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November 13, 2006

DEC 06 2006

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

Neighborhood Planning & Zoning

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

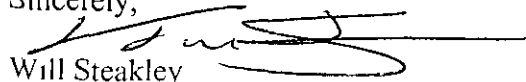
I am work near the proposed CLB residential mixed us project. Every other property on
the project's block is CBD zoned, as is the majority of property in surrounding blocks.
The block is intensely urban with many bars and restaurants. It is one of the few
locations that can go vertical due to the Capitol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



Will Steakley
CEO Urbanaxis Mortgage
VP Urbanspace Realtors
804 Christopher
Austin Tx 78704
512.799.3777

THE AUSTIN WOMAN'S CLUB

708 San Antonio Street Austin, Texas 78701

RECEIVED

DEC 06 2006

To: City Planning Commission
Attn: Mr. David Sullivan

Neighborhood Planning & Zoning

Re: Rezoning Petition before Austin City Council and Planning & Zoning Commission

Case C14-06-0183, Rezoning of 615-605 West Seventh Street to CBD-CURE to modified Floor Area Ratio (FAR) from 8.1 to 10.5

The home of the Austin Woman's Club, also known as the North-Evans Chateau and Chateau Bellevue is the crown jewel of the Bremond block and of all the historical Homes in Austin. It has been awarded both the National Historical Landmark designation and the Texas Historical Landmark designation. The Austin Woman's Club purchased the Chateau in 1929 and it has been our home now for 77 years. Our mission as conservators of the property is the Preservation and Restoration of this priceless jewel. Our property includes one-half of the 700 block of San Antonio Street and all of the 700 block of Nueces Street, which includes all of south side of 8th Street between San Antonio and Nueces Streets.

The Austin Woman's Club has these serious concerns concerning the appropriateness of having a 40-story tower in this location directly across the street from the Historic District. They are all centered on the preservation of the fragile historic buildings, on the potential degradation of these properties in the historical area, and on protecting the Little Shoal Creek containment project, which was built in 1917. That project, also, has great historic value.

The specifics of our concerns are:

The size (40 stories) and nature (copper-clad modern) of the proposed building are inappropriate because they do not fit in with the character of this Historic Neighborhood.

The developers plan to build two floors of parking underground which, they tell us, will necessitate the use of a rock-grinding machine for approximately two months to grind away two feet of bedrock. The vibration created by the use of this massive machine and the length of time it will be used have the potential to cause catastrophic damage to the Austin Woman's Club, to the other historic buildings in the area, and to the Little Shoal Creek containment area, i.e., collapse the culverts and fill area and create a dam effect that will block the water flow and cause flooding upstream from the collapse.

The potential damage to the Austin Woman's Club is two-fold. Flooding caused by a collapse would cause serious damage to our parking area and the support structure created by the sub-surface soil base. We already know that the integrity of the culvert system has been compromised as evidenced by the loss in 1991 of an oak tree in the parking lot that was more than a 100 years old. The arborist we hired to investigate told the Club that the tree died from rotted roots caused by too much water (continuous leakage of creek water into the area) and, not by lack of water caused by the paved parking lot, as we had feared.

The vibrations caused by the massive grinding machine present an even more serious threat. On the Nueces side of the building we have limestone buttresses, which were installed by Colonel Evans after he purchased the property in 1892. They extend down from the Chateau Dining Room level to the parking lot and then go another 16 feet down to the bedrock, supporting the upper level of the property and the entire Chateau. The vibrations of the grinding machine can cause shifting of the limestone in any and/or all buttresses, thus causing the collapse of the Chateau Room and west end of the rest of the building. Needless to say, the damage would be catastrophic. This priceless jewel of Austin history is irreplaceable.

The developers have presented a plan for 158 to 160 residential units, plus parking and retail, but are willing to guarantee that only 25% will be used for residential. In the proposed plan the parking areas are designated as residential and is included that percentage.

The construction and ongoing operation of the proposed building will create utility disruption, noise, access difficulty, and debris, which are detrimental to the preservation of the Austin Woman's Club.

The facility relies on rental fees from local organizations, which use the building for meetings, and from special events to pay for preservation. The property's appeal and, therefore, its income will be diminished.

If the zoning is approved as requested, the plans for the site may change after zoning has been granted and the historical neighborhood will be denied any right to objection and/or recourse.

On November 9, 2006 both the Austin Woman's Club Board of Directors and the General Membership voted overwhelmingly to oppose this rezoning request. The size and nature of the proposed building do not fit in with the character of this Historic Neighborhood.

Sissy Lawshae, Parliamentarian
The Austin Woman's Club

Designated Historic Properties

These Historic Homes, all with Historic Markers, are in danger of damage caused by the vibrations of the massive grinding machine activity and/or flooding caused by the collapse of the Little Shoal Creek Containment Project.

All of the Bremond Block Historical District:

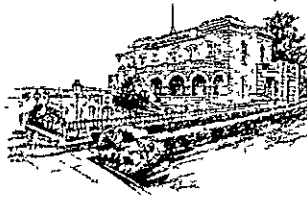
700 Guadalupe
706 Guadalupe
705 San Antonio
707 San Antonio
700 San Antonio
706 San Antonio
708 San Antonio
402 West 7th
404 West 7th
610 Guadalupe

The Historically designated homes in the immediate vicinity:

511 West 7 th	across Nueces from site
607 Nueces	across Nueces from site
702 Rio Grande	across Rio Grande from site
600 West 7 th	across Seventh St. from site

These Historic homes are also in the area:

814 Lavaca
602 West 9th
801 Rio Grande
808 West Ave.
307 West 9th
602 West 9th



Austin Woman's Club
708 San Antonio Street
Austin, Texas 78701

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DEC 06 2006

To the Planning Commission
Commissioner Sullivan
Commissioner Galindo
Commissioner Dealey
Commissioner Cavazos
Commissioner Riley
Commissioner Reddy
Commissioner Kirk
Commissioner Stegeman

Neighborhood Planning & Zoning

The members of the Austin Woman's Club have given both time and money to preserve and maintain Austin's heritage by supporting the historic North Evans Chateau located on the historic Bremond Block, **We oppose the change of zoning request on 605 & 615 W. Seventh Street (Case #C14-06-0183) for the following reasons:**

- This 40 story multi-purpose **building size and exterior does not fit with the character of this section of the city.** All other buildings including the North Evans Chateau located on the Bremond Block and the surrounding area are only 1 -3 stories
- Construction and ongoing operation of the proposed building will create debris, utility disruption, noise and access difficulty, all of which are detrimental to the preservation of the North-Evans Chateau (Chateau Bellevue)
- The Chateau relies on rental fees from local organizations and special events to pay for preservation of the facility. The property's appeal and, therefore, its income will be diminished
- The building of the structure may create devastating foundation and buttress damage
- Plans for the site may change after rezoning
- This is not in the recognized downtown section of the city nor does it front onto Sixth Street. This is on **7th Street** and Rio Grande separated from Sixth by an alley. Had this building been across the street, this zoning change would not be considered
- This structure does not help to create a diverse population, this site is affordable for only the wealthiest Austinites
- The developer will only guarantee that 25% of the facility will be residential. Is it worth damaging and potentially destroying a portion of our city forever for as few as 80 people?

Please consider carefully what the repercussions of your vote are. This proposed building is forever and is potentially the beginning of the end of historic Austin.

Sincerely,
Mary Ann Golden
Strategic & Long Range Planning, Austin Woman's Club

Rousselin, Jorge

From: Gayle Hight {hightg} [mailto:Gayle.Hight@cityofaustin.net]
Sent: Wednesday, December 06, 2006 9:25 AM
To: Rousselin, Jorge
Cc: Mary Ann Golden
Subject: FW: Rezoning Request: 605-615 West 7th C14-06-0183

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DEC 06 2006

Neighborhood Planning & Zoning

Dear Jorge,

Mary Ann Golden of the Austin Women's Club asked me to forward this to you to include in the packets for distribution. I also sent this as a CC: to all members of the City Council.

Please confirm receipt

Thanks very much,
Gayle Hight

From: Gayle Hight {hightg}
Sent: Monday, November 27, 2006 9:52 AM
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'
Subject: Rezoning Request: 605-615 West 7th: C14-06-0183

David Sullivan, Chair
Contact Phone: (512) 476-7872
E-mail Address: sully.jumpnet@sbcglobal.net
By: Council Member Lee Leffingwell

Mandy Dealey, Parliamentarian
Contact Phone: (512) 474-8627
E-mail Address: amdealey@aol.com

Cid Galindo, Secretary
Contact Phone: (512) 472-5129
E-mail Address: cidg@galindogroup.com
By: Mayor Will Wynn

Jay Reddy, Vice Chair
Contact Phone: (512) 723-4102
E-mail Address: jay_reddy@dell.com
Nominated by: Council Member Betty Dunkerley

Perla Cavazos
Contact Phone: (512) 463-0127
E-mail Address: pcavazos_planning@yahoo.com
By: Council Member Mike Martinez

Saundra Kirk
Contact Phone: (512) 447-1058
E-mail Address: saundra_kirk@sbcglobal.net
Nominated by: Council Member Sheryl Cole

Chris Riley
Contact Phone: (512) 476-7680
E-mail Address: chrisriley@rusklaw.com
By: Council Member Brewster McCracken

Gary Stegeman
Contact Phone: (512) 301-2326
E-mail Address: stegeman@texas.net
Nominated by: Council Member Jennifer Kim

Dear Austin Planning Commission Member,

I am a member of the Austin Woman's Club. Our club is dedicated to preserving the North-Evans' Chateau in the historic Bremond Block. The Chateau is both a national and Texas historic registered landmark. It was built in 1874 by Harvey North (a member of the honor guard at Abraham Lincoln's funeral), and his wife, Catherine. The North's called it "Bellevue." We currently use the venue name "Chateau Bellevue." For more information, please see <http://www.austinwclub.org/history.htm>

12/6/2006

Below are pictures of our facility, which is in environmental danger if the proposed rezoning and development of the 605 and 615 West 7th by CLB Partners - C14-06-0183 is approved

I've talked with several members who are also very concerned about the change of zoning. Some of our club members found out about this two weeks ago by reading it in the newspaper. Many of our members do not know about it yet. Ostensibly this rezoning request would have been approved at the recent planning commission meeting as there appeared to be no opposition. Any statement or impression that the Austin Women's Club is supporting this development, or is not opposed to it, is false. There are other owners in the area who also oppose the rezoning and development.

605 & 615 W 7th Street is currently in the community commercial district GR, which allows for 60 feet height. Most of the buildings in this area are 1-3 stories tall. The zoning change is to Central Business District & CURE, the Central Urban Redevelopment Combining District which allows modification of CBD to allow for appropriate uses. This project is set to be 32- 40 stories including 2 stories below ground. It will be the one of the tallest, if not the tallest, buildings in Austin.

You've probably received other letters regarding our concerns:

- a 32-40 story multi-purpose (condominiums, retail, parking) is next to Austin's historic Bremond Block
- the size and nature of the building does not fit with the character of this section of the city. The buildings in this historic area are 1-3 stories. The building will stick out like a "MacMansion," only worse.
- construction and ongoing operation of the building will create debris and sun blockage, which is detrimental to the preservation of the Austin Women's Club
- the Club relies on rental fees for special events to pay for preservation of the facility. Without adequate sunlight, the property's appeal and income will be diminished.
- plans for the site may change after rezoning.
- the developer said that he would guarantee that 25% of the 158 units building would be residential. What happens to the rest?
- the site is not affordable for all but the wealthiest Austinites, starting in the low \$300,000s to \$4 million, and does not fit with the City Council's desire for downtown affordable housing.
- we do not know how this property will affect our taxes.

We are not opposed to commercial development of the Central Business District and increasing Austin's tax base, but we believe that it must be carefully planned and not detrimental to historic areas that are a significant element of Austin's charm and attraction. Chateau Bellevue is one of the oldest and most loved buildings in Austin.

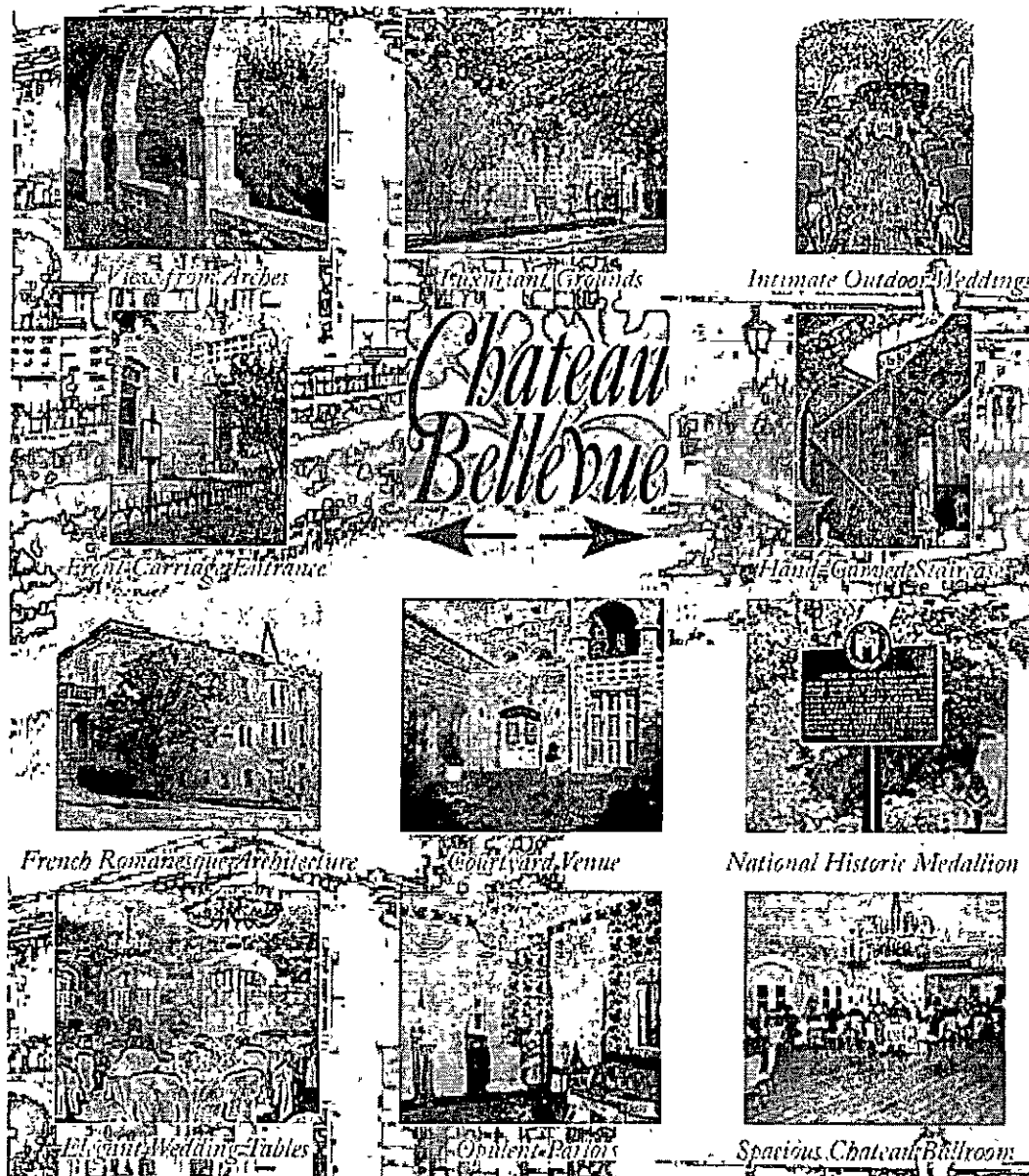
Below are pictures taken from the Austin Women's Club website, so that you may see what is at risk. You may learn more about the Club at <http://www.austinwc.org/>. We invite you to tour the site.

Thank you for the opportunity to address opposition to this rezoning request.

Sincerely,

Gayle Hight
3904 Rockledge Drive
Austin, Texas 78731
512-475-6423 (work)
512-345-1400

12/6/2006



6 December, 2006
Austin Planning Commission

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DEC 6 2006

Re: Opposing Zoning Case C14-06-0183 (7th & Rio Grande)

Neighborhood Planning & Zoning

Dear Hon. Commissioners:

As a nearby property owner (705 W. 8th), I oppose rezoning for the proposed 30-plus story condominium project at 7th and Rio Grande.

This project will be harmful to the neighborhood immediately north of 7th Street because its sheer size will overwhelm and dwarf all existing structures in the surrounding area. Moreover, should it be approved, the project would encourage the construction of similarly massive buildings in an area currently without them.

Furthermore, I disagree with the "Recommendation" and "Basis For Recommendation" contained in the Zoning Review Sheet.

The Zoning Review Sheet (p.1) states, "recommendation is based on the following considerations

- 1) The proposed uses are compatible with existing CBD and commercial, office, retail, and mixed-use development along West 7th Street and Rio Grande Street; and
- 5) The proposed development will not be subject to compatibility standards."

These two statements seem inconsistent if not contradictory, i.e., uses are compatible but compatibility does not apply. Furthermore, one needs to go east of Guadalupe on 7th (CoAmerica building) or south of 6th (360 building at 4th) to find a project of similar magnitude, i.e., outside this neighborhood.

Additionally, under "Department Comments" (p.1) it would have been helpful to describe "The property [as] currently developed with a [1-story] retail and office building...."

Even more than the two objections above, I disagree with the "Basis For Recommendation" (p.4). Number 1 states, "The proposed change and recommended conditional overlay with conditions is compatible with the surrounding area as it is surrounded by CBD zoning and adjacent to mixed-use and commercial development compatible to the proposed uses" [Emphasis added]

First, the statement is circular and virtually meaningless, i.e., the change is compatible because it is adjacent to compatible development. Second, if adjacentness is determinative, it could cut equally against the requested change, i.e., that whatever CBD zoning currently exists is inappropriate because it is adjacent to GR or GO. Most of all, however, the entire statement is questionable because the site is NOT surrounded by CBD zoning. And, of the several CBDs that are nearby, none is over two stories.

Basis Number 2 (p.4) states (A) "The purpose of a central urban redevelopment (CURE) combining district is to promote the stability of neighborhoods in the central urban area." [Emphasis added] I absolutely support that proposition and strongly believe this project will, in fact, destabilize this neighborhood.

But even more important, none of the conditions cited in Basis Number 2 (B) seems to apply to this zoning proposal. A CURE combining district may be used:

- 1) for sustainable redevelopment of homes, multifamily housing, and small businesses;
- 2) to accommodate high priority projects that enhance the stability of urban neighborhoods including the development of affordable housing and small businesses along principal transportation routes that serve a neighborhood;
- 3) to improve the natural environment, and
- 4) to encourage high quality development with architectural design and proportion compatible with the neighborhood.

Of the above terms, No.2 is inapplicable--this project is not really about affordable housing and certainly is not along a principal transportation route. Obviously, No.3 is not relevant--no environmental purposes sought. And No.4 certainly could not apply because the size of this project is hugely out of proportion to the neighborhood. Even No.1 seems inapplicable because the project is not redeveloping a home or multifamily housing. Therefore, I disagree with reliance on this cite as a basis for recommendation.

So that I do not "miss the forest for the trees" I'll conclude with several more general thoughts. Of the densification and smart growth projects of which I am aware--and support--all are south of 7th Street or along transportation corridors such as Guadalupe or Lamar. The high-density land use trends and high-rise developments are in those areas. That is precisely where this project's real compatibility could and should be realized. Approving the project could actually undermine density strategies because, while the project itself is dense, it is outside an area being intensively densified (2d to 6th between Congress and Lamar).

It may be that population growth and urbanization and basic demand will cause a transformation of the neighborhood between 6th and 12th streets and between San Antonio and West Avenue from what it currently is--mostly two and three-story residences, many used as offices. If that transition occurs, this and future commissions will be called on to continue applying its best efforts in meaningful planning to achieve real compatibility between high rise and low rise structures which the project before you does not

Thus far, the applicant has not met its burden of justifying the zoning request

Sincerely,



Ben Procter

Rousselin, Jorge

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From: Sara Carter [REDACTED]
Sent: Wednesday, December 06, 2006 4 46 PM
To: Rousselin, Jorge
Cc: sully_jumpnet@sbcglobal.net, amdealey@aol.com, cidg@galindogroup.com, jay_reddy@dell.com, pcavazos_planning@yahoo.com, saundra_kirk@sbcglobal.net, Riley, Chris, stegeman@texas.net
Subject: Zoning Change for 605 + 615 West 7th

DEC 07 2006

Neighborhood Planning & Zoning

December 6, 2006

To: Jorge Rousselin
CC: Dave Sullivan, Mandy Dealy, Crd Galindo, Jay Reddy, Perla Cavazos, Sandra Kirk, Chris Riley, Gary Stegeman
Re: Case Number 614-06-0183 (Zoning Change for 605 + 615 West 7th)

Dear Jorge Rousselin and Planning Commissioners,

My name is Sara Carter, and I am writing to express my grave concern with the above mentioned proposed zoning change. For the past 3 years, I have been the CFO for Milkshake Media, LP, and I cannot imagine a better place to work. I moved to Austin from Dallas, Texas where I spent many years living and working in the high rise downtown area. The historic Martin House located at 600 W. 7th street is by far a much better working environment. Interacting with a creative staff has taught me that their working environment is one of the top perks to them. Creativity blossoms if you are in an environment conducive to thought and happiness. I firmly believe that the construction of a 30-40 story building directly across the street from our historic block would suffocate the creative abilities of Milkshake Media's staff and could possibly drive this company out of downtown.

It is imperative that you appreciate this historic downtown neighborhood and help keep small business like ours protected from the high property taxes that this building will surely bring. Keeping creative companies downtown and in non traditional spaces is in the best interest of this city and its culture. Therefore, I **OPPOSE** the zoning change proposed.

As the CFO of our company, I have several other concerns with the nature of this proposed project besides those of a financial nature.

- The proposed building is NOT compatible with the character of the neighborhood
 - 1 This building will face 7th street, not 6th street. It should not be considered as part of the 6th street corridor and zoned CBD.
- Damage to our business and building
 - 1 Parking problems during construction – our building does not have adequate parking for big client meetings. Therefore, street parking on 7th street is a must. I hear 7th may be shut down to one lane for a long period of time.
 2. Noise problems during construction – and the fragility of our 103 year old house windows
 3. House Foundation problems that may be created from the shift in bedrock caused by drilling 2 stories underground for a parking garage and the weight of this new building tower
 - 4 Power problems during construction – we are a shop that does a great deal of web design. No power – no work – we go out of business

In closing, I am not opposed to all development on that site. I would love for the 7th street block to remain at 1-3 stories like everything else along the street, but I understand the need for compromise. I feel that a building more in the 10-12 story range is much more appropriate for the step down approach that downtown should take towards the historic/residential neighborhoods surrounding downtown. I appreciate the challenges of Austin's growth and I hope you will find the right compromise to this proposed re-zoning.

Thank you for your consideration of my opposition.

Sincerely,

Sara Carter

12/7/2006

Rousselin, Jorge**RECEIVED**

From: Brian Auderer [REDACTED]
Sent: Wednesday, December 06, 2006 6:03 PM
To: Rousselin, Jorge **Neighborhood Planning & Zoning**
Cc: sully_jumpnet@sbcglobal.net, amdealey@aol.com, cidg@galindogroup.com, jay_reddy@dell.com; pcavazos_planning@yahoo.com, saundra_kirk@sbcglobal.net, Riley, Chris; stegeman@texas.net
Subject: proposed zoning change (Case Number 614-06-0183)

December 6, 2006

To: Jorge Rousselin and the City of Austin Planning Commission
Re: Case Number 614-06-0183 (Zoning Change for 605 + 615 West 7th)

Dear Jorge Rousselin and Planning Commission Members,

My name is Brian Auderer, and I have been a Senior Designer at Milkshake for 4 years. Our historic building is located across the street from the proposed zoning change for 605 + 615 West 7th St (Case Number 614-06-0183). I am writing to let you know that I oppose the zoning change proposed.

Austin has been my home for 17 years. I work as a designer and illustrator, helping to shape and contribute to Austin's creative economy. My family and I live in South Austin, in the Bouldin Creek neighborhood, and I enjoy my short commute to this downtown neighborhood, and this historic house where I work.

Austin's unique character feeds me both personally and creatively. I want to continue to live in an Austin that values the importance of historic neighborhoods, and the buildings, trees and sky that make them such a pleasure to work in. The growth of Austin should be handled very carefully, so that we are spared the cold, impersonal maze of glass and concrete that dominates the downtown of cities like Dallas and Houston.

The proposed building seems incompatible with the character of the neighborhood in which we work. Its sheer size seems far out of context, and the building's inevitable effects – parking difficulties, increased traffic flow and noise and decreasing sunlight all around it – would have a negative effect on not only our building and those who work in it, but our entire neighborhood.

We appreciate the challenges of Austin's growth and would really enjoy seeing this space be used in a way that would work well with its surroundings. I hope we can find more suitable solutions so that we can continue to enjoy the special place in which we work and live.

Thank you for your time.

Sincerely,
 Brian Auderer

Milkshake Media, LP
 Senior Designer
 512.474.7777 x29
 [REDACTED]

12/7/2006

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Rousselin, Jorge

DEC 07 2006

From: John Long [REDACTED]
Sent: Wednesday, December 06, 2006 6 17 PM
To: Rousselin, Jorge **Neighborhood Planning & Zoning**
Cc: sully_jumpnet@sbcglobal.net; amdealey@aol.com, cidg@galindogroup.com,
jay_reddy@dell.com, pcavazos_planning@yahoo.com, saundra_kirk@sbcglobal.net, Riley,
Chris, stegeman@texas.net
Subject: Case Number 614-06-0183 (Zoning Change for 605 + 615 West 7th)

Dear Mr. Rousselin and Planning Commissioners,

My name is John Long, and I've been Milkshake's writer for a year. I am writing to oppose the zoning change proposed for 605-615 West 7th Street (Case Number 614-06-0183). Our historic building at 600 West 7th Street is right across the street.

I am new to Austin, having recently relocated from Los Angeles with my wife, where we lived for 13 years. We came here, like a lot of former Californians, because we felt that this was a city in which we could thrive as creative professionals, and we haven't been a bit disappointed. But as a result of living in L.A., I have some personal -- if not professional -- experience with downtown development issues. Thanks for considering my point of view.

As you probably know, Los Angeles has tried in vain for decades to develop its downtown area, to make it a viable place for people to live, work and play. Throughout the 1990s, I followed this effort with interest as one megaproject after another was introduced with great fanfare, promising to be "the one" to finally usher in a downtown Renaissance.

It never quite happened.

The reason Los Angeles cannot get people to live downtown is that in developing all of these flashy "magnets" over the years, the city has gradually, methodically destroyed what it was that made downtown livable. The grand old Victorians (not unlike the house Milkshake currently occupies) that once graced Bunker Hill are gone forever, as are the houses around Chavez Ravine and Pershing Square. In their place are non-descript glass and steel boxes. The few historic buildings that remain have been swallowed up by pricey condos and clunky office buildings that look like they could be in Anywhere, America.

And while it's certainly true that Angelenos go to the Staples Center and Disney Hall and Dodger Stadium and the new Cathedral, they don't want to live next to them -- and not many want to work near them, either.

I'm obviously no expert in urban planning, but I urge you to remember that once you've lost a piece of a city's history, you can't get it back. Your commission has the difficult task of balancing responsible economic development with keeping Austin Weird, ensuring that Austin still looks like a special place that will attract people like my wife and I -- who never dreamed we'd ever leave L.A. -- while still planning for growth and creating exciting new opportunities. I sure wouldn't want to be in your shoes.

But is there a way to balance these two competing goals? What if, for instance, the proposed project were 10 stories, instead of 40?

Might there be a way to "step down" into a historic neighborhood instead of having a "cliff"? Is there any way at all to maintain the integrity and uniqueness and history of this area, without it turning into Anywhere, America?

I sure hope so.

And I thank you again for your consideration.

Sincerely,

John Long
Writer
Milkshake Media LP
(512-474-7777)



RECEIVED

DEC 07 2006

12/6/06

~~Neighborhood Planning & Zoning~~

To: Jorge Rousselin, City of Austin Neighborhood Planning and Zoning
Dave Sullivan, Planning Commission
Mandy Dealy, Planning Commission
Cid Galindo, Planning Commission
Jay Reddy, Planning Commission
Perla Cavazos, Planning Commission
Saundra Kirk, Planning Commission
Chris Riley, Planning Commission
Gary Stegeman, Planning Commission

Case Number 614-06-0183 (Zoning Change for 605 + 615 West 7th)

Dear Honorable Commissioners,

I am writing to you about the proposed zoning change across the street. My name is Gray Lockett, and I am a designer at Milkshake Media. I have been at Milkshake for 3 years and have lived in Austin for the past 10 years. As a member of the creative community, I tend to thrive in atmospheres that don't involve traditional office work areas. Working in an old historic house breaks that traditional office mold. I believe it actually heightens creativity and productivity because it feels more comfortable – more like home – and weakens my inhibitions. However it's also nice to be a part of downtown and feel like a part of the community.

Our historic building is located across the street from the proposed zoning change for 605 + 615 west 7th St (Case Number 614-06-0183). I **oppose** the zoning change proposed.

The zoning change is not congruent with the character of the neighborhood. All the buildings around here are older buildings that are just a couple stories tall. The proposed building designs for this area will make our city look like it has been over-run with money-hungry investors. Is it more important to help wealthy people build places for other wealthy people to live in? Or is it more important to maintain the character and integrity of this beautiful Austin area? I think the answer is clear.

Thanks for your time and consideration.

Sincerely,
Gray Lockett

Milkshake Media, LP
Designer
512.474.7777 xt 27



RECEIVED

DEC 07 2006

December 6, 2006

Neighborhood Planning & Zoning

To: Jorge Rousselin and Planning Commission
Re: Case Number 614-06-0183 (Zoning Change for 605 + 615 West 7th)

Dear Mr. Rousselin and Planning Commissioners,

My name is Allyson Black and I have been an account manager at Milkshake Media for two years. I have worked in downtown Austin for almost six years and in that relatively short amount of time, have witnessed incredible changes in the direction the character of our city and its buildings – not many of them positive, in my opinion.

My career has focused solely on the creative field of advertising and design and couldn't imagine doing it anywhere else but Austin. I have never experienced an environment like the one fostered through Milkshake's location in the Martin House, the historic building located across the street from the proposed zoning change for 605 + 615 west 7th St (Case Number 614-06-0183).

It is said that "like attracts like" Austin is a city of highly creative people coming together in such a way that our creativity is able to feed off each other. Take away the things that inspire us, and you lose the people that you claim to want to attract to this area.

I oppose the zoning change proposed.

I feel that the proposed building across the street is not affordable for any one but Austin's most wealthy, with prices in the \$400k-\$4 million range. Should zoning decide that only wealthy people can live and work downtown? As a young, single Austinite, I could never hope to afford, or honestly want, to pay that much money for 1000 square feet, especially with the lack of infrastructure downtown and the traffic nightmares this will add. People paying that much money for housing do not take the bus, they drive fancy cars.

The downtown neighborhood plan is not done. One real grocery store and our bus-based transit system does not inspire me to live downtown. I feel that developers are trying to slip as many of these type of projects in as possible before that. Austin needs to responsibly plan its growth. No additional zoning decisions like this should be made until we have the plan in place.

I am concerned for our neighborhood and Milkshake. There will be parking problems, noise, intermittent power and probable structural damage and other problems during construction. As a business, we know that our clients come to us from larger cities, and




even from north and far south Austin because they like working with the funky Austin shop in the historic home—not a generic glass tower

While I'd like to preserve the integrity of our historic neighborhood, I think a building of 10-12 stories might be a good compromise. I believe it is better to ease the height of the buildings into historic/residential neighborhoods instead of having an unappealing "cliff" effect with huge towers eclipsing the existing buildings.

Thank you for your service to Austin and the development of its vibrant community. If you haven't already, I invite you to come and walk the site and tour the building we are proud to call home.

Sincerely,
Allyson Black

Milkshake Media, LP
Account Manager
512.474.7777 x32




RECEIVED

DEC 07 2006

December 6, 2006
Case Number 614-06-0183

Neighborhood Planning & Zoning

Dear Mr. Rousselin and Planning Commissioners,

I am the Office Manager at Milkshake Media. Our historic building is located across the street from the proposed zoning change for 605 + 615 West 7th Street. I am writing to OPPOSE the zoning change proposed.

I have been working for Milkshake for a little over 1 year. Not only do I love working for such a creative and fun company but I also love where we work. I have worked in several downtown high rises and I can say working in this non-traditional space has been incredible. It has given us the freedom to be artistic, imaginative, inventive, and the list goes on.

My husband and I moved to Austin for the lifestyle change. We enjoy going to the lake and hiking and biking in the beautiful hill country. We like the fact that Austin doesn't feel like a big city. People move here because it is a great place to raise their children, enjoy outdoor activities, the warm weather, and the way it feels like home. Building these huge towers is going to lose the Austin appeal. We will become just another big city. This is why it is imperative that we take care of these beautiful historical homes and neighborhoods. We cannot lose our history. Austin is one of the best cities to live in, not because it is like Dallas and Houston, but because of the unique characteristics it has.

Building a 30-40-story building is not consistent with the charm of this historic neighborhood. The buildings immediately surrounding Milkshake are not tall—not taller than the treetops. This building will drastically dwarf the neighborhood. We enjoy walking outside and seeing the sunshine and sky, not tall and intrusive buildings.

It will also damage our business and spirits along with many of other small business owners in the area. Parking will be atrocious and there will be a ridiculous amount of noise and interruptions during construction.

I often answer the door here at Milkshake, and I get to greet the clients who burst into smiles when they walk through our door and see this gorgeous building and feel the energy of the people working inside it. Everyone loves coming here. It is a much loved and cherished building.

We would like to come to an agreement. Although we would like the new building to be no higher than others that are already in the immediate area, we have discussed it and realize that something around 10 stories could probably be something we could live with. Anything larger will look out of place in this beautiful historical neighborhood that we should all want to preserve.

We acknowledge the challenges of Austin's growth and encourage you to thoughtfully consider this site and the entire plan for this special neighborhood.

Thank you for your time.

Sincerely,
Mitzi Gobbi
Milkshake Media, LP
Office Manager
600 West 7th Street
Austin, TX 78701
512-474-7777 ext. 10

The Martin House
600 West 6th Street Austin, TX 78701

**AUSTIN WOMAN'S CLUB
708 SAN ANTONIO STREET
AUSTIN, TEXAS 78701**

RECEIVED

To: Jorge Rousselin

DEC 07 2006

Re: Case # C 14-06-0183

Neighborhood Planning & Zoning

Dear Jorge,

I am Marijean Tritle, President of the Austin Woman's Club, and I would like to offer my objection to the current change of zoning request in Case File # C14-06-0183. For 76 years it has been our mission to preserve and care for the attractive Victorian building which houses the Austin Woman's Club. We are designated as a National Historic Landmark and a Texas Historical Landmark. We know that the City takes pride in this Historical area and lists it as a tourist venue. We are puzzled why planners would allow a building of 40 floors, so out of character with this Historical area, to be proposed at this particular site. But it has been. I have walked around the blocks in this area to get an idea of the height of buildings adjacent to the site of the proposed 40 story building. Most of them are 2,3,4 stories at the most. I have viewed the site off the proposed 40 story building from the balcony of the Woman's Club. I have walked along West 7th on the side North of the proposed 40 story building and tried to imagine what it would look like from there. Out of place comes to mind each time. We understand there are other zonings that might be granted, such as DMU, that would allow the developers to build their residential building, but limit the height. We would hope that that DMU might be considered. Of course, Jorge, we have other concerns, too. What happens during construction? What will be the impact on the structures in the Historical area? Will there be street closures? Utility disruptions? Debris? Dust from digging and grinding? Noise? Increased truck traffic, etc. But, for now, zoning is the issue.

Sincerely,

Marijean Tritle, President, Austin Woman's Club

(If you haven't seen the view of the proposed site from the Austin Woman's Club, we'd be glad to give you a tour. Let us know.)

Rousselin, Jorge

From: David Cleaves [REDACTED]
Sent: Wednesday, December 06, 2006 10 47 PM
To: Rousselin, Jorge
Cc: Planning Commission Public Folder, amdealey@aol.com, sully_jumpnet@sbcglobal.net, cidg@galindogroup.com, jay_reddy@dell.com; pcavazos_planning@yahoo.com, saundra_kirk@sbcglobal.net, Riley, Chris, stegeman@texas.net
Subject: Letter of opposition to Zoning Change for 605 + 615 West 7th (Case Number 614-06-0183)

December 6, 2006

To: Jorge Rousselin
 Commissioner Dave Sullivan
 Commissioner Mandy Dealy
 Commissioner Cid Galindo
 Commissioner Jay Reddy
 Commissioner Perla Cavazos
 Commissioner Saundra Kirk
 Commissioner Chris Riley
 Commissioner Gary Stegeman

RECEIVED

DEC 07 2006

Neighborhood Planning & Zoning

Re. Case Number 614-06-0183 (Zoning Change for 605 + 615 West 7th)

Dear Jorge Rousselin and Planning Commissioners,

My name is David Cleaves, and I'm the head of Client Relations at Milkshake Media, a local creative agency. During my 15 years living in Austin, I have been very involved in the community, especially with cultural and arts organizations such as GENAustin, the Michener Center for Writers, the Austin Museum of Art, the Blanton Museum of Art, Arthouse at the Jones Center, Ballet Austin, and more. I value the creative spirit of this city, which is why I am writing in opposition to the proposed changes in zoning for the lots at 605 and 615 West 7th (Case Number 614-06-0183).

I choose to both live and work in the historic central city. I own an 80-year-old historic home in the Old Enfield neighborhood, near Pease Park, not far from downtown. Often I ride my bike or walk to work at Milkshake. One of the things I most value about Austin are historic houses like mine and Milkshake's. We have far too few of them for a city of our size, and it is up to all of us to protect these houses (and the neighborhoods around them) not just for ourselves but for future generations.

A building the size of this proposed structure along 7th Street would utterly transform the historic character and fabric of our neighborhood, which includes the historic Bremond Block and many other houses as old or older than Milkshake's (which at 103 years old, is pretty special!). Most of the structures in our neighborhood are 1-3 stories tall, so a massive 30+ story building would dwarf and eclipse our neighborhood. Just this afternoon, I was noting how Milkshake's house will be drowned in complete shadow by this new building on fall and winter

12/7/2006



afternoons, a depressing prospect for a group of illustrators and designers!

I am also concerned about actual damage to our historic, fragile house during construction, especially as they dynamite or drill 2 stories underground to build a parking garage. All of our window glass is original—over 100 years old and irreplaceable. Our foundation is also original and probably not up to exposure to repeated blasting. And that's not to mention the damage to Milkshake's work and business.

Thank you for your consideration of my opposition. I appreciate the challenges of Austin's growth and the difficulties of your position. I hope you will find the right compromise to this proposed re-zoning. We do want something cool on that corner!

Sincerely,
David Cleaves

David Cleaves | account director

 **milkshake media, lp**
600 west 7th street, austin, tx 78701
p 512 474 7777 x30
f 512 474 7882
c 512.773.9837


RECEIVED**Rousselin, Jorge**

DEC 07 2006

From: Kata Bates [REDACTED]**Sent:** Thursday, December 07, 2006 12:07 AM**To:** Rousselin, Jorge

Neighborhood Planning & Zoning

Cc: sully_jumpnet@sbcglobal.net, amdealey@aol.com, cidg@galindogroup.com, jay_reddy@dell.com; pcavazos_planning@yahoo.com, saundra_kirk@sbcglobal.net, Riley, Chris, stegeman@texas.net**Subject:** Rezoning opposition letter

December 6, 2006

To: Jorge Rousselin**Re:** Case Number 614-06-0183 (Zoning Change for 605 + 615 West 7th)

Mr. Rousselin and the City of Austin Planning Commissioners,

My name is Kata Bates and I am a new Account Director at Milkshake. After 12 years in New York City where I worked as a Creative Services Director/Producer at Sports Illustrated, I left to move to Austin this past August. My job was fantastic, but the pace and oppressive atmosphere of the city had become too much. I loved that Austin offered a more relaxed and healthier environment, both emotionally and aesthetically. Ranch houses, lots of trees, friendly people and great music, these were what drew me to Austin, in the first place, not gigantic office buildings or excessive amounts of cookie-cutter lofts.

I went from living in a tiny apartment on a busy street in Brooklyn to a two-bedroom 1930s stone cottage in Zilker Park. Now the only sound I hear from a train is a whistle, not the wretched noise of screeching subway wheels. That is a very big life change!

I wanted community. A place to belong that fostered creativity. I have found that in Austin and at Milkshake. On my way into to work every day I am reminded of how lucky I am to work at not only a great, community-minded company, but in a beautiful, historic area and house. It is important to keep small, creative companies like Milkshake in non-traditional spaces so that Austin holds on to its unique heritage. Walking up the stairs to our Victorian house makes me smile every day. If I valued high-priced, high-rises and wanted to work for a large corporation, I would have stayed in New York. Please don't make me regret my decision.

Our historic building is located across the street from the proposed zoning change for 605 + 615 West 7th St (Case Number 614-06-0183). I oppose the zoning change for the reasons below:

- Not respectful of this historic neighborhood
- We are part of the neighborhood that includes the Bremond Block and our building was built in 1903. Does a skyscraper really belong across the street?
- Not compatible with the character of the neighborhood
 1. We are clearly on the edge of downtown, but we are not downtown. Our block and the others

12/7/2006

- north, east and west of us all contain 1-3 story buildings.
- 2 The designs we've seen of the building make it look like Dallas/Houston/NYC—not Austin
- 3 This building will eclipse the neighborhood and its borders
- 4 Clients like Chanel and Tiffany come here from big cities because they like working with the Austin creative shop in the cool old mansion—not a glass tower—they could stay in NYC for that
- The building across the street will not be affordable for anyone but Austin's most wealthy, which doesn't seem right. We need the mix of people that makes Austin so great

I understand that there are many challenges as Austin grows, with people like me coming to join your much beloved city. I hope you will find a reasonable resolution to the proposed re-zoning.

Thank you for your consideration of my opposition.

Sincerely,
Kata Bates

Milkshake Media, LP
Account Director
512-474-7777 ext. 21


CC: Commissioner Dave Sullivan
Commissioner Mandy Dealy
Commissioner Cid Galindo
Commissioner Jay Reddy
Commissioner Perla Cavazos
Commissioner Sandra Kirk
Commissioner Chris Riley
Commissioner Gary Stegeman

12/7/2006



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,

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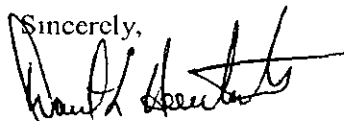
I work near the proposed CLB residential mixed use project. Every other property on the
project's block is CBD zoned, as is the majority of property in surrounding blocks. The
block is intensely urban with many bars and restaurants. It is one of the few locations
that can go vertical due to the Capitol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

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,



David L. Horton Sr.
905 Sunflower Dr.
Pflugerville, TX 78660



301 Congress Avenue, Suite 1400
Austin, TX 78701

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

November 13, 2006

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Members of Boards and Commissions

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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

Citigroup Global Markets Inc.

THE INFORMATION SET FORTH WAS OBTAINED FROM SOURCES WHICH WE BELIEVE RELIABLE BUT WE DO NOT GUARANTEE ITS ACCURACY OR COMPLETENESS
NEITHER THE INFORMATION NOR ANY OPINION EXPRESSED CONSTITUTES A SOLICITATION BY US OF THE PURCHASE OR SALE OF ANY SECURITIES



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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,

www.burksdigital.com

AUSTIN
715 West Sixth Street
Austin, TX 78701
phone (512) 479-5051
fax (512) 479-8005

ROUND ROCK
221-A Texas Ave
Round Rock, TX 78664
phone (512) 218-8181
fax (512) 218-0131

WESTLAKE
2816 Bee Caves
Austin, TX 78746
phone (512) 737-0350
fax (210) 732-0352

CEDAR PARK
301 Brushy Creek Rd. #400
Cedar Park, TX 78613
phone (512) 401-2613
fax (512) 401-2680

SAN ANTONIO
903 Isom Road
San Antonio, TX 78216
phone (210) 342-4700
fax (210) 342-7704



November 10, 2006

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Members of the Austin City Council
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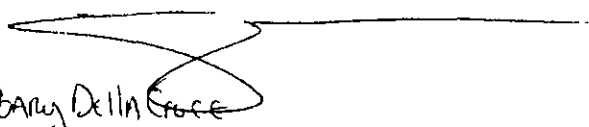
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Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,



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



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,

A handwritten signature in black ink, appearing to read "Will Smith".

Will Smith
477-2337

520 West 6th



December 8, 2006

To Jorge Rousselin
 Commissioner Dave Sullivan
 Commissioner Mandy Dealy
 Commissioner Cid Galindo
 Commissioner Jay Reddy
 Commissioner Perla Cavazos
 Commissioner Sandra Kirk
 Commissioner Chris Riley
 Commissioner Gary Stegeman

Re Case Number 614-06-0183 (Zoning Change for 605 + 615 West 7th)

Dear Jorge Rousselin and Planning Commissioners,

I am the owner of Milkshake Media. We own the Historic Martin House, which we use as the headquarters for our branding and creative agency. Our creative work connects the world to Austin brands such as the Lance Armstrong Foundation (LIVESTRONG), Dell, the Blanton, Whole Foods, Sachem, UFCU, and the Greater Austin Chamber of Commerce. We're proud that national brands like CHANEL, Nickelodeon, Tiffany & Co., Trek Bikes and the John Wayne Cancer Foundation seek out solutions to their creative challenges here in Austin.

We contribute to Austin because we believe it is important to give back, to connect with the community in which we live and also, we know that a strong Austin provides a strong base for our business and our ability to attract and keep creative people. We are active in donating our creative services to non-profits throughout the city. Over the years our pro-bono clients have included: Austin Film Society, Austin Children's Museum, the Austin Library Foundation, Conspirare, American Youthworks, Children's Medical Center Foundation of Central Texas, GENaustin, the Blanton Museum of Art, Ballet Austin, Seton Cove, PeopleFund, Keep Austin Beautiful and more.

Our historic building is located across the street from the proposed zoning change for 605 + 615 West 7th St (Case Number 614-06-0183). Milkshake headquarters in the Martin House because its historic neighborhood setting attracts and inspires our nationally coveted creative thinkers. This historic building offers one of the only non-traditional work environments downtown and distinguishes us from many other firms. The Martin House is a magnificent home with stories and character that reminds us of our humanity and inspires us to come up with life-changing, creative ideas.

While I support development of the lots of concern, I oppose the zoning change proposed that would allow a 400 foot skyscraper across the street from our 2-story historic Martin House. Below I will outline my main points:

1. This zoning decision will moot the neighborhood plan in development.

This historic downtown neighborhood is a fragile, irreplaceable asset and its disposition and development is of the utmost importance to the entire city. By seeking this zoning change, the developers seek to moot this taxpayer funded urban planning process. If this zoning change



is granted before the plan is done and a 400 ft building is placed on that corner of this neighborhood, you will have effectively defined a new plan for this neighborhood

Defining the boundaries of this historic/residential neighborhood and how it interfaces with CBD as we bring density downtown is a complex decision that needs to be made as part of a larger planning process, not just this zoning proposal

The developers argue that this development is on a block that is part of the 6th Street corridor and as such, should be considered CBD. They mischaracterize this and adjacent blocks as simply CBD-zoned, while neglecting to mention that many include CO and H designated properties that will always limit the height and never be developed as CBD.

Additionally, examining a map reveals the proposed development actually fronts on 7th street and ends at the alley between 6th and 7th street. Turning off 6th street brings you to the block of this proposed development, where you will find a simple 2 lane street with traffic in both directions, bounded by 4-way stop signs.

If you let developers moot the planning process by letting them define the boundaries of the neighborhoods before the plan is done, then you've given the urban planning process over to developers, rather than the experts that the City of Austin and the taxpayers of Austin have just hired to do this important work. This isn't just about this one building—this is about the definition of boundaries, precedents and land use in downtown Austin for the benefit of all Austin.

If you decide to make this zoning decision before the Neighborhood Plan is done, below are our arguments against the proposed zoning of CBD-CURE.

2. The proposed zoning change disregards the historic neighborhood:

The Joseph & Mary Robinson Martin House was built in 1903 and is a City of Austin and State of Texas Historic Landmark as well as being eligible to be on the National Historic registry. The most intertwined Austin families of the 19th century were the Bremonds and Robinsons. While the Bremonds were primarily concentrated in the Bremond Block, a Nationally Registered historic block, 19 other family members' homes can be found within a 3-4 block radius.

Two such buildings fall directly within the 200 ft of the block proposed in the zoning change, including mine—and others have already not survived. In 1877, Joseph and Mary Bremond Nagle lived at the SW corner of Nueces and 7th Sts, but that house did not survive (currently that corner houses the much loved restaurant Ranch 616). I'd be happy to provide more detail on these families and the history of these buildings and their connections to each other and Austin's heritage.

While the city has grown around these original buildings, these historic homes still constitute one story that is critical to the founding of downtown Austin and as such, should be considered when defining the boundaries and land use within this neighborhood. Even as development in our neighborhood is inevitable, we hope that both zoning, design and construction techniques will be used to preserve and respect these fragile buildings.

3. The proposed zoning change is out of character with the neighborhood.



The buildings surrounding the lots of concern are surrounded by 1-3 story buildings. Every lot on the blocks north, northeast and northwest are zoned GO, GO-H, or MF-4—limiting the height to 60 ft. Even the CBD-zoned buildings in the block it shares and borders on 6th street are no more than 3 stories, again in part because they have CO and H designations and will never be developed as CBD.

While it is not clear to me how tall the building will be (I've heard everything from 32-40 stories), it is clear a building of that scale and mass would not be appropriate for this historic neighborhood.

Additionally, the initial renderings of the building show it to be a glass and copper building that does not use native building materials in character with the region or the neighborhood. While I realize that new buildings don't inherently offer stories like the historic ones, there are certainly ways to approach these opportunities to bring density in a manner that is smart and respectful of how to blend old and new.

And while the economics and tax implications of this development are neither clear to neither me nor my area of expertise, it seems likely that a development of this scale could price many of the small businesses like mine out of the neighborhood as well.

4. The proposed zoning change does not fulfill the goals of CBD-CURE

We understand and support that the City of Austin's goal to bring more density downtown as part of our rapid growth. We too would like to see something productive on that corner that helps accomplish those goals while adding to the character of the neighborhood. This proposed project does not accomplish the goals of CBD-CURE in the following ways.

- The development plans to date include development of housing and small businesses on the first floor retail, but the zoning conditions need to ensure that. The developer is only willing to agree to a zoning condition that requires 25% residential. One thing that all of the neighbors agree on is that residential would be our preference for that corner. As such these lots would need to be zoned 75-100% residential.
- The proposed development does not enhance the stability of urban neighborhoods by including the development of affordable housing. The 34 stories of 170 residential units proposed in this building will be priced at \$400k-\$4million with the majority priced on the higher end. The proposed building's residences are not affordable to the majority of Austinites, not to mention the creative class types like my staff, whose compensation and benefits are above average based on regional and national standards and surveys. If downtown residences continue to be designed for only the highest end of the market, it produces homogenous housing stock that may never "age" down in price to become affordable.
- The proposed development does not improve the natural environment because it disregards the existing environment. It does little to consider it and puts much of this neighborhood in shadow. Additionally, if we want to draw people to live downtown and continue to build on Austin's human capital, then we need to be more progressive in how we develop downtown. For example, environmental and green building development is proven to attract the "creative class", the proposed development is not founded in these principles.



- The proposed development does not encourage high quality development with architectural design and proportion compatible with the neighborhood. The proposed development will result in the jarring contrast of a 400 ft glass/copper tower across the street from the 2 story historic building

While we prefer the lots retain the GR zoning as those seem most appropriate to the neighborhood, even a DMU zoning seems more appropriate than CBD-CURE DMU is intended for application to areas on the periphery of the CBD, permitting a wide variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding densities. That seems to describe this area more closely than CBD-CURE.

Additionally we have grave concerns about damage to our building and our business, both during and after construction. These concerns are further intensified by our disappointment in receiving the case file earlier this week and learning how many other folks the developer's team has focused on meeting with (many that are not even nearby) rather than the neighbor directly across the street who expressed concerns in the very first meeting with developer months ago.

Thank you for your consideration of my opposition. I thank each of you who have taken the time to come and walk the site and tour my building and thoughtfully consider this matter. Please consider it an ongoing and open invitation.

Thank you for your leadership and service to Austin and the development of its vibrant community.

Sincerely,
Katherine Jones

Milkshake Media, LP
CEO and Founder
(w) 512-474-7777 xt 15
(c) 512-633-6979
[REDACTED]

December 9, 2006

RECEIVED

DEC 12 2006

The
Rasmus
FIRM
Attorneys at Law

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

Neighborhood Planning & Zoning

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.

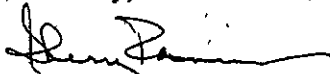
The developers are also building the project around iconic Ranch 616, in order to preserve a long standing local business, and will add ground-floor retail and additional parking capacity for the area further supporting local downtown businesses.

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,


Sherry Rasmus

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

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

Cid Galindo
By E-mail: Address: cidg@galindogroup.com

Jay Reddy
By E-mail: jay_reddy@dell.com

Perla Cavazos
By E-mail: pcavazos_planning@yahoo.com

Saundra Kirk
By E-mail: saundra_kirk@sbcglobal.net

Chris Riley
By E-mail: chrisriley@rusklaw.com

Gary Stegeman
By E-mail: stegeman@texas.net

RECEIVED

DEC 12 2006

Rousselin, Jorge

From: Mike Mchone [mchone1234@sbcglobal.net] **Neighborhood Planning & Zoning**
Sent: Monday, December 11, 2006 6 25 PM
To: Rousselin, Jorge, sully_jumpnet@sbcglobal.net, jay_reddy@dell.com, 'Chris Riley', amdealey@aol.com, pcavazos_planning@yahoo.com, saundra_kirk@sbcglobal.net; stegeman@texas.net, matt_pc@newurban.com, Cldg@galindogroup.com
Cc: mchone1234@sbcglobal.net
Subject: Draft_Support_Letter.doc

The form letter of support

December 11, 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

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12/12/2006

Sincerely,

Mike McHone

Cc. David Sullivan
By E-mail sully_jumpnet@sbcglobal.net

Mandy Dealey
By E-mail amdealey@aol.com

Cid Galindo
By E-mail: Address: cidg@galindogroup.com

Jay Reddy
By E-mail jay_reddy@dell.com

Perla Cavazos
By E-mail: pcavazos_planning@yahoo.com

Sandra Kirk
By E-mail: sandra_kirk@sbcglobal.net

Chris Riley
By E-mail: chrisriley@rusklaw.com

Gary Stegeman
By E-mail: stegeman@texas.net

December 11, 2006

RECEIVED

DEC 12 2006

Neighborhood Planning & Zoning

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
605-615 West 7th Street, Austin, Texas to CBD-CURE

Dear Honorable Commissioners and Mr. Rousselin:

This letter is in support of the above referenced zoning case.

We have been members of the Austin Woman's Club (AWC) for years, served on the AWC Board of Directors, and have been Austin residents for 40+ years. We do not have a financial interest in this project, just citizens' interest.

The proposed area for this project has been on a general decline throughout the years in that properties have not been well maintained and the criminal element has significantly increased. The project site presently contains four bars, an unsightly automobile repair shop, a paint store, two restaurants with full bar service, and an unattractive fifties office building. Parking is on the street or limited head-on. Graffiti is rampant.

The proposed elegant residential and business project came to our attention in September, 2006 and we have followed its development with enthusiasm for the following reasons:

1. The developers, Mike McGinnis and Rick Harden, are "locals" and have demonstrated their expertise in preserving the Austin character. Both own and

maintain cherished and historic Austin structures and have been recognized by community organizations for their creative development approach and context. Both own historic buildings which they are now renovating at 800 San Antonio Street (across from the AWC) within the Bremond District.

2. This project will increase the numbers of residences. This is a most appropriate location for a high density residential property because this area shuts down when the offices close. We have had to go to the AWC after hours secondary to building problems and the prospect always frightened us for security reasons. These new homeowners will certainly add security and stability to the West 6th Street and our neighborhood.

3. This location is walking distance from jobs, the Second Street Retail District, Whole Foods, numerous law offices, and other retail and professional businesses. This project will also include about 7,000 square feet of street level retail which will be a welcome addition to the area.

4. It is my understanding that the project is supported by neighbors and business associations that represent the area including the Old Austin Neighborhood Association, the Downtown Austin Alliance and West End Alliance.

The opposition to this project by the Austin Woman's Club astonishes us for the following reasons:

1. The condominium tower shall be at least 75% residential at 60 feet above the street level;
2. The vehicle entry and exit for the residential condominiums at Rio Grande Street are two blocks away from the AWC;
3. The residential tower is situated behind (to the west) of Ranch 616;
4. Parking capacity is increased;
5. Special precautions are planned for the excavation work (no explosives);
and

Page 3 of 3
Planning Commission
Re: Zoning Case: C14-06-0183
12/11/06

6. Elegant, wide Great Street Sidewalks with trees and street lighting will be provided to assist with security and visibility.

Please know that we do not appreciate what has happened on the east side of 6th Street and do not want this to happen on the west side.

Martha Coons
AWC Past Building Committee Chairman
#5 Niles Road
Austin, Texas 78703
512.472.5121
mcoons@austin.rr.com

Pat Harris
AWC Past President of the Board
5100 Ridge Oak Drive
Austin, Texas 78731
512.459.5774
pkirkwoodh@austin.rr.com

cc: David Sullivan @ sully.jumpnet@sbcglobal.net
Mandy Dealey @ amdealey@aol.com
Cid Galindo @ cidg@galindogroup.com
Jay Reddy @ jay_reddy@dell.com
Perla Cavazos @ pcavozos_planning@yahoo.com
Saundra Kirk @ saundra_kirk@sbcglobal.net
Chris Riley @ chrisriley@rusklaw.com
Gary Stegeman @ stegeman@texas.net

Support Letters For Item A-6

WINSTEAD

December 7, 2006

direct dial (512) 370-2801
pwinstead@winstead.com

The Honorable David Sullivan
Chair
Planning Commission
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: RE-zoning of 615-605 West Seventh St. to CBD-CURE

Dear Chairman Sullivan,

I am writing to encourage each of you to support the residential high-rise at Seventh and Rio Grande Streets and the request for a zoning change to accommodate a Floor Area Ratio (FAR) from 8 to 1 to approximately 10.5 to 2 with a CBD base district.

I strongly believe this residential high-rise is a win-win situation for Austin's continued growth for the downtown area. Here are some key reasons I support the re-zoning. this project is within all building codes for the city development, the architectural design is spectacular, help resolve current parking problems with locally owned business, Ranch 616 and significantly generates tax revenue and downtown sales taxes for Austin.

Again, I would urge each of you to support the re-zoning of 615-605 West Seventh St. a superior residential project that will enhance the magnificence of Austin. Please feel free to contact concerning this project at (512) 370-2801.

Thank you for your time to hear my comments regarding this project.

Respectfully submitted,



Pete Winstead

FORTNEY'S
1116 W. 6th ST.
AUSTIN, TX 78703
512-495-6505

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.

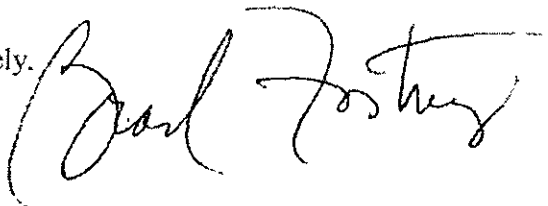
This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

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.

Sincerely,



MC 6775
300 W. Sixth St., Ste
Austin, TX 78701
Fax: 512.427.7178

Technology & Life Sci

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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Sincerely,



Tim Klitch
Austin Market President
Comerica Bank

COTERA+REED ARCHITECTS

December 8, 2006

Mike McGinnis
P O Box 5334
Austin, Texas 78763

Re Development at Seventh and Rio Grande

Mike,

Speaking personally - that is, as Architects and residents of Austin - I and my firm would like to express support for the mixed use project at Seventh and Rio Grande. We would encourage the city to support the goal of increasing the number of residents downtown through construction of additional residential buildings. We would encourage them as well to support the development of mixed use buildings such as the one planned for Seventh and Rio Grande.

It is our hope that, eventually, Austin's downtown will be a diverse, dense, vibrant and exciting urban center which supports mass transit and large retail centers and lots of residents on a small area of land. Offering downtown as a choice for new residents can be a better use of infrastructure and land than extending services outward, and can provide the highest tax revenue per acre in the city. To do so will require the construction of many new mixed use buildings.

It is our hope, as Austin continues to grow, that we as a community will decide that the concentration of development into dense centers, connected by rail lines, is a better choice than simply extending roads and services throughout central Texas. A densely developed downtown Austin is a prerequisite for the development of a commuter rail system, linking density and sustainability. We therefore support the project at Seventh and Rio Grande.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Cotera', with a stylized flourish at the end.

Juan Cotera

1801 North Lamar Blvd. Suite 200
Austin, Texas 78701
p 512 472 3300
f 512 472 3611
www.coterareed.com

Ashley N. McNabb

From: Karin Richeson [kricheson@byrddavis.com]
Sent: Monday, December 11, 2006 3:24 PM
To: sully_jumpnet@sbcglobal.net, jay_reddy@dell.com, chrisriley@rusklaw.com, amdealey@aol.com, pcavazos_planning@yahoo.com, saundra_kirk@sbcglobal.net, stegeman@texas.net, Matt PC@Newurban.Com, cidg@galindogroup.com
Cc: kenglish@overwatch.com
Subject: Item # 6, zoning for 7th and Rio Grande, issue to be heard tomorrow, Dec. 12th

Dear Planning Commission members:

My name is Karin Richeson. I am writing to express my support of this project. I own the North Cottage next to the Womens Club on San Antonio St. The North Cottage was built in the 1870's and has been residential the entire time. I lived there from 1996 through 2000 (until my son was born) and endured much change in the neighborhood during that short period. We have seen high-rise and low-rise commercial construction projects, the construction and sprawl of the County's Justice Center annexing our parking next to our public park, and a steady rise in bar installations along W. 6th Street.

When I heard about this project and the fact that it was to be a residential building I was thrilled. Then to learn that the Ranch 616 will be left unharmed made it even better. The more people living in the area, the easier it will be to keep the residential feel in this historically residential neighborhood. We have some things right, there are a few restaurants like Ranch 616, but we still need more people moving back in there fulltime.

We have never been delusional about where our house is located and know the area is going to change and grow because it is in the middle of the city. However, we have been very sad to see one historical house after another left pristine on the outside, but enduring an inside remodel which involves demolishing kitchens, bathtubs and showers to transform them into commercial restrooms and additional small offices. It is unlikely they will ever become anyone's personal residence again once the old kitchen has been erased. That kind of neighborhood is lonely at night and very frustrating when the only visitors that do come to the area are there for the free parking in front of my house during their barhopping. They visit, dump bottles in the street, go drink at the bars, return to their cars, pee in our yard, crush the glass bottles they set in the street earlier in the evening, and then hit the freeway. It is far from neighborly behavior.

A new residential high-rise at Rio Grande would invite more desirable activities to the immediate neighborhood, helping my historical residential property, while at the same time, it's a chance to do so without the destruction of another historic building. This is a rare opportunity. The current building on the lot is nothing worth keeping and is not adding anything to the neighborhood and the lot it sits on is on a major transit corridor flanking a historic neighborhood that desperately needs a large residential population boost to balance a series of relatively recent public blight projects. The low-rise motel on the corner of 6th and Guadalupe, the Justice Center and post office were all huge downers for the neighborhood (for the whole city really, whole precious blocks of CBD wasted on small, ugly, single-use buildings). These structures have created a dead zone of inactivity for anyone living nearby. A new residential high-rise, constructed with respect for the surrounding historic properties (quiet garage doors and seams, lighting that is not invasive to the immediate neighbors, etc.) with downstairs retail and restaurants and the potential for fulltime neighbors would be very nice.

As long as the building is constructed with great pedestrian street appeal and with material/mechanical choices that respect the lives of the people living around it, I support the project completely and ask for the commissioners to support this item too

Please feel free to call with any questions

Thank you,

Karin Richeson
3200 Santa Monica Dr
Austin TX 78741
454-3751
(owner of 706 San Antonio St)



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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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,



Will Smith
477-2337

520 West 6th

110

November 10, 2006

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Members of the Austin City Council
Members of Boards and Commissions

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Sincerely,



www.burksdigital.com

ALSTON
716 West Sixth Street
Austin, TX 78701
phone (512) 479-5051
fax (512) 479-8005

ROUND ROCK
221-A Texas Ave
Round Rock, TX 78664
phone (512) 218-8181
fax (512) 218-0101

WESTLAKE
2816 Bee Caves
Austin, TX 78746
phone (512) 732-0350
fax (210) 732-0352

CEDAR PARK
301 Brushy Creek Rd #100
Cedar Park, TX 78613
phone (512) 401-2679
fax (512) 401-2680

SAN ANTONIO
903 Isom Road
San Antonio, TX 78216
phone (210) 342-4700
fax (210) 342-7704

November 10, 2006

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

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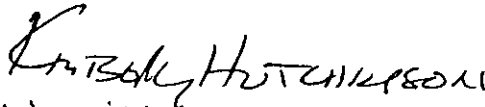
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Sincerely,


MIKE : KIM HUTCHINSON
STARTING FROM SCRATCH INC.
807 W. 6th St. - 472-0693

November 13, 2006

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Members of the Austin City Council
Members of Boards and Commissions

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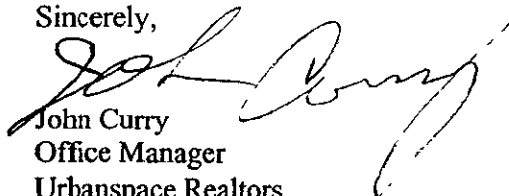
I work near the proposed CLB residential mixed use project. Every other property on the project's block is CBD zoned, as is the majority of property in surrounding blocks. The block is intensely urban with many bars and restaurants. It is one of the few locations that can go vertical due to the Capitol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

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,



John Curry
Office Manager
Urbanspace Realtors
800 W. 5th St., Ste. 100
Austin, TX 78703
john@urbanspacerealtors.com