande less than one block away from the proposed high rise condominium tower. We feel the proposed re-zoning will provide a great use for our neighborhood and has the potential to create a world class building to complement the Austin skyline.

This proposed building has a host of positive attributes:

- 1) A Great Streets streetscape
- 2) Contribution to the Shoal Creek Greenway
- 3) Stunning architectural design
- 4) Designed to be the first environmentally LEED certified residential tower in Austin
- 5) Compliance with all City of Austin Design Guideline elements.

This is truly a project we can support. We hope you will likewise support this project.

Yours Truly,

Lee T. Alexander, AIA, LEED™ AP

JOASH ENTERPRISES INC.
PO Box 160335, Austin TX 78716-0335
Email: ashoks@sbcglobal.net

December 1, 2006

To:
Mayor Will Wynn
Members of the Austin City Council
Members of Deliberative and Advisory Boards and Commissions

Re: Re-zoning of 615-605 West 7th St. Austin, Texas to CBD-CURE

Dear Mayor and Council Members:

For more than 15 years, American Cleaners has been a part of downtown Austin. Our store is located on Rio Grande less than one block away from the proposed project. Parking is a rare commodity in downtown Austin and we chose this location in hopes of garnering more pedestrian customers.

This project fulfills the promise of that emerging customer base. This project is pivotal. This residential project reverses the trend of more and more bars in this lovely part of downtown. My family and I as merchants in this area appreciate your consideration in this matter.

This is a project we strongly support. We hope you will likewise support this project.

Sincerely,



Ashok Someswar
President
Joash Enterprises Inc.
DBA: American Cleaners

Tel: 512 328 2515

Fax: 512 628 3474

To Mayor Will Wynn
Members of the Austin City Council
Members Advisory Boards and Commissions

December 1, 2006

Regarding Re-zoning of 615-605 West Seventh St. Austin, Texas to CBD-CURB

Dear Mayor and Council Members:

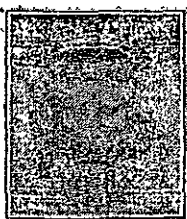
As most of you know, I have been responsible for leasing most of the space in our emerging 2nd Street Retail District. These merchants are committed to a vision of a dense and vibrant downtown. Added population base is an essential ingredient for this vision. This project by Mike McGinnis and CLB Partners is only a few short blocks away and is close enough for people to walk and shop and dine in our 2nd Street Retail District.

This project fulfills the promise of an emerging customer base. This residential project delivers exactly what we are seeking and in a location that is not only appropriate but close enough to have an immediate positive impact on 2nd Street.

This is a project I support. I am proud to join all the registered neighborhood associations that claim this location as part of their area in my support. I hope you will likewise support this project.

Sincerely,

Frank Seely
Frank Seely



FRANK SEELY

P.O. Box 50270
Austin, Texas 78763
512 750 8150 cell
512 328 3135 voice
512 328 3136 fax
seely@austin.tx.com

Waterloo Restaurant Group

1108 W. 38th Street, Suite 200
Austin, TX 78705

November 28, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

I am writing this in support of the 7th and Rio Grande residential and mixed use project of
CLB Partners and Mike McGinnis.

Waterloo Ice House is a locally owned downtown business that has served downtown for
more than 30 years. We started on Congress Avenue and maintain a location at 6th Street
today. By saving Ranch 616 this project supports the live music scene in Austin by
supporting the same musicians that Waterloo Ice House employs. Although Ranch 616
could be thought of as our competition we don't view it that way at all. Saving the Ranch
helps live music and helps all of us. The same musicians that depend on Waterloo depend
on Ranch 616; they may play at Waterloo Ice House on Friday and Ranch 616 on
Thursday.

For the merchants at 6th and Lamar, just a few short blocks away from this CLB project
the car is a blessing and a curse. Increasingly patrons are unable to get to us due to the
traffic. The additional foot traffic that this project will generate is a most welcome change
compared to customers with parking needs.

Waterloo supports this high density residential along our 6th Street corridor. It is great for
live music and great for the revitalization of downtown.

I hope you will support this outstanding project.

Sincerely,



Scott Hentschel



John T. Kunz
Waterloo Records & Video Inc
600 North Lamar Blvd.
Austin TX 78703
(512)474-2300

November 28, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE.

I am writing this in support of the 7th and Rio Grande residential and mixed use project of
CLB partners and Mike McGinnis.

Waterloo Records & Video is a locally owned independent business at W. 6th and Lamar
Blvd that has served Austin since 1982. This project is only a short walk away from us. It
is the sort of project that will sustain business in the West End area.

Waterloo Records supports all the registered neighborhood groups that claim this area as
within their borders; all of whom support this project, and supports this high density
residential point tower along our 6th Street corridor. It is great for downtown.

Please consider this project favorably. We feel it will be a great new addition to our
neighborhood.

Sincerely,

John T. Kunz

President,
Waterloo Records & Video Inc.



November 30, 2008

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-05-0183; Re-Zoning 615-605 West 7th Street at Rio Grande to CBD-CURE

I am writing this in support of the 7th and Rio Grande residential and mixed use project.

My family owns about 1/4 of a block very close to the proposed project at the corner of 5th and Rio Grande. This was our old family home place and we have owned it with pride for generations.

This proposed condominium with ground floor retail is a welcome addition this neighborhood. The elegant tower will add much to this part of downtown.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

Audie Seger



joe's bar & grill



56.

November 10, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
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57 ○

November 13, 2006

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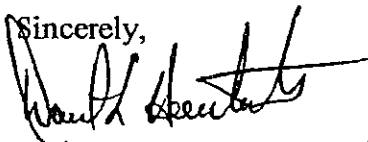
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This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,


David L. Heron Sr.
905 Sunlane Dr.
Pflugerville, Tx. 78660



November 10, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

I am writing this in support of the CLB Rio Grande residential and mixed use project.

I am a business owner near the proposed CLB tower. One significant problem we have is traffic gridlock. Several times a day our customers can only reach us by weathering intersections like 5th or 6th and Lamar Blvd. Many choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within easy walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

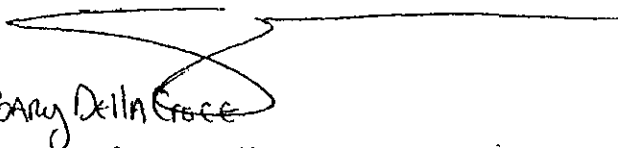
This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,


Gary Della Croce
509 Rio Grande St
Austin TX 78701
(512) 476-3474

Virginia Houston
1801 Lavaqa
Austin, Texas 78701

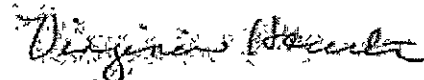
December 5, 2006

Dear Mayor Will Wynn and members of the Austin City Council,

I have been an Austin resident for more than 50 years. I own property in, and have for decades resided in, the block next to the property that is being re-zoned to allow a 32 floor condominium tower. This area has suffered a decline and this tower full of residences and shops will stabilize and improve our neighborhood dramatically making it walkable, livable, and safer in the evenings.

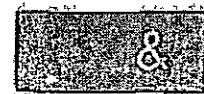
Please list the property we own at 504 and 506 West Seventh Street as strongly in favor of this project in the case C-14-06-0183. I respectfully ask you to support this project.

Sincerely,



Virginia Houston

GURASICH
SPINCH
DARTLER
MCCLURE



DUFF STEWART
EXECUTIVE VICE PRESIDENT
CHIEF OPERATING OFFICER

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Boards and Commission Members

Regarding Re-zoning of 615-605 West Seventh St. Austin, Texas to
CBD-CURE

Dear Friends:

We support the proposed residential high-rise at Seventh and Rio Grande Streets and its request for a zoning change.

As long time downtown residents, we are excited by the continued growth in the area of retail shops, residential construction, restaurants and bars. The immediate area includes several bars, multiple restaurants and other assorted businesses.

The proposed project only adds to the wave of downtown revitalization we are enjoying. Downtown Austin is fast becoming a true live/work City - where one can work, shop and enjoy the nightlife all without a car. It is only 5 blocks or so to 6th and Congress and only 3 or so blocks from Whole Foods Market, not to mention all the restaurants and entertainment in the Market District and West End.

This is an exciting residential project, and we hope that you will support it.

Sincerely,

Duff Stewart
EVP/COO

Amanda R. Wheatley

From: canpac@yahoogroups.com on behalf of JAMESDAMRON@aol.com
Sent: Tuesday, December 12, 2006 2:22 PM
To: sully.jumpnet@sbcglobal.net; amdealey@aol.com cidg@galindogroup.com; jay_reddy@dell.com; pcavazos_planning@yahoo.com; saundra_kirk@sbcglobal.net; chrisriley@rusklaw.com; stegeman@texas.net
Cc: canpac@yahoogroups.com
Subject: [canpac] Agenda Item 6 for December 12th - C14-06-0183 - Rezoning of 7th and Rio Grande

Dear Commissioners:

We are writing to urge your support for the project at 7th and Rio Grande that is on your agenda as item 6 for December 12, 2006. As the planning team for the Central Austin Combined Neighborhood Plan, we are acutely aware of the need for additional multifamily residential living units in the inner city and of the importance of allowing these units to be developed in appropriate locations. During our planning process we made provision for potentially thousands of units of new multifamily residential housing in our planning area, while simultaneously protecting and preserving our surrounding single family neighborhoods. We support this project as one that is ideally located in the downtown area with numerous other similar projects and that is supported by adjacent neighborhoods consisting of single family, multifamily, and commercial uses. While our planning area is not in the immediate vicinity of this project, we strongly believe that the availability of projects like this one in the downtown area is critical to relieving pressures for such projects in areas of the city in which they may not be appropriate. Please give your approval for this well-conceived and properly located project by granting the applicant's requested zoning change.

Respectfully:

Central Austin Neighborhood
 Planning Area Committee
 (CANPAC)

Jim Damron, Caswell Heights Neighborhood
 Tressie Damron, Caswell Heights

Barbara Bridges, Caswell Heights

Richard G. "Rick Hardin" University Area

Walter Wukasch, University Area Partners
 John Foxworth, Shoal Crest Neighborhood
 Laurie Limbacher, Heritage Neighborhood
 Al Godfrey, Heritage Neighborhood
 John Foxworth, Shoal Crest Neighborhood
 Mary Gay Maxwell, North University

Mary Ingle, North University Neighborhood
 Rick Iverson, North University Neighborhood
 Lin Team, Eastwoods Neighborhood
 Linda Guerrero, Hancock Neighborhood
 Bart Whatley, Hancock Neighborhood

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12/12/2006



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Mary Gail Hamby Ray
Ruben N. Ray

(512) 472-0822
(512) 282-8105

www.OriginalHoffbrauSteaks.com

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

I am writing this in support of the CLB Rio Grande residential and mixed use project.

I am a business owner near the proposed CLB tower. One significant problem we have is traffic gridlock. Several times a day our customers can only reach us by weathering intersections like 5th or 6th and Lamar Blvd. Many choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within easy walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Ruben N. Ray - Owner Hoffbrau Steaks
Sincerely,

December 9, 2006

Planning Commission – City of Austin
C/O Mr. Jorge Rousselin
Case Manager
City of Austin NPZD
505 Barton Springs Road, 5th Floor
Austin, Texas 78704



Re: Zoning Case C14-06-0183, 615-605 West 7th Street, Austin, TX to CBD-CURE.

Honorable Commissioners and Mr. Rousselin,

I am writing this in support of the 7th and Rio Grande residential and mixed use project.

This project will add hundreds of residents to downtown along a major transit corridor and walking distance from jobs, the 2nd St. Retail District and numerous local businesses.

This is an appropriate location for high-density residential and is consistent with numerous public planning efforts, including Envision Central Texas.

The developers are also building the project around iconic Ranch 616, in order to preserve a long standing local business, and will add ground-floor retail and additional parking capacity for the area further supporting local downtown businesses.

This project is supported by all the neighborhood and business associations that represent this area, including the Old Austin Neighborhood Association, the Downtown Neighborhood Association, the Downtown Austin Alliance, Judges Hill, 5 Rivers, and the West End Alliance. This project has also has the support of the Downtown Commission and the Design Commission and is supported by numerous local businesses in the area.

With so much of downtown covered by the Capitol View Corridor and state-owned buildings, we need to maximize opportunities to add height and density.

I urge you to support this zoning case to permit this project to go forward.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sherry Rasmus".

Sherry Rasmus

Cc: David Sullivan
By E-mail: sully.jumpnet@sbcglobal.net

Mandy Dealey
By E-mail: amdealey@aol.com



301 Congress Avenue, Suite 1400
Austin, TX 78701

Tel 512-480-8833
Fax 512-370-0475
Toll Free 800-234-1940

November 13, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

I am writing this in support of the CLB Rio Grande residential and mixed use project.

I am a business owner near the proposed CLB tower. One significant problem we have is traffic gridlock. Several times a day our customers can only reach us by weathering intersections like 5th or 6th and Lamar Blvd. Many choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within easy walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

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Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

A handwritten signature in black ink, appearing to read "David A DiRe".

David A DiRe
Second Vice President – Wealth Management
Citigroup Smith Barney

PENCE PROPERTIES

708 RIO GRANDE AUSTIN, TEXAS 78701
512-476-9200 FAX 512-476-9201
EMAIL: BERT@PENCEPROPERTIES.COM
WWW.PENCEPROPERTIES.COM

December 4, 2006

To Mayor Will Wynn
Members of the Austin City Council

RE: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th

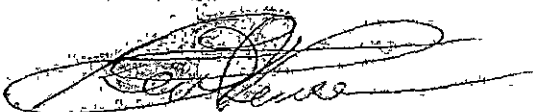
I support the 7th and Rio Grande residential and mixed-use project.

For 25 years I have owned and officed out of 708 Rio Grande an old house on the corner in the block next to this CLB and McGinnis project. I was apprehensive about this tall new building but after going over it with personally with Mike McGinnis, I am pleased to support the project.

The natural materials and wide tree-lined sidewalks will be a great blend with the area, which has both old new structures. Located South of 7th Street and along the 6th Street corridor it is appropriate.

Please support this new project.

Sincerely,



Bert Pence

Documents: Corr 2006-12-Dec-2006; Wynn-Mayor Will 12-2-06 doc

Commercial and Investment Real Estate

Rio Grande Street Partners, L.P.

November 14, 2006

To Mayor Will Wynn
Members of the Austin City Council
Boards and Commission Members

RE: Re-zoning of 615-605 West 7th St., Austin, Texas to CBD-CURE

Dear Mayor, Council, Boards and Commission Members,

We own the properties at 701 and 707 West Rio Grande and 602 West 7th Street directly across the street from the proposed high rise development currently under consideration for a zoning change.

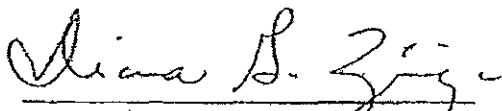
We strongly support the residential high-rise at 7th and Rio Grande Streets and its request for a zoning change to accommodate a modified Floor Area Ratio (FAR) for 8 to 1 to approximately 10.5 to 1 with a CBD base district. This project is on a block bounded by 6th and 7th Streets, and Rio Grande and Nueces. This project is clearly appropriate for the area.

Every other property on the project's block is CBD zoned, as is the majority of property in surrounding blocks. This block is intensely urban with four (4) bars and two (2) restaurants with others planned. It is one of the few properties in the area that is suitable for vertical development due to the Capitol view corridor.

It is our understanding that this project will add almost 450 feet of valuable Great Streets trees, sidewalks and streetscape, making the neighborhood more walk-able as well as appealing. In addition this project will increase property tax revenues by at least \$2,000,000.00 per year.

It is preferable to have this property re-developed as a mixed-use condominium project rather than as a low density retail project or bar. If our community is going to meet the Mayor's goal of having 25,000 people living in the downtown area, then projects such as this one must not only be allowed, but encouraged. Please support this zoning change.

Very truly yours,


Diana G. Zuniga, General Partner


Jason Berkowitz, General Partner



Commercial Real Estate Investors and Developers

November 30, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

I am writing this in support of the 7th and Rio Grande residential and mixed-use project.

I represent the owners of the 524 N Lamar Center, one of the four retail centers at the corner of 6th and Lamar. The traffic issues in our area are legend. For us, as property owners with retail tenants, this proposed project would mean another group of customers that can shop at our location downtown. Another office building instead of the residential tower would only mean more commuter traffic. The residents at the 160 or so new units in the proposed project are only a 5 or 6 block walk away.

While I welcome the addition of Anthropologie and REI to our area the parking is very tight and pedestrian support is needed for our area. The additional foot traffic that this project will generate is far superior to customers with parking needs.

Increased high density residential is clearly appropriate for the proposed location along our 6th Street corridor and clearly needed to support us and the merchants who have staked our livelihoods in the area.

I have spoken with our retail tenants (By George, Chico's, Zanzibar and Mecca Gym and Spa) and they support the residential development as well.

I hope you will support this project.

Sincerely,

Evan Williams

Miller Blueprint Company

P.O. Box 2065
Austin, TX 78768

501 West Sixth St.
Austin, TX 78701

Phone: 512-478-8793
Fax 512-478-0061

November 21, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to CBD-CURE

I am writing this in support of the 7th and Rio Grande residential and mixed use project.

We are a small locally owned downtown business that has survived downtown for 86 years. We are in our fourth generation of doing business downtown. We are located one block away from this proposed condominium with ground floor retail.

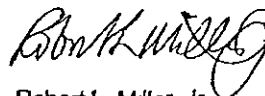
This project is a welcome addition to this neighborhood. The elegant tower will add much to this part of downtown. For Miller Blueprint, this will mean another group of customers that can shop at our store where we specialize in art supplies, a product that no one else supplies downtown. The additional foot traffic is far superior to customers with parking needs. As downtown has come back to life we have extended our hours and are now open on Saturday.

Perhaps of equal significance is the different tone that this CLB project will bring to our neighborhood. We really don't want to see West Sixth suffer the same fate as East Sixth Street. This project will help a broader retail base, and go a long way to making sure we don't become the next East Sixth Street.

Increased high density residential is clearly appropriate for the proposed location along our 6th Street corridor.

I hope you will encourage and support this worthy project, it will help our neighborhood immensely.

Sincerely,



Robert L. Miller, Jr.



AUSTIN, TEXAS

November 10, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

I am writing this in support of the CLB Rio Grande residential and mixed use project.

I am a business owner near the proposed CLB tower. One significant problem we have is traffic gridlock. Several times a day our customers can only reach us by weathering intersections like 5th or 6th and Lamar Blvd. Many choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within easy walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

Laura A. Beuerlein
Heritage Title Company of Austin, Inc.

Heritage Title Company of Austin, Inc.

401 Congress Avenue • Suite 1500 • Austin, Texas 78701 • 512/505-5000 • Fax 512/505-5024
www.heritagetitleofaustin.com



November 10, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

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Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

Elizabeth Redwine
Heritage Title Company of Austin, Inc.

Heritage Title Company of Austin, Inc.

401 Congress Avenue • Suite 1500 • Austin, Texas 78701 • 512/505-5000 • Fax 512/505-5024
www.heritagetitleofaustin.com



November 10, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

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I hope you will encourage and support this worthy project.

Sincerely,

Michael Cooper
Business Development

Heritage Title Company of Austin, Inc.

401 Congress Avenue • Suite 1500 • Austin, Texas 78701 • 512/505-5000 • Fax 512/505-5024
www.heritagetitleofaustin.com



AUSTIN, TEXAS

November 10, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
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Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

Jennifer J. Ramberg
Vice President/Commercial Escrow

Heritage Title Company of Austin, Inc.

401 Congress Avenue • Suite 1500 • Austin, Texas 78701 • 512/505-5000 • Fax 512/505-5024

www.heritagetitleofaustin.com



AUSTIN, TEXAS

November 10, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
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Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,



John P. Bruce
Senior Vice President/Commercial Escrow

Heritage Title Company of Austin, Inc.

401 Congress Avenue • Suite 1500 • Austin, Texas 78701 • 512/505-5000 • Fax 512/505-5024
www.heritagetitleofaustin.com



AUSTIN, TEXAS

November 10, 2006

To Mayor Will Wynn
Members of the Austin City Council
Members of Boards and Commissions

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

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Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

Jackie Rado

Commercial Escrow Assistant

Heritage Title Company of Austin, Inc.

401 Congress Avenue • Suite 1500 • Austin, Texas 78701 • 512/505-5000 • Fax 512/505-5024
www.heritagetitleofaustin.com



**WEST END
AUSTIN
ALLIANCE**

President

Perry Lorenz

Vice President

Patricia Bauer-Slate

Swedish Hill Bakery

Secretary

Ted Sitt

Downtown Austin

Neighborhood Association

Treasurer

David Rockwood

GSD&M

Board Members:

Steve Bercu

Book People

Kevin Burns

UrbanSpace Real Estate

Katy Culmo

By George

John Kunz

Waterloo Records

Kevin Lewis

Whole Earth Provisions Co.

Mike McGinnis

Laura Morrison

Old West Austin

Neighborhood Association

David Vitanza

Schlosser Development

Evan Williams

Joseph & Williams

Laura Zeppli

Whole Foods Market

January 18, 2007

Re: Zoning Case #C14-06-183

Dear Mayor and Council:

This letter is written on behalf of The West End Austin Alliance ("WEAA"), a unique coalition of property owners, business owners and neighborhood interests on the west end of Austin's Central Business District. At our September board meeting, WEAA received a presentation of the condominium project proposed for the corner of 7th Street and Rio Grande. A motion to support was voted on and the vote was eight in support of the project and one abstention. Clearly, our organization looks upon the project favorably. We feel that it will help build the pedestrian friendly city we all envision and hope for. The mixed use nature of the project coupled with its relatively small floor plate will make it a good fit for the neighborhood. We urge your support. Please contact me should you have any questions or comments.

Sincerely,

Perry Lorenz
President

P O. BOX
684928
AUSTIN
TEXAS
78766-4928
512-478-8774