TRACT 2-13A

2,500 SQUARE FEET
AUSTIN PERMIT SERVICE
ZONING TRACT

FN. NO. 98-241 (MJJ)
JULY 20, 1998
BPI JOB NO. 765-03.97

EXHIBIT C

DESCRIPTION

OF A 2,500 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, BEING A PORTION OF THAT 34.243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,500 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a P.K. nail found at the intersection of the easterly line of Red River Street (80' R.O.W.) with the northerly line of East 41st Street (80' R.O.W.), being the southwesterly corner of said 34.243 acres;

THENCE, N23°19'22"E, along the easterly line of Red River Street, being the westerly line of said 34.243 acres a distance of 158.77 feet;

THENCE, leaving the easterly line of Red River Street, over and across said 34.243 acres the following five (5) courses and distances

1) S66°40'38"E, a distance of 182.01 feet to the **POINT OF BEGINNING** and the southwesterly corner hereof;

2) N30°01'12"E, a distance of 41.76 feet to the northwesterly corner hereof,

3) S59°58'38"E, a distance of 59.87 feet to the northeasterly corner hereof;

4) S30°01'12"E, a distance of 41.76 feet to the southeasterly corner hereof;

C14-04-0023

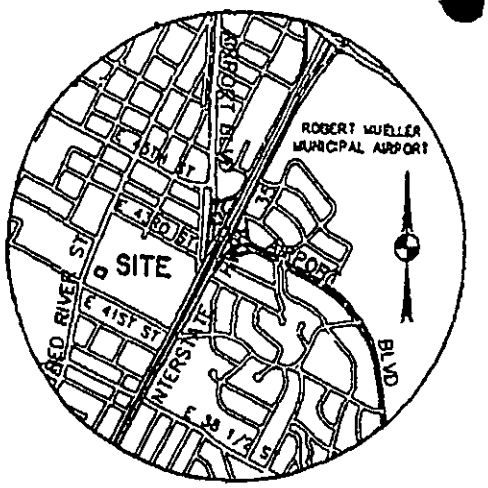
5) N59°58'38"W, a distance of 59 87 feet to the **POINT OF BEGINNING**, containing an area of 2,500 square feet of land, more or less, within these metes and bounds.

I, PAUL L EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

7/20/98
PAUL L. EASLEY DATE
R.P.L.S. NO. 4432
STATE OF TEXAS

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

C14-04-0023



VICINITY MAP
NTS

0 30 60 90 120
1"=60'

LEGEND

- ● 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- ■ CONCRETE HIGHWAY MONUMENT FOUND
- (XXX) RECORD INFORMATION
- P O B POINT OF BEGINNING
- P O C POINT OF COMMENCEMENT

N23°19'22"E 995 54'

S59°58'38"E
59.87'

N30°01'12"E
41.76'

S30°01'12"W
41 76'

S66 40'38"E 182 01'

N59°58'38"W
59.87'

P.O.B.

2,500 SQUARE FEET

RED RIVER STREET
(80 R O W)

(N23°18'56"E 995 45)

N23°19'22"E 158 77'

34 243 ACRES
PACIFIC RETAIL TRUST
VOL 12723, PG 2153

STATE OF TEXAS
REGISTERED
PAUL L EASLEY
4432
PROFESSIONAL
LAND SURVEYOR

N60°05'04"W 1470 24'

(N60°05 40"W 1470 24')

P.O.C

EAST 41ST STREET
(80' R O W)

Bury+Pittman, Inc.
Consulting Engineers and Surveyors

SKETCH TO ACCOMPANY DESCRIPTION
OF A 2,500 SQUARE FOOT TRACT OF LAND OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 34 243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

AUSTIN PERMIT SERVICE

ORDINANCE NO. 020404-Z-8

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3400 NORTH IH-35 SERVICE ROAD SOUTHBOUND FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT TO GENERAL OFFICE (GO) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density (MF-4) district to general office (GO) district on the property described in File C14-02-0014, as follows:

A 19 295 acre tract of land, more or less, out of Outlots 21 and 22, Original City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 3400 North IH-35 Service Road southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance

PART 3. This ordinance takes effect on April 15, 2002

PASSED AND APPROVED

§
§
§

April 4, 2002

Gustavo L. Garcia
Mayor

APPROVED: Sedora Jefferson
City Attorney

ATTEST: Shirley A. Brown
City Clerk

ATTACHMENT B

EXHIBIT "A"

Job No 96-391
November 26, 2001

FIELD NOTES

BEING 19 295 ACRES OF LAND LOCATED IN OUTLOTS 21 AND 22 OF THE ORIGINAL GOVERNMENT OUTLOTS ADJOINING THE CITY OF AUSTIN AS SHOWN ON MAP RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID TRACT MORE PARTICULARLY BEING ALL OF LOT 34, THE REMAINDER OF LOT 35 AND ALL OF LOT 36, HANCOCK PARK RECORDED IN VOLUME 4, PAGE 345 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THAT PORTION OF KIM LANE VACATED BY INSTRUMENT RECORDED IN VOLUME 9315, PAGE 438 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THAT PORTION OF CONDORDIA AVENUE VACATED BY INSTRUMENT RECORDED IN VOLUME 1781, PAGE 42 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND THAT CERTAIN 18 656 ACRE TRACT CONVEYED TO CONCORDIA LUTHERAN COLLEGE BY DEED RECORDED IN VOLUME 1467, PAGE 57 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19 295 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 18 656 acre tract, same being the southeast corner of the herein described tract, said iron rod also being the intersection of the north line of East 32nd Street (60' ROW) with the west line of Interstate Highway No 35 (East Avenue)

THENCE N 74°57'08" W along said north line of East 32nd Street a distance of 444 13 feet to a 1/2-inch iron pipe found for corner,

THENCE N 15°30'45" E leaving said north line of East 32nd Street a distance of 209 99 feet to a 1/2-inch iron rod found for corner,

THENCE through the interior of the aforesaid 18 656 acre tract the following three (3) courses

1 S 74°25'29" E a distance of 24 98 feet to a point for corner,

2 N 15°34'31" E a distance of 191 79 feet to a point for corner,

3 N 74°25'29" W a distance of 150 00 feet to a point for corner in the east line of Kim Lane (50' ROW),

THENCE N 15°34'31" E along said east line of Kim Lane a distance of 294.09 feet to a 1/2-inch iron rod found for corner in the north line of Duncan Lane (50' ROW),

THENCE N 75°06'37" W along said north line of Duncan Lane a distance of 134 21 feet to a "X" in concrete found for the southwest corner of Lot 34, Hancock Park recorded in Volume 4, Page 345 of the Plat Records of Travis County, Texas, same being the southeast corner of Lot 2, Resubdivision of Hancock Park Annex recorded in Volume 50, Page 92 of the Plat Records of Travis County, Texas;

THENCE northerly along the common line between said Lot 2 and Lots 34 and 35, Hancock Park the following three (3) courses

1 N 15°22'36" E a distance of 170 21 feet to a 1/2-inch iron rod set for corner,

2. N 75°00'18" W a distance of 83 63 feet to a 1/2-inch iron rod set for corner,

3 N 14°59'37" E a distance of 169 99 feet to a 1/2-inch iron pipe found for corner in the south line of Luther Lane (50' ROW),

THENCE easterly along said south line of Luther Lane the following two (2) courses

1 S 74°59'54" E a distance of 140 14 feet to a 1/2-inch iron rod found the beginning of a non-tangent curve to the left,

2 'a distance of 202 89 feet along the arc of said curve to the left having a central angle of 232°29'23", a radius of 50 00 feet and a chord which bears N 78°42'25" E a distance of 89 69 feet to a 1/2-inch iron rod found for corner,

THENCE N 15°19'21" E, at a distance of 10 26 feet passing the southeast corner of that certain 5 628 acre tract conveyed to Saint' Pauls Lutheran Church by deed recorded in Volume 785, Page 457 of the Deed Records of Travis County, Texas, continuing for a total distance of 447 17 feet to a 1/2-inch iron rod found for the northeast corner of said 5 628 acre tract, same being the northwest corner of the aforementioned 18 656 acre tract,

THENCE S 74°53'49" E along the north line of said 18 656 acre tract, at a distance of 81 11 feet passing a 1/2-inch iron rod found for the southwest corner of the Resubdivision of Plainview Heights recorded in Volume 412, Page 56 of the Deed Records of Travis County, Texas, continuing for a total distance of 127 87 feet to a point for the northwest corner of that certain 0 138 acre portion of Concordia Avenue vacated by instrument recorded in Volume 8896, Page 111 of the Deed Records of Travis County, Texas,

THENCE along the common line between said 0.138 acre tract and said 18 656 acre tract the following two (2) courses

1 S 15°36'49" W a distance of 50 56 feet to a point for corner,

2 S 74°46'11" E a distance of 129 69 feet to a 1/2-inch iron rod found for the intersection of the west line of Harmon Avenue (50' ROW) and the north line of Concordia Avenue (50' ROW),

THENCE S 74°46'11" E along said south line of Concordia Avenue a distance of 309 41 feet to a 1/2-inch iron rod found for the northeast corner of the aforementioned 18.656 acre tract, said iron rod also being in the aforementioned west line of Interstate Highway No 35,

THENCE along said west line of Interstate Highway No 35 the following two (2) courses.

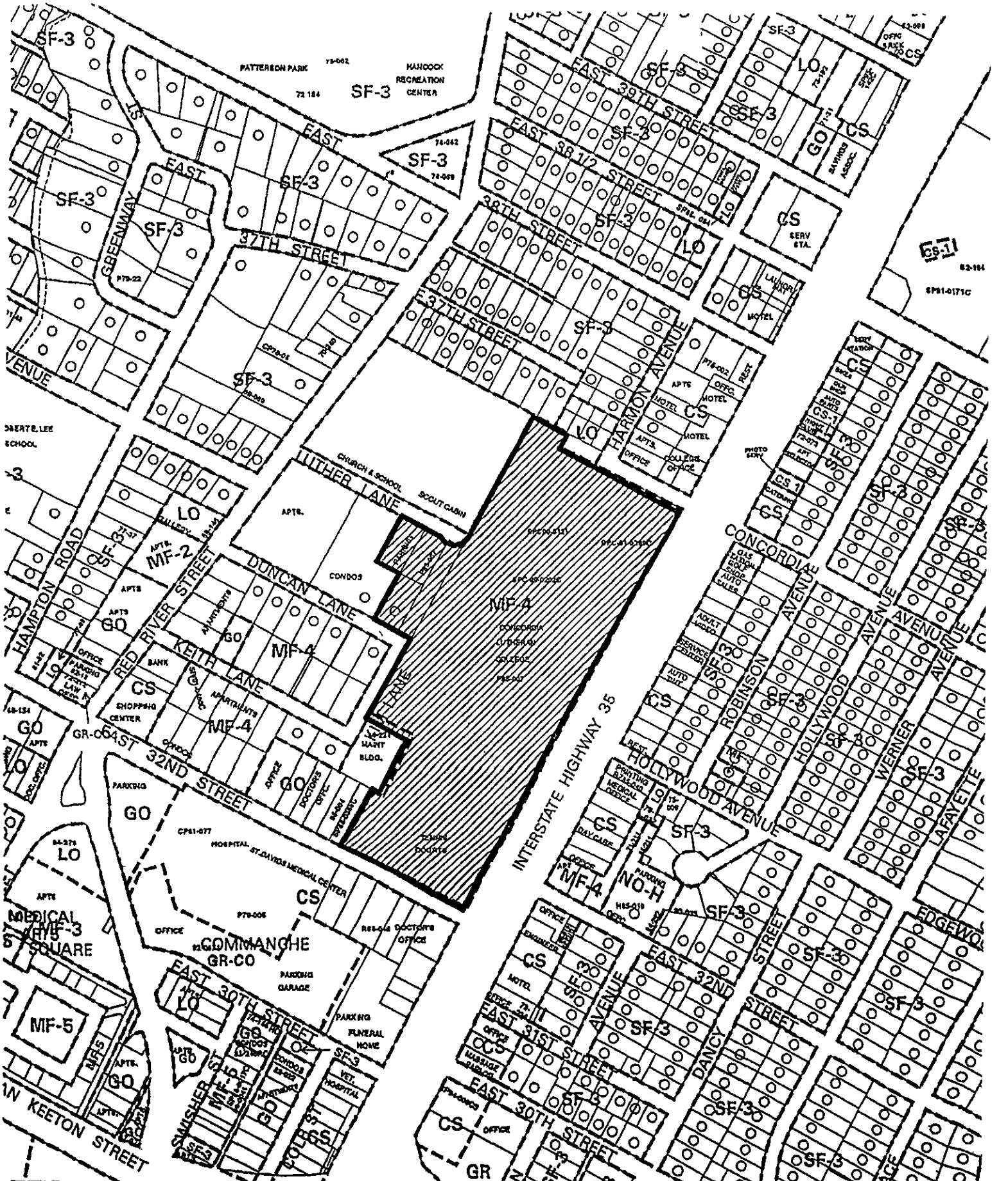
1 S 15°36'49" W a distance of 784 19 feet to a 1/2-inch iron rod found for corner,

2. S 15°09'53" W a distance of 687 59 feet to the POINT OF BEGINNING of the herein described tract and containing 19 295 acres of land

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED IN THE FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Steven R. McAngus, R.P.L.S No. 3680

(The bearings shown herein are referenced to deed recorded in Volume 1467, Page 57 of the Deed Records of Travis County.)



N 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR. G RHOADES	ZONING EXHIBIT B CASE #: C14-02-0014 ADDRESS: 3400 N IH 35 SVC RD SB SUBJECT AREA (acres) 19 295	DATE. 02-01 INTLS· SM	CITY GRID REFERENCI NUMBER K24

DESIGN STANDARDS
DOWNTOWN CONCORDIA REDEVELOPMENT
AUSTIN, TEXAS

BACKGROUND

These design guidelines are based and substantially mimic the recommended citywide design standards which themselves constitute the best practices of the standards adopted by communities around the nation and require design standards that reflect Austin's unique historic, landscape and architectural character " We have taken the relevant sections and standards that apply to mixed-use and core transit corridor/highway and created comprehensive Design Guidelines for the entire Concordia Redevelopment Unless otherwise stated otherwise in these Design guidelines or in the Land Use Plan, we shall comply with all applicable zoning requirements, including, without, limitation, section 25-2-531 regarding height limitation, and the 20% parking ratio reduction for the urban core These Design Guidelines do replace the City's commercial design standards as far as applicability to the Redevelopment

The Redevelopment shall be a mixed-use town center and shall encourage development that contains a compatible mix of residential, commercial, and institutional uses within close proximity to each other, rather than separating uses It shall embrace concepts of sustainable and liveable development

The following topics are addressed herein

- Development orientation,
- Parking,
- Land use (attached),
- Signs,

ATTACHMENT C

• Connectivity,

• Screening and compatibility,

• Landscaping (attached), and

• Building design

The Redevelopment shall include at least two acres of green space on the surface level and at least one acre of green roofs across the site The Redevelopment shall update the City at each site plan on the then-current levels of Open Space, Green Space at the Surface Level, Impervious Cover, and Green Roofs

DESIGN STANDARDS

The core transit corridors for the site include IH35 and Red River The following Site Development Standards are intended to ensure that buildings relate appropriately to the transit and surrounding developments and streets, promote efficient pedestrian and vehicle circulation, and provide adequate parking in safe and appropriate locations, while creating a unique and identifiable image for the re-development of the Concordia University site The standards address the following

• Relationship of buildings to driveways and walkways,

• Connectivity,

• Parking reductions, and

• Private common open space and pedestrian amenities

The standards are intended to use site planning and building orientation in order to

- Ensure that buildings relate appropriately to surrounding development and driveways and create a cohesive visual identity and attractive street scene;

- Ensure that site design promotes efficient pedestrian and vehicle circulation patterns,

- Ensure the creation of a high-quality driveway and sidewalk environment that is supportive of pedestrian and transit mobility and that is appropriate to the roadway context,

- Ensure that trees, sidewalks, and buildings – three of the major elements that make up a streetscape – are arranged in a manner that supports the creation of a safe and well-defined roadway environment,

- Ensure that trees or man-made shading devices are used to create a pedestrian-friendly environment both alongside roadways and connecting roadside sidewalks to businesses and residential structures,

- Ensure that buildings relate appropriately to their roadway context, allowing for easy pedestrian access to buildings and providing well-defined edges to the roadway environment,

- Ensure that building entranceways are convenient to and easily accessible from the roadside pedestrian system,

- Provide opportunities for roadside uses that enliven and enrich the roadway and pedestrian environment, such as outdoor dining, porches, patios, and landscape features, and

- Ensure that vehicular parking is accommodated in a manner that enriches and supports, rather than diminishes, the roadside pedestrian environment, and that does not create a barrier between the roadside environment and the roadside buildings

Relationship of Buildings and Pedestrian Areas

In order to create an environment that is supportive of pedestrian and transit mobility, public sidewalks shall be located along both sides of most

of the internal driveways No sidewalk shall be less than ten feet in width Sidewalks shall consist of two zones a driveway tree/furniture zone located adjacent to the curb, and a clear zone

Street Tree/Furniture Zone

a. The street tree/furniture zone shall have a minimum width of four feet (from face of curb) and shall be continuous and located adjacent to the curb

b The zone shall be planted with street trees at an average spacing not greater than 30 feet on center, or up to 60 feet on center if parallel or head-in parking is provided

c In addition, the zone is intended for the placement of street furniture including seating, street lights, waste receptacles, traffic signs, newspaper vending boxes, bicycle racks, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility

Clear Zone

The clear zone shall be a minimum width of four feet, shall be hardscaped, shall be located adjacent to the street tree/furniture zone, and shall comply with ADA and Texas Accessibility Standards The clear zone shall be unobstructed by any permanent or nonpermanent element for a minimum width of four feet and a minimum height of six feet

Supplemental Zone

In certain areas, there may be a supplemental zone In such a case, the following elements may be located within the supplemental zone

a. Accessory outdoor dining, provided that the dining area may be separated from the sidewalk only with planters, shrubs, or fencing with a maximum height of 54 inches,

b. Balconies, pedestrian walkways, porches, handicap ramps, and stoops,

c. Terraces, provided that they have a maximum finished floor height of 24 inches above the sidewalk elevation and shall be surrounded by a guardrail,

d. Landscape and water features,

e. Plazas,

f. Incidental display and sales, and

g. anything similar to the foregoing

Any features in the supplemental zone should not obstruct the open pedestrian connection between the building's primary entrance and the clear zone

Maximum Block Size

The site shall be divided into internal blocks no longer than 660 feet by 430 feet from curb to curb—the site may contain two blocks with a maximum dimension of 860 feet by 660 feet

Parking Allowed

On-street parallel parking, head-in parking, and angle parking are allowed on each private driveway

As we all know, parking is one of the largest uses of land in urban areas—indeed, in many cases, parking occupies more land area than the building itself. Because of the various uses on this Development, each parking lot may lie empty for long periods of time The fact that these adjacent sites serve different purposes suggests that less parking would be needed if the lots were somehow connected, shared, and used more efficiently This would reduce the amount of land needed for parking, create opportunities

for more compact development, more space for pedestrian circulation, and more open space and landscaping

Based upon the Urban Land Institute (ULI) Detailed Technical Analysis on Shared Parking (including the matrices and research-based models), the Portland Metro Shared Parking Handbook, the Victoria Transport Policy Institute Online Transportation, the CRCOG Best Practices Manual, and their Demand Management Encyclopedia, 2001, the following has been determined

Parking must be located within a reasonable walking distance of all the destinations they are intended to serve In addition, walkways, crosswalks, decorative paving, stop signs for cars, and landscaping are needed to allow ease of walking through the parking areas, such that the shared parking area is well-integrated with each of the sites that it serves We intend to have each shared parking structure placed within 800 feet of the space it supports

Shared parking works best in situations where there are somewhat dissimilar land uses East Avenue provides the prototype for shared parking—with different peak hours of use—i e , a hotel (with heavy traffic during weekends for UTexas events and the like and office (with heavy traffic from 8-9 am and from 4-6 pm on weekdays), or neighborhood supermarket (afternoon-early evening hours) and a movie theater (evening/weekend) A traditional mix of uses (in the form of a "Main Street" environment) is not necessary But, the shared parking will also work for complementary uses where the patrons go from store to store (e g , a mixed-use retail center) The essential ingredient in both cases is that patrons park once

Based upon the ULI research-based model, and the square feet allocated to the different uses on the East Avenue site, a 20% reduction is suitable for the mixed and varied uses intended for the site The parking would be sufficient for each individual use and would be collectively reduced by 20% The land uses have differing peak-hours, along with different peak days and seasons) of parking demand, and the total parking demand at any one time would be adequately served by the total number of parking spaces

In no circumstance shall the residential parking be less than 60% of what is required

Screening of Equipment and Utilities

A good faith attempt shall be made such that solid waste collection areas and mechanical equipment, including equipment located on a rooftop but not including solar panels, shall be screened from the view of a person standing on the property line on the far side of an adjacent public street

Private Common Open Space and Pedestrian Amenities

Open air and semi-enclosed public gathering spaces can act as central organizing elements in a large development They can also help to shape the relationship between different land uses and provide focal points and anchors for pedestrian activity Goals and requirements for common open space and pedestrian amenities complement the Austin Code's requirements for dedicated public open space and parks, and serve similar purposes The Development shall attempt to have as much Open Space as possible, but in no event less than 3 acres across the entire site "Open Space" as used herein shall have the definition ascribed in the Austin City Code under section 25-2-514

Building Design

These building design standards are intended to

- Strengthen Austin's unique character and help buildings to better function in Austin's environment,
- Create buildings with appropriate human scale,
- Ensure that buildings contribute to the creation of a pedestrian-friendly environment through the provision of glazing, shading, and shelter at the pedestrian level, and
- Increase the quality, adaptability, and sustainability in Austin's building stock

Glazing on Building Facades—Particularly facing the Street and IH35

Glazing provides interest for the pedestrian, connects the building exterior and interior, puts eyes on the street, promotes reusability, and provides a human-scale element on building facades

On the façade facing the principal street

The area between two and ten feet above grade shall consist of glazing,

and

The second floor must provide a minimum of 15 percent glazing between three and eight feet, as measured from that story's finished floor level

The effort shall be made to ensure that the façade facing IH35 is both aesthetically pleasing and does not consist of one concrete wall

Shade and Shelter

Austin's climate requires shade and shelter amenities in order to accommodate and promote pedestrian activity These amenities will provide greater connectivity between sites and allow for a more continuous and walkable network of buildings

-A shaded sidewalk shall be provided alongside at least 20 percent of all building frontages adjacent to or facing the principal driveway or adjacent parking When adjacent to parking, the shaded sidewalk shall be raised above the level of the parking by way of a defined edge

-Building entrances shall be located under a shade device such as an awning or portico

ZONE HEIGHT DIAGRAM

OVERALL SITE CONTENTS

MAX. IMPERVIOUS COVER	85%**
FLOOR TO AREA RATIO (F.A.R.)	3.25
PERMITTED LAND USES	COMMERCIAL MIXED USE SEE BELOW
GREEN SPACE AT SURFACE LEVELS	2 ACRES
GREEN ROOFS	1 ACRE (ACROSS SITE)

STREET BUILDING SETBACKS

32ND STREET	0'
KIM LANE	10'
EAST AVE. PROMENADE	0'
CONCORDIA AVE	0'
LUTHER LANE	0'
HARMON AVE	0
DUNCAN LANE	0
IH 35	15

PERMITTED USES

ALL USES ALLOWED IN GR & MF-6 AND EACH OF THE FOLLOWING SHALL BE PERMITTED USES HOSPITAL SERVICES GENERAL, HOSPITAL SERVICES LIMITED PLANT NURSERY COCKTAIL LOUNGE, FOOD PREPARATION OUTDOOR ENTERTAINMENT ADMINISTRATIVE SERVICES CUSTOM MANUFACTURING LIQUOR SALES PARK & RECREATION SERVICES (GENERAL AND LIMITED), AND COLLEGE & UNIVERSITY FACILITIES

SIDEYARD BUILDING SETBACKS

ALL SETBACKS INCLUDING SETBACKS FROM DRIVEWAYS AND OR BOUNDARIES ARE 0' UNLESS OTHERWISE SHOWN

GENERAL NOTES

EXISTING EASEMENTS MAY BE ABANDONED OR RELOCATED AS REQUIRED DURING THE SITE DEVELOPMENT PERMIT PROCESS

VACATION OF APPROXIMATELY +/ 180' OF LUTHER LANE AND CUL-DE SAC, DEDICATION OF THE VACATED R.O.W TO ADJACENT ST PAUL'S EVANGELICAL LUTHERAN 3501 RED RIVER, 5 6281 ACRES UNPLATTED LOT AND PROVISION OF A 30' ACCESS EASEMENT FROM NEW TERMINATION OF LUTHER LANE TO P.U.D SITE CONSTRUCTION OF NEW CUL-DE-SAC OR HAMMERHEAD FOR NEW LUTHER LANE TERMINATION WILL BE PERMITTED DURING THE SITE DEVELOPMENT PERMIT PROCESS.

A 15' BUILDING SETBACK ALONG EAST 32ND STREET AND NORTH SIDE OF CONCORDIA AVENUE WILL BE PROVIDED IF OVERHEAD ELECTRIC LINES WILL REMAIN AT TIME OF BUILDING CONSTRUCTION

EXISTING CURB CUTS MAY BE EITHER REMOVED OR RELOCATED DURING THE SITE DEVELOPMENT PERMIT PROCESS

PARKING RATIO REDUCTION OF URBAN CORE ZONING SHALL APPLY FOR ENTIRE P.U.D

RESIDENTIAL USES WILL PROVIDE AT LEAST 60% OF THE NUMBER OF PARKING SPACES REQUIRED

DISTRIBUTION OF DENSITY (USES) WITHIN THE P.U.D WILL BE DEFINED IN THE SITE PLAN

UNLESS SPECIFICALLY STATED OTHERWISE, WILL COMPLY WITH ALL APPLICABLE CITY CODES WITHOUT LIMITATION SECTION 25-2531 REGARDING HEIGHT OVERRUNS

COMPATIBILITY HEIGHT AND SETBACK LIMITS SHALL BE WAIVED

WILL MEET OR EXCEED STORMWATER QUALITY & QUANTITY SPECIFICATIONS EITHER CONVENTIONAL TREATMENT MEASURES OR SOME OR ALL OF THE FOLLOWING MEASURES BIOINFILTRATION SWALES AND PONDS WET PONDS AND/OR SAND FILTERS OR ANOTHER MEASURE AGREED TO BY THE CITY AND EAST AVENUE

* ALL LAND USE PLAN METRICS AND DEFINITIONS IN ACCORDANCE WITH ATTACHED DESIGN GUIDELINES

** ASSUMES 100% CREDIT FOR PERVIOUS CONCRETE AND 75% CREDIT FOR GREEN ROOFS.

AERIAL PHOTO

NOTE COMPATIBILITY HEIGHT AND SET BACK RESTRICTIONS WOULD NOT APPLY TO EAST AVE P.U.D

UPDATED JANUARY 2007

ATTACHMENT D

September 11, 2006 - Neighborhood Concerns on Concordia / East Avenue

Dear Neighborhood Planning and Zoning Staff,

Hancock Neighborhood Association (HNA), has the following concerns about East Avenue I G 's proposed development for Concordia University

1 The developer is moving too fast A development proposal of this magnitude should be handled delicately The scale of this development deserves thoughtful study
2 Concordia is not downtown Austin, and downtown development standards are inappropriate for it
3 We are concerned about any infill development that is not carefully integrated within existing neighborhoods or that does not carefully assess transportation
4 We feel that Austin's first infill priority is in the central business district and at planned transit oriented developments Any significant development outside of these areas at this time will slow Austin in reaching its goal of adding residents to downtown and creating vibrant TODs
5 Given that current mass transit plans by-pass this site, we are fearful of traffic problems Note that neighboring St David's PUD seeks to allow doubling their facility size
6 The proposed development makes no attempt to manage its impact on traffic to the north and west of the site
7 We are concerned about how density may or may not lessen traffic congestion For example, Manhattan has achieved incredible residential density, but that hasn't stopped thousands of commuters from pouring in every day
8 Areas around Concordia already face parking issues related to their use as informal "park and ride" locations for UT buses Any development of the Concordia site must provide adequate parking for the traffic it will generate and must not exacerbate existing problems
9 Heights requested in the proposal are excessive We are willing to consider heights above the base zoning, but only in specified locations that maintain compatibility with existing residential uses and that are clearly specific to this site Development of the Concordia property represents a special case, and it should not be used as a precedent for increased height or density in adjoining areas
10 The proposed density for this site is too great A FAR of 3 25 1 is too high This density is uncharacteristic of this area and is much more density than the Triangle development
11 Killian Hall is the original building for Concordia, and it is an eligible historic structure TxDOT fund use will require a Section 106 historic review New development could incorporate Killian as an adaptive re-use and positive amenity
12 It is particularly important to scale down the development at the north and west sides, as these are the sides that abut or transition to single family areas
13 Hancock needs further protection for single family areas, due to the precedent that development at Concordia will set

Hancock Neighborhood Association wants to look for opportunities within our neighborhood for denser infill development HNA does not want historic single family areas up-zoned or densified HNA worked in their Central Austin Combined Neighborhood Plan to add significant density in the Central Austin area We now see a significant request for more density This pace of adding density is too quick Concordia re-development was not considered in our plan process, thus it requires careful study HNA hopes to work with the developer to create a quality development that does not threaten our single family areas

We hope you will take our concerns to heart, as you evaluate this proposed development We look for your support in our mission to guide careful, evolutionary growth in our neighborhood and preserve the rich character of our neighborhood Please see our other letter outlining our vision for the Concordia site

Sincerely,

Bart Whatley, Hancock Neighborhood Association President
[redacted] 907 East 37th Austin 78705

September 11, 2006 - Neighborhood Vision for Concordia / East Avenue

Dear Council Members, Aides, Planning Commission, and Neighborhood Planning and Zoning Staff

Hancock Neighborhood Association (HNA) is working to help guide East Avenue I G on their proposed PUD for the Concordia University campus

We have seen the recently submitted PUD application and were struck by how vague the application materials are and how liberally it utilizes height, density, and uses This application falls way short of what we expect We hope to spend more time sharing our neighborhood vision/values with the developer We will expect the developer to show us how entitlement requests over base zoning will meet our neighborhood vision and values We are hopeful that we can collaborate on a project that will be successful for the developer, for the neighborhood, and for the city as a whole

This 22 acre development proposal is significant and ambitious The height and density requested is unprecedented in this part of the city We strongly feel that a development such as this requires thoughtful and cautious review To help guide ourselves as we continue in our thoughtful review, we have come up with the following list of Hancock Neighborhood visions and values

1 Existing single family areas should be protected This project should be a positive amenity and good neighbor to single family areas, not a threat
2 We want a high quality urban design for the Concordia property Generally, producing density is a best practice essential to creating sustainable cities However, it is more specifically high quality design that takes into account community values that actually sells density Existing community fabrics need to be looked at carefully to make sure that additional density of a certain character is the right thing to do in a particular location
3 Concordia is not downtown Austin and downtown development standards are inappropriate here We want an appropriate scale Medium-rise, higher density is more preferable to high-rises High rises are not good for creating communities or space for interaction
4 Communities in cities such as Chicago and Washington DC possess lively, mixed use, mass transit supporting neighborhoods with buildings of 4 to 5 stories This level of density and heights is a better neighbor to historic single family areas than high rise towers
5 A significant amount of pervious green space should be provided
6 Transportation planning and capacities should strongly dictate how much density may be appropriate and where it may be appropriate Utility infrastructure must not be compromised
7 Residential use, not mixed-use, seems to be appropriate for the northwest portion of the site due to adjacency to single family areas Thus, while mixed-use is generally favored, we would like to study different land uses within the parcel
8 Buffers and transitions to single family areas are important, thus single family compatibility standards should be included in the PUD
9 Tallest structures should be located in the southeast corner of the property
10 We would like to see a mixed-use development that is pedestrian friendly
11 A true live-work-shop-entertain development can reduce dependence on automobiles and lessen auto congestion/traffic A regional shopping/entertainment mixed-use destination is a form that is incompatible with a true pedestrian focused community
12 Slow growth produces richer, more vibrant, and more eclectic neighborhoods than quick planning
13 Creating livable and sustainable cities involves careful planning and intangibles such as character, charm, distinctiveness, and provisions for a variety of residents

Thank you for your openness to hearing from us and for your careful reflection on this proposed development We look forward to communicating our progress with you over the next few months

Sincerely,

Bart Whatley, Hancock Neighborhood Association President
[redacted] 907 East 37th Austin 78705

September 12, 2006 - Hancock on East Avenue Plan Amendment

To Planning Commission, Neighborhood Planning Staff and Urban Design

Hancock Neighborhood Association (HNA) understands that Neighborhood Planning staff may be making a draft recommendation to the Planning Commission Meeting this Wednesday, September 13, 2006 HNA thinks the word "draft" is very important This is a very large development and not enough time/study has passed for a recommendation to go anywhere beyond "draft" at this point HNA is firmly against any action being taken on a final recommendation of a plan amendment at this time

This project deserves to be handled carefully and delicately with all parties having a chance for thorough input HNA has been surprised that the project in that it's submission format to the City has become a lot more vague compared to early plans shown to the neighborhood The plan seems to be moving backwards, thus it is even more critical to give this Plan Amendment the level of study and input that it deserves

HNA also thinks that it will be important to add plat notes and further delineate land uses, as both "mixed-use" and "master plan development" land uses are very broad HNA suggests that Neighborhood Planning staff hold a short workshop meeting for the neighborhood and the developer, in order for all parties to understand each others concerns and try to work towards agreement

Sincerely,
Bart Whatley, Hancock Neighborhood Association President
[redacted] 907 East 37th Austin 78705

Nick and Kim-Marie Vo
3200 Fairfax Walk
Austin, TX 78705

September 30, 2006

Jorge Rousselin
c/o City of Austin Neighborhood Planning
505 Barton Springs #500
Austin, TX 78704

RE: East Avenue Investment Group Development of Concordia University

Dear Members of the City of Austin Planning Commission,

As you may know, East Avenue Investment Group is in the process of acquiring the 22 acres of Concordia University The developer is proposing a mixed-use development for this site and is seeking a Planned Unit Development (PUD) and a Neighborhood Plan Amendment We are concerned about the speed at which this project is progressing and are requesting that city staff become a facilitator between the developer and the neighborhood

Concordia University lies within the Hancock Neighborhood Association, of which we are members Our association recognizes this as a very significant opportunity for our neighborhood and the City of Austin While we like the general notion of a mixed use development, there are many details to work out concerning integrating this development into our community We are greatly concerned about infrastructure requirements for such a development, including traffic, availability of mass transit, coordination with the pending St David's PUD next door, protection of adjacent residential areas, and the particular character of this proposed mixed-use

Due to the size of this proposed project and its position within an established and thriving urban community filled with historic homes, we believe this proposal deserves the most careful thought and planning We are concerned by the speed with which the developer is urging project approvals Originally, the developer planned to take its case to the Planning Commission on October 10th

There is only one chance to make this a good development. We think all parties need adequate time to make sure thorough thought is given so that this project compliments the character of the neighborhood and the City of Austin

We look forward to a successful project in our neighborhood, and we trust that your careful study of the proposed PUD will help insure this project is a positive addition

Sincerely,

Nick and Kim-Marie Vo

September 30, 2006

Dear Members of the City of Austin Planning Commission,

As you may know, East Avenue Investment Group is in the process of acquiring the Concordia University acreage, and is proposing a mixed-use development for this site

Concordia University lies within the Hancock Neighborhood Association, of which I am a member. Our association recognizes this as a very significant opportunity for our neighborhood and the City of Austin. The Central Austin property along IH-35 and is approximately 22 acres and is bordered by a diversity of land uses, building types, and building sizes

Due to the size of this proposed project and its position within an established and thriving urban community, I believe this proposal deserves the most careful thought and planning. The developer is meeting with our neighborhood for our input. However, I am concerned by the speed with which the developer is urging project approvals.

The developer is seeking a Planned Unit Development (PUD) and a Neighborhood Plan Amendment for this development

While I like the general notion of a mixed use development, there are many details to work out with regards to knitting this development into our community.

I am concerned about infrastructure requirements for such a development, including traffic, availability of mass transit, coordination with the pending St. David's PUD next door, protection of adjacent residential areas, and the particular character of this proposed mixed-use.

I think there is a need for city staff to get involved with the developer

and the neighborhood and act as a facilitator, as many of the zoning terms and zoning options are complex

There is only one chance to make this a good development. I think all parties need adequate time to make sure thorough thought is given and that things are done right.

I look forward to a successful project in my neighborhood, and I trust that your careful study of the proposed PUD will help insure this project is a positive addition.

Sincerely,

Carol Moczygemba

Carol Moczygemba
600 Texas Avenue
Austin TX 78705

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings. before the Land Use Commission and the City Council Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development

For additional information on the City of Austin's land development process, visit our website

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice

Case Number: C814-06-0175
Contact: Jorge Rousselin, 512-974-2975
Public Hearing:
December 12, 2006 Planning Commission

☐ I am in favor
☑ I object

Dennis Gangosa + Hannah Wong
Your Name *(please print)*

923 E37th St Austin Tx 78705
Your address(es) affected by this application

Signature — 12 15 06 Date

Comments We are concerned about quality of life, property value decline and general safety of our living environment. We do not oppose development but would not like to see 3-5 storey buildings within a block of our property lines

If you use this form to comment, it may be returned to
City of Austin
Neighborhood Planning and Zoning Department
Jorge Rousselin
P O Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice

Case Number: C814-06-0175
Contact Jorge Rousselin, 512-974-2975
Public Hearing
December 12, 2006 Planning Commission

☐ I am in favor
☒ I object

Warren Spain
Your Name *(please print)*

915 E. 37th St.
Your address(es) affected by this application

Signature

12-5-06
Date

Comments My property is at 915 E. 37th.

I want to see a site plan first. There needs to be a buffer or green space along the south side of 37th St for the single family homes. I'm concerned about lights, traffic and noise. I don't know what is going to be built immediately behind my property.

If you use this form to comment, it may be returned to
City of Austin
Neighborhood Planning and Zoning Department
Jorge Rousselin
P O Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings. before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice

Case Number: C814-06-0175
Contact Jorge Rousselin, 512-974-2975
Public Hearing:
December 12, 2006 Planning Commission

☐ I am in favor
☑ I object

Dennis Gangoso + Hannah Wong
Your Name *(please print)*

923 E37th St Austin Tx 78705
Your address(es) affected by this application

Signature — 12 15.06 Date

Comments We are concerned about quality of life, property value decline and general safety of our living environment. We do not oppose development but would not like to see 3-5 storey buildings within a block of our property lines

If you use this form to comment, it may be returned to
City of Austin
Neighborhood Planning and Zoning Department
Jorge Rousselin
P O Box 1088
Austin, TX 78767-8810

October 30, 2006

Ted, Karen, & Sydney Piper
921 East 37th Street
Austin, TX 78705
H: (512) 699-0119, **W** (512) 725-1072

Jorge Roussellin, Case Manager
City of Austin
Neighborhood Planning & Zoning Department
PO Box 1088
Austin, TX 78767-8810
(512) 974-2975

RE: "WE OBJECT" to Case#: C814-06-0175, public hearing December 12, 2006

To: Austin Board & Planning Commission, Mayor, and City Council

My name is Ted Piper and I currently live at 921 East 37th Street with my wife Karen and 10-month old daughter Sydney On behalf of myself, my wife and my daughter, I am writing this letter to express our ***objection*** to the Planned Urban Development (PUD) that is planned for the old Concordia College property (**Case#: C814-06-0175, public hearing Dec. 12, 2006**)

We have lived at our current address now since August 1999 (over 7 years) I currently work for Dell, Inc and my wife works for Girling Health Care here in Austin Our home is a cozy 1541sq ft single story with 3 bedrooms and 2 baths Our house is uniquely situated right next to Concordia's northwest parking lot Our backyard shares a fence line on **two sides** of the Concordia parking lot This shared fence line extends about 25 yards on the east side and about 25 yards on the south side of our property

Our understanding of this PUD, amongst other things, is that it involves the building of multiple 3-story condos on the east side of our fence line and multiple 6-story condos to the south side of our fence line All of these proposed condos are to be built less than 10-15 yards from our property line

In no specific order, below is a list of our concerns relative to this PUD

- **Air Quality & Health Risks** – If this PUD is approved, my wife & I are very concerned about the air quality and health risks associated with the demolition of Concordia, the construction of 3-story and 6-story condos, and the significant increase in vehicular emissions/pollution due to the increased number of vehicles from new residents, employees, & consumers To underscore this concern, Concordia recently resurfaced their parking lot adjacent to our backyard Albeit a small relative to a major planned urban development like the one being proposed, this resurfacing effort resulted in grayish soot being caked all over our trees, grass, and plants as well as the backside of our house, garage, and shed We spent a Saturday morning cleaning away this soot with a hose

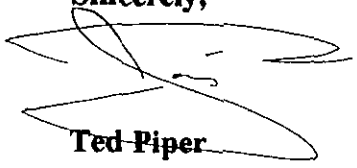
(note no complaint was filed) We are very concerned that if demolition and construction were allowed to commence, that we would be subject to far worse air quality and health related risks than the resurfacing of the parking lot administered The potential health risks would undoubtedly last for the entire 2-3 years that it would take to complete the development I truly do not want the health of my wife and 10-month old daughter or the health of any person in the vicinity to be compromised by this PUD

- **Increased Traffic** – If this PUD were approved, then this mixed used project would undoubtedly draw many new residents, employees, and consumers as well as their associated cars, trucks, and motorcycles This will drastically increase traffic congestion in the area More traffic also means more opportunities for accidents involving other vehicles as well as pedestrians
- **Reduced Privacy** – We are very concerned that if condos are built as part of this PUD being approved, that our privacy will be drastically impacted Currently there is no residence or commercial building has viewable access to our backyard If 3-story and 6-story high condos were allowed to be built, then we would loose this privacy We would be concerned that any windows or balconies from any condos that face our house would only reduce our privacy further Privacy was one of the major selling points of our house when we purchased it 7 years ago We fear that this will all be lost if this PUD is approved
- **Height of proposed Condos** – Currently, the surrounding residential homes and Concordia buildings are either one or two story buildings We understand that if this PUD is approved, the developer intends to build 3 story condos to the east side of our property and 6 story condos directly to the South side of our property The height of these buildings will not only reduce privacy and views but will also be aesthetically displeasing and out-of- place relative to the one & two story buildings that make up the general area We fear the day when we look at our humble single story home from the front yard only to see a 6-story gargantuan structure overtaking our house from the south and a 3-story building overshadowing it from the east Today, we have nothing but blue sky above and beyond our house on all sides We do not want to loose this scenery
- **Setback of proposed Condos** – Currently, the closest Concordia building to our fence line is roughly 30-40 yards away If this PUD is approved, the developer wants to build multiple 3 story and 6 story condos within 10-15yards from our fence line Every morning when the sun rises in the East, the multiple 3-story condos would cast a significant shadow on our property Obviously, the closer these Condos are to our house the longer the time our property would go without direct morning sunlight Given reduced exposure to the sun, the ample vegetation on our property would suffer
- **Loss of Views** – Currently we have views from all sides of our house If this PUD were approved and multiple 3-story and 6-story condos were built, then we stand to loose ~50% of current view Today, when we sit in our kitchen, in our bedrooms, on our back porch or in our back yard, we are able to enjoy the unobstructed views of the sun and sky to the east and south If these 3-story and 6-story condos are built, then the views to the east and south would be destroyed or at the very least dramatically cheapened
- **Excessive Noise** – If this PUD were approved, we would be very concerned with the noise related to the demolition of Concordia college as well as the construction of multiple condos <10-15 yards from the east and south sides of our property If the condos were built, we would be concerned about noise from the condo's commercial air

conditioners Furthermore, we would be concerned with the noise associated with the many vehicles of residents, employees, and consumers that would be living and working in the developed area Finally, if the condos are built, we would be concerned that any windows or balconies from the condos that face our house would only add to the noise pollution

Please help to vote NO at the upcoming public hearing on December 12, 2006.

Sincerely,



Ted Piper

.cc

Andy Sarwal
Developer, East Avenue IG, LP

Bart Whatley
President, Hancock Neighborhood Association
bartley68@yahoo.com

David Kluth
Concordia University
3400 W I-35
Austin, TX 78705
(512) 452-7661

Alice K. Glasco
Alice Glaso Consulting
5117 Valburn Court
Suite A
Austin, TX 78731
(512) 231-8110

Richard T. Suttle, Jr.
Armburst & Brown, L L P
100 Congress Ave
Suite 1300
Austin, TX 78701
(512) 435-2310

February 7, 2007

VIA EMAIL

Chairman Dave Sullivan and Members
of the Planning Commission
c/o Jorge Rousselin, Project Manager
505 Barton Springs Road, 4th Floor
Austin, Texas 78704
jorge.rousselin@ci.austin.tx.us

RE PUD Zoning Case # C814-06-0175
NPA Case # 06-0019.01
3400 North IH-35 Service Road
Applicant Andy Sarwal

Dear Chairman Sullivan and Members of the Commission

On behalf of Hancock & Eastwoods Neighborhoods, interested stakeholders in the above-referenced case, we hereby submit this letter of opposing the proposed rezoning. The applicant, East Avenue IG, L.P. ("East Avenue"), has submitted an application to rezone the property to a PUD (Planned Unit Development) zoning district. The application is currently before the Commission for consideration. Hancock Neighborhood Association has met with, and is continuing to meet with, East Avenue regarding the rezoning in an effort to establish a mutually-acceptable compromise agreement that will reduce the intensity of the development while still allowing East Avenue to realize a reasonable return on its investment. We have made a diligent effort to pursue these discussions and would like to continue. We believe there are viable alternatives to the current plan that are more respectful of the existing scale and character of the surrounding neighborhood and community. Because we have not had an opportunity to explore these alternatives, we request that the Commission recommend denial of the applicant's request.

Our concerns include the following:

- Land use designations associated with the plan amendment should vary within the tract, as adjacent property uses vary greatly. The applicant requested high density mixed-use is not consistent with adjacent uses, and is certainly incompatible immediately adjacent to single family.
- There are no reasonable restrictions on height, permitted uses, FAR limits, and open space requirements for this proposed development.

- The PUD as proposed is incompatible with the long-existing, established adjacent neighborhoods
- Traffic and parking needs to be more specifically addressed, as there are no specifics concerning traffic circulation or the location and amount of parking to be developed
- The TIA should be updated as requested by the City staff
- Central Business District parking reductions are inappropriate for this site and should not be permitted in the PUD
- No evidence has been provided that the PUD zoning will yield a superior development than would standard zoning districts
- Development in the PUD should comply with the City of Austin Commercial Design Standards, Great Streets requirements, affordable housing policies, and LEED green building standards
- More attention should be paid to parkland dedication and open space
- Compliance with height and setback compatibility standards should be strictly and specifically outlined

East Avenue's current development plan falls short of meeting the expectations of the neighborhood and is inconsistent with our carefully-considered neighborhood plan For this reason, we request that the Commission recommend denial of the rezoning request and support staff's recommendation

If the applicant desires to continue discussions with our Association, we will do whatever is required to try to reach agreement We have expressed to the applicant that we are prepared to continue work with him and are hopeful that a reasonable compromise is possible

Sincerely,

Bart Whatley, President
Hancock Neighborhood Association

Dana Twombly, President
Eastwoods Neighborhood Association

cc Andy Sarwal, East Avenue IG, L P
Nikelle S Meade

AUS 3872700 8
1 805

CANPAC

Central Austin Neighborhoods Planning Area Committee

February 7, 2007

VIA EMAIL

Chairman Dave Sullivan and Members
of the Planning Commission
c/o Jorge Rousselin, Project Manager
505 Barton Springs Road, 4th Floor
Austin, Texas 78704
jorge.rousselin@ci.austin.tx.us

Re 3400 North IH-35 Service Road
Ordinance No. 040826-59 (PUD Ordinance)
Zoning Case No. C814-06-0175
Applicant Andy Sarwal

Dear Chairman Sullivan and Member of the Commission

On behalf of C A N P A C (Central Austin Neighborhoods Planning Area Committee) I am writing to request your rejection of the proposed rezoning request referenced above and your support of Hancock and Eastwoods neighborhood efforts to negotiate for a development that is consistent with the character of our neighborhoods by supporting the planning staff recommendations on this case.

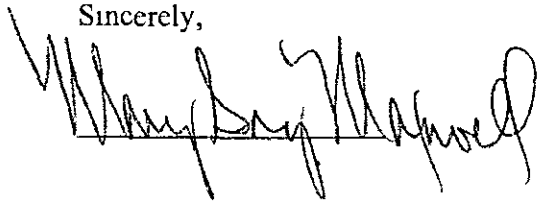
As the planning team for the Central Austin Neighborhood Plan, we are acutely aware of the need for additional residential density close to the urban core. We are also aware of the importance of developing such projects at appropriate scales and in appropriate areas.

During our planning process, we made provisions for vast amounts of new multifamily housing in our planning area, while utilizing detailed planning to ensure compatibility with surrounding single family structures.

We believe that an area the size of the Concordia campus deserves the same careful planning and consideration for compatibility, both of which are lacking with East Avenue's plans. The density of the proposed plan is too great, the proposed height is out of scale with the surrounding neighborhood and exceeds even those heights permitted in the University Neighborhood Overlay area, and the proposed rezoning permits many more uses than are appropriate for the site. Furthermore, the traffic generated by such a plan would be devastating to the adjacent highway, which is already one of the most congested in the region.

We appreciate the Commission's consideration of our objection to this proposed rezoning We strongly urge the Commission to require a development consistent with the city staff's recommendation a development that can and should be far more respectful of the carefully-considered policies, regulations, and guidelines of our existing neighborhood plan

Sincerely,



387 0542

City Sponsored Concessions for East Avenue High Density PUD

1 Billboard and large sign restriction on both Red River and I-35 between 32nd and 38 ½ Streets
2 Crosswalk on Red River @ Harris Ave
3 Sidewalk on 32nd Street between Red River and Duval
4 Trail improvements around Hancock Golf Course
5 Dedicated right turn lane on Southbound I-35 Frontage @ 38 ½ Street
6 Traffic calming at the intersection of Harmon and 38 1/2 Street
7 Improvements to soccer field at Hancock Golf Course