

617 W 6TH STREET AUSTIN, TX 78701 512-236-9389

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,

Bob Gillett
Operating Partner
Key Bar
512-589-3332 mobile

LAW OFFICES OF
RICHARD B. GEIGER

710 WEST AVENUE
AUSTIN, TEXAS 78701

TELEPHONE
512 320 8844

FACSIMILE
512 320 8834

MAILING ADDRESS

P.O. BOX 664249
AUSTIN TEXAS 78768

rkg@rkgllp.com

November 13, 2006

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

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

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I hope you will encourage and support this worthy project.

Sincerely,



Richard B. Geiger

November 13, 2006

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

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

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

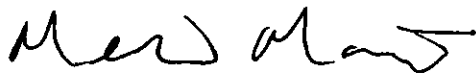
I live near the proposed CLB residential mixed use project. Every other property on the project's block is CBD zoned, as is the majority of property in surrounding blocks. The block is intensely urban with many bars and restaurants. It is one of the few locations that can go vertical due to the Capitol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

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

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

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

Sincerely,



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

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

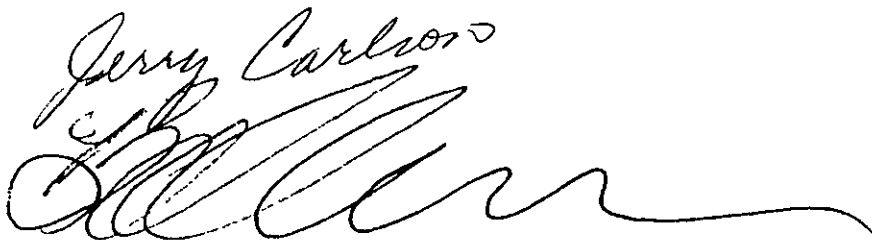
Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street, Austin, Texas to
CBD-CURE

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

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

I hope you will support this worthy project.

Jerry and Barbara Carlson

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

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

November 13, 2006

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

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

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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,

A handwritten signature in black ink, appearing to read 'J. Scott Loras', with a stylized, flowing script.

J. Scott Loras

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

November 13, 2006

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

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

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project.

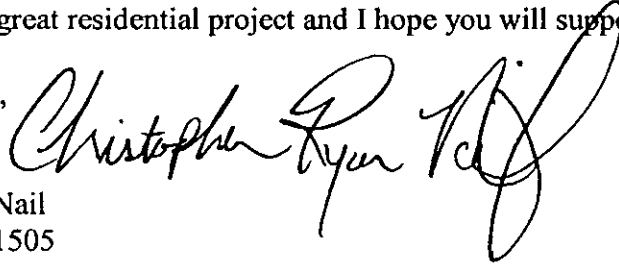
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project's block is CBD zoned, as is the majority of property in surrounding blocks. The
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This project has gone to great length and expense to wrap around, not bulldoze, one of
the best known locally 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,

A handwritten signature in black ink that reads "Christopher Ryan Nail". The signature is fluid and cursive, with the first name "Christopher" being the most prominent.

C. Ryan Nail
903 503 1505

November 13, 2006

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

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

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

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

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Sincerely,

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

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

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

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

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

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

Sincerely,



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

November 13, 2006

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

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

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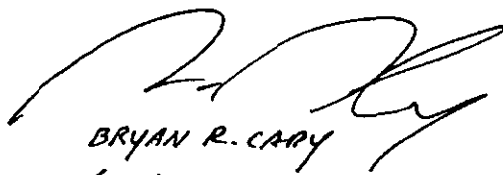
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This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,



BRYAN R. CARY
(512) 731 7489
54 RAWEY ST # 305
AUSTIN, TX 78701

November 13, 2006

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

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


Anna Anemi.

(512) 797-5122

54 Rainey St. #308, 78701

November 13, 2006

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

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



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

November 13, 2006

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

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

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all be done without a car for those living in this new building.

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Sincerely,

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

November 13, 2006

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

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

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

Aquarelle

Restaurant Français

November 16, 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

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

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

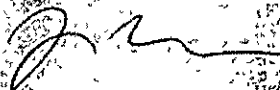
We have almost no parking and bringing pedestrian traffic is critical to our survival as a business. We feel we add something special to Austin and hope you will support us by supporting this project.

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

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

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

Sincerely,



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

Tel: (512) 479-8117 Fax: (512) 479-8271
www.aquarellrestaurant.com

THE AUSTIN WINE MERCHANT

fine wines, spirits, accessories, gifts

November 27, 2006

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

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

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

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

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

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

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

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

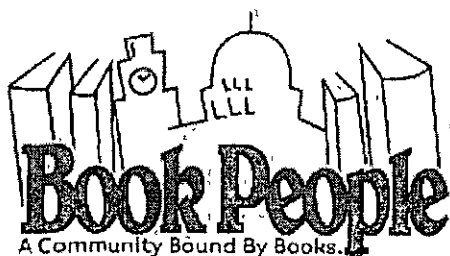
Sincerely,


John Roenigk

TEL 512.499.0512
FAX 512.499.0531

WWW.THEAUSTINWINEMERCHANT.COM

212 WEST SIXTH STREET
AUSTIN, TEXAS 78701-2805



November 27, 2006

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

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

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

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

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

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

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

Sincerely,

Steve Bercu
President, BookPeople



ALEXANDER + ASSOCIATES

ARCHITECTURE • PLANNING • INTERIORS

November 29, 2006

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

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

Dear Friends

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

This proposed building has a host of positive attributes

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

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

Yours Truly,

Lee T. Alexander, AIA, LEED™ AP

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

December 1, 2006

To:

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

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

Dear Mayor and Council Members:

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

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

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

Sincerely,



Ashok Someswar
President
Joash Enterprises Inc.
DBA: American Cleaners

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

December 1, 2006

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

Dear Mayor and Council Members:

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

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

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

Sincerely,

Frank Seely
Frank Seely



FRANK SEELY

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



Waterloo Restaurant Group

1106 W 38th Street, Suite 200
Austin, TX 78705.

November 28, 2006

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

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

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

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

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

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

I hope you will support this outstanding project.

Sincerely,



Scott Hentschel



John T. Kunz
Waterloo Records & Video Inc
600 North Lamar Blvd.
Austin TX 78703
(512)474-2500

November 28, 2006

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "John T. Kunz", written in a cursive style.

John T. Kunz

President
Waterloo Records & Video Inc.

AMELANG PARTNERS INC.

November 30, 2006

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

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th Street at Rio Grande to CBD-CURE

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

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

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

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

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

I hope you will encourage and support this worthy project.

Sincerely,


Adele Seger

joe's bar & grill

Joe Elmiger

506 West Ave
(Between 5th and 6th St.)
Austin, Texas 78701
512-473-0885
www.joesbargrill.com

*Kick Back and Relax!
The Perfect Venue for T.V. Sporting
Events, Open-Air Patio, Pub Grub,
Daily Drink Specials, Bocce Ball
and Games*

56

November 10, 2006

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Members of the Austin City Council
Members of Boards and Commissions

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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.

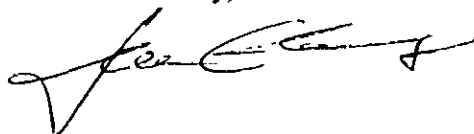
This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

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,



57

November 13, 2006

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

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

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

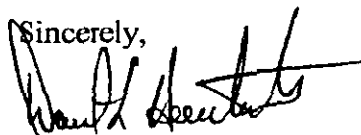
I work near the proposed CLB residential mixed use project. Every other property on the project's block is CBD zoned, as is the majority of property in surrounding blocks. The block is intensely urban with many bars and restaurants. It is one of the few locations that can go vertical due to the Capitol 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. Harker Sr.,
905 Saddle Creek Dr.
Pflugerville, Tx. 78660



November 10, 2006

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

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

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

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

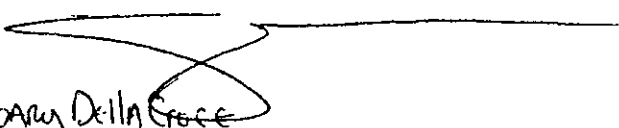
This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

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

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

I hope you will encourage and support this worthy project.

Sincerely,



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

Virginia Houston
1801 Lavaca
Austin, Texas 78701

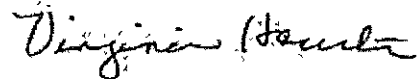
December 5, 2006

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

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

Please list the property we own at 504 and 506 West Seventh Street as strongly in favor of this project in the case C14-06-0183. I respectfully ask you to support this project.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Houston".

Virginia Houston

GURASICH
SPENCE
DARTLEK
MCCLURE



DUFF STEWART
EXECUTIVE VICE PRESIDENT
CHIEF OPERATING OFFICER

November 13, 2006

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

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

Dear Friends:

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

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

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

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

Sincerely,

Duff Stewart
EVP/COO

Amanda R. Wheatley

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

Dear Commissioners

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

Respectfully

Central Austin Neighborhood
Planning Area Committee
(CANPAC)

Jim Damron, Caswell Heights Neighborhood
Tressie Damron, Caswell Heights

Barbara Bridges, Caswell Heights

Richard G. "Rick Hardin" University Area

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

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

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The Original **HOFFBRAU, Inc.**

613 W. 6th Street
Austin, Texas 78701

An Austin Steak Tradition Since 1934

Mary Gail Hamby Ray
Ruben N. Ray

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

www.OriginalHoffbrauSteaks.com

November 13, 2006

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

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

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

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

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

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

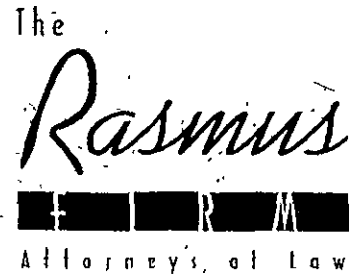
Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Ruben N. Ray - Owner Hoffbrau Steaks
Sincerely,

December 9, 2006

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



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

Honorable Commissioners and Mr. Rousselin,

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

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

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

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

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

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

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

Sincerely,

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

Sherry Rasmus

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

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



301 Congress Avenue, Suite 1400
Austin, TX 78701

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

November 13, 2006

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

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

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

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

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

I hope you will encourage and support this worthy project

Sincerely,

A handwritten signature in black ink, appearing to read "David A DiRe", written over a horizontal line.

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

PENCE PROPERTIES

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

December 4, 2006

To Mayor Will Wynn
Members of the Austin City Council

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

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

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

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

Please support this new project.

Sincerely,



Bert Pence

Documents.Corr 2006:12-Dec-2006, Winn-Mayor Will 12-2-06.doc

Commercial and Investment Real Estate

Rio Grande Street Partners, L.P.

November 14, 2006

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

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

Dear Mayor, Council, Boards and Commission Members,

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

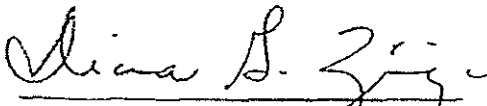
We strongly support the residential high-rise at 7th and Rio Grande Streets and its request for a zoning change to accommodate a modified Floor Area Ratio (FAR) for 8 to 1 to approximately 10.5 to 1 with a CBD base district. This project is on a block bounded by 6th and 7th Streets, and Rio Grande and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

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

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

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

Very truly yours,


Diana G. Zuniga, General Partner


Jason Berkowitz, General Partner



Commercial Real Estate Investors and Developers

November 30, 2006

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

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

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

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

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

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

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

I hope you will support this project.

Sincerely,

Evan Williams

Miller Blueprint Company

P.O. Box 2065
Austin, TX 78768

501 West Sixth St.
Austin, TX 78701

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

November 21, 2006

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

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

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

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

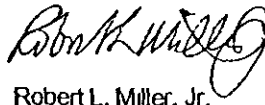
This project is a welcome addition to this neighborhood. The elegant tower will add much to this part of downtown. For Miller Blueprint, this will mean another group of customers that can shop at our store where we specialize in art supplies, a product that no one else supplies downtown. The additional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

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

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

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

Sincerely,



Robert L. Miller, Jr.



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,

A handwritten signature in cursive script, appearing to read 'Laura'.

Laura A. Beuerlein
Heritage Title Company of Austin, Inc

Heritage Title Company of Austin, Inc.

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



November 10, 2006

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

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

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

I hope you will encourage and support this worthy project.

Sincerely,


Elizabeth Redwine
Heritage Title Company of Austin, Inc.

Heritage Title Company of Austin, Inc.

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



November 10, 2006

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

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

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

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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,

Michael Cooper
Business Development

Heritage Title Company of Austin, Inc.

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



AUSTIN, TEXAS

November 10, 2006

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

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

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

I hope you will encourage and support this worthy project.

Sincerely,

Jennifer J. Ramberg
Vice President/Commercial Escrow

Heritage Title Company of Austin, Inc.

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



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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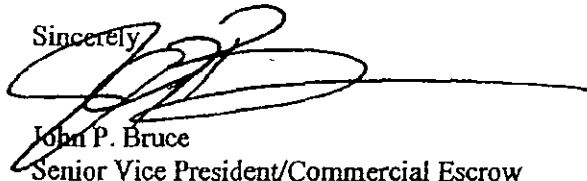
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I hope you will encourage and support this worthy project.

Sincerely,



John P. Bruce
Senior Vice President/Commercial Escrow

Heritage Title Company of Austin, Inc.

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



November 10, 2006

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

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

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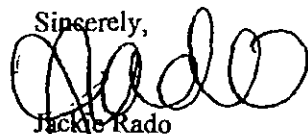
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Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

Jackie Rado
Commercial Escrow Assistant

WEST END
AUSTIN
ALLIANCE

President

Perry Lorenz

Vice President

Patricia Dauer-Slate

Swedish Hill Bakery

Secretary

Tod Sitt

Downtown Austin

Neighborhood Association

Treasurer

David Rockwood

GSD&M

Board Members:

Steve Bercu

BankPeople

Kevin Burns

Urbanspace Realtors

Katy Culmo

By George

John Kunz

Waterloo Records

Kevin Lewis

Whole Earth Provisions Co.

Mike McGinnis

Laura Morrison

Old West Austin

Neighborhood Association

David Vitanza

Schlusser Development

Evan Williams

Joseph & Williams

Laura Zappi

Whole Foods Market



January 18, 2007

Re Zoning Case #C14-06-183

Dear Mayor and Council:

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

Sincerely,

Perry Lorenz
President

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andrews urban

February 5, 2007

Mayor, Mayor Pro Tem and City Council Members
City of Austin
301 W. 2nd St
Austin, TX 78701

Re: We Support Rezoning Request at 7th and Rio Grande

Dear Mayor, Mayor Pro tem and Council Members,

I am writing on an extremely important matter: the growth pattern of our wonderful town in the next half century. I recently read the article in the Statesman regarding the impending effect of development over Edward's Aquifer in Southwest Austin ("Population Boom" December 17, 2006, Kate Miller Morton, *Austin American Statesman*). The attached graphics from the article show that by 2030, this area will be developed in a suburban, sprawl-producing way that is reminiscent of Houston or Dallas. The damage to the environment looks to be incalculable.

In an area experiencing such beneficial economic development as Austin, Texas, the influx of people is inevitable, indeed, adding to our base economy bodes extremely well for our future. But where will the hundreds of thousands of people entering Austin over the coming decades live and work? According to the prediction by the Capital Area Metropolitan Planning Organization (CAMPO), as presented in the article by the Statesman, many of them will locate over environmentally sensitive areas.

As one of the few American cities with many of the ingredients for a healthy urban core, Austin is in a unique place to influence growth in its center city. We are lucky in that people seem to want to live and work in Downtown Austin. Austin is also in a unique position in that the available sites for residential development are severely limited in Downtown due to a number of factors, one of which is the restriction imposed by Capitol View Corridors.

There are a number of developers who are helping the City bring residential units to the city center. One of those is CLB Partners, the developer of Austin City Lofts and Bridges on the Park. CLB and long-time Downtown Austin advocate and property owner

Mike McGinnis have requested rezoning on a site just off of 6th St. at 7th and Rio Grande for a high-density residential development. There are opponents of this rezoning who believe the property is too close to low-rise historic structures. While there are areas surrounding our Downtown where a "transitional zone" from high density to low density makes sense, this site is not in such an area. Looking at a map, you will clearly see that this property is on a city block that fronts one of the major arterials out of our Central Business District, 6th St.

I strongly support preserving historic structures in our town; it is part of what will keep this town uniquely "Austin." The project proposal by CLB/McGinnis does not in any way threaten the historic property around it; in fact, the developers have committed to saving one of Austin's unique local restaurants, Ranch 616, which is beside the proposed development site.

There are numerous examples of city centers, including our own, with high-rise developments existing in harmony with low-rise historic structures. One of the successful plazas in Downtown Austin is located in an area of several historic buildings owned by the University of Texas at 6th and 7th and Colorado (O'Henry Hall, Claudia Taylor Johnson Hall and Ashbel Smith Hall). These historic buildings are surrounded by high-rise structures, including One American Center, the Chase Bank Tower, and 300 W. 6th.

We have a choice: will we grow "out" or will we grow "up?" As a prudent leader of this great City, you have a great challenge ahead at this pivotal point in our history. If we discourage high-density development in our urban core, we by default encourage sprawl-producing development in suburban areas, such as over environmentally sensitive Southwest Austin. Please carefully consider the effect of limiting development on our few developable sites in and around the Central Business District. Please support the rezoning request for the residential project at 7th and Rio Grande to allow Downtown Austin to continue to add residential units at a time when the market is able to support additional development.

Thank you,

A handwritten signature in black ink, appearing to read "Taylor Andrews", with a stylized, flowing script.

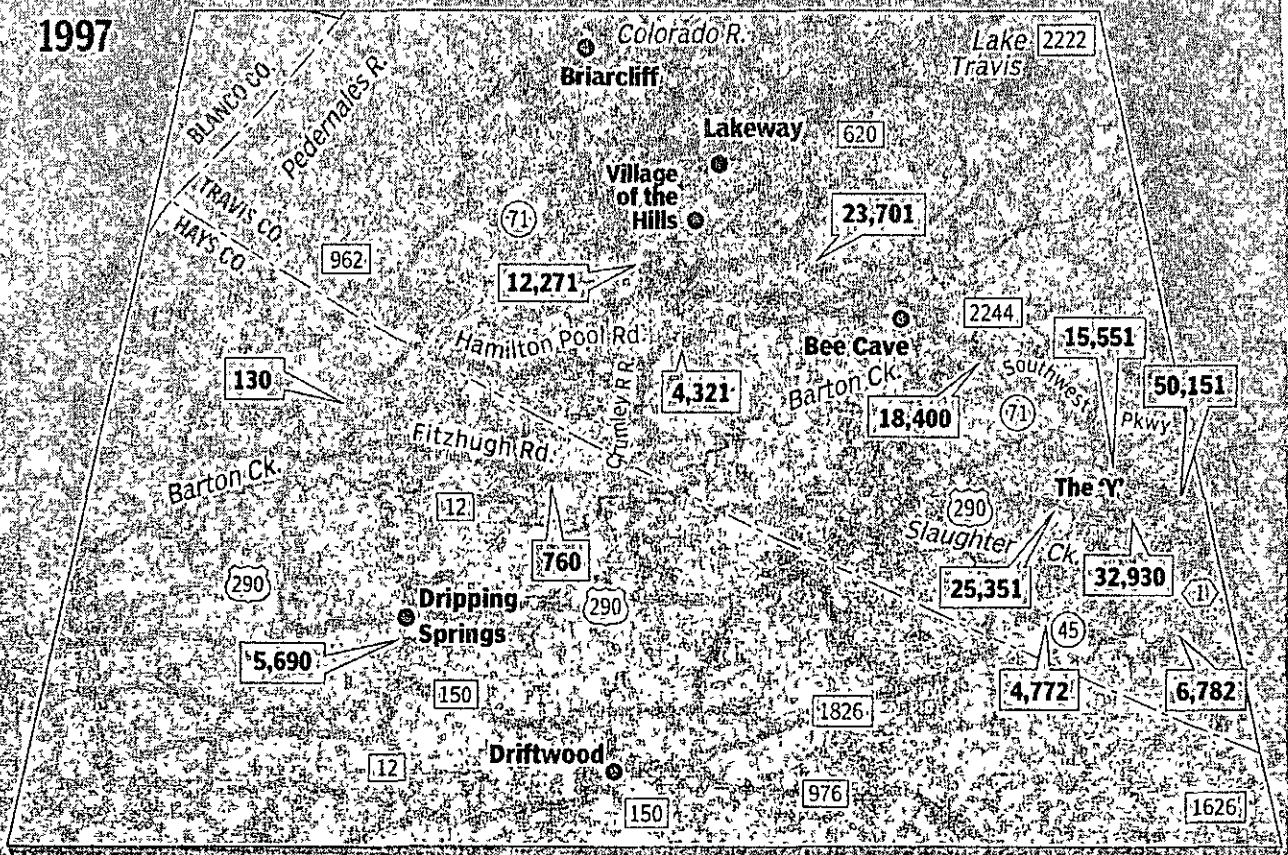
Taylor Andrews
Principal
Andrews Urban LLC

Austin American-Statesman

Sunday, December 17, 2006

Projected change in daily traffic counts, 1997-2030

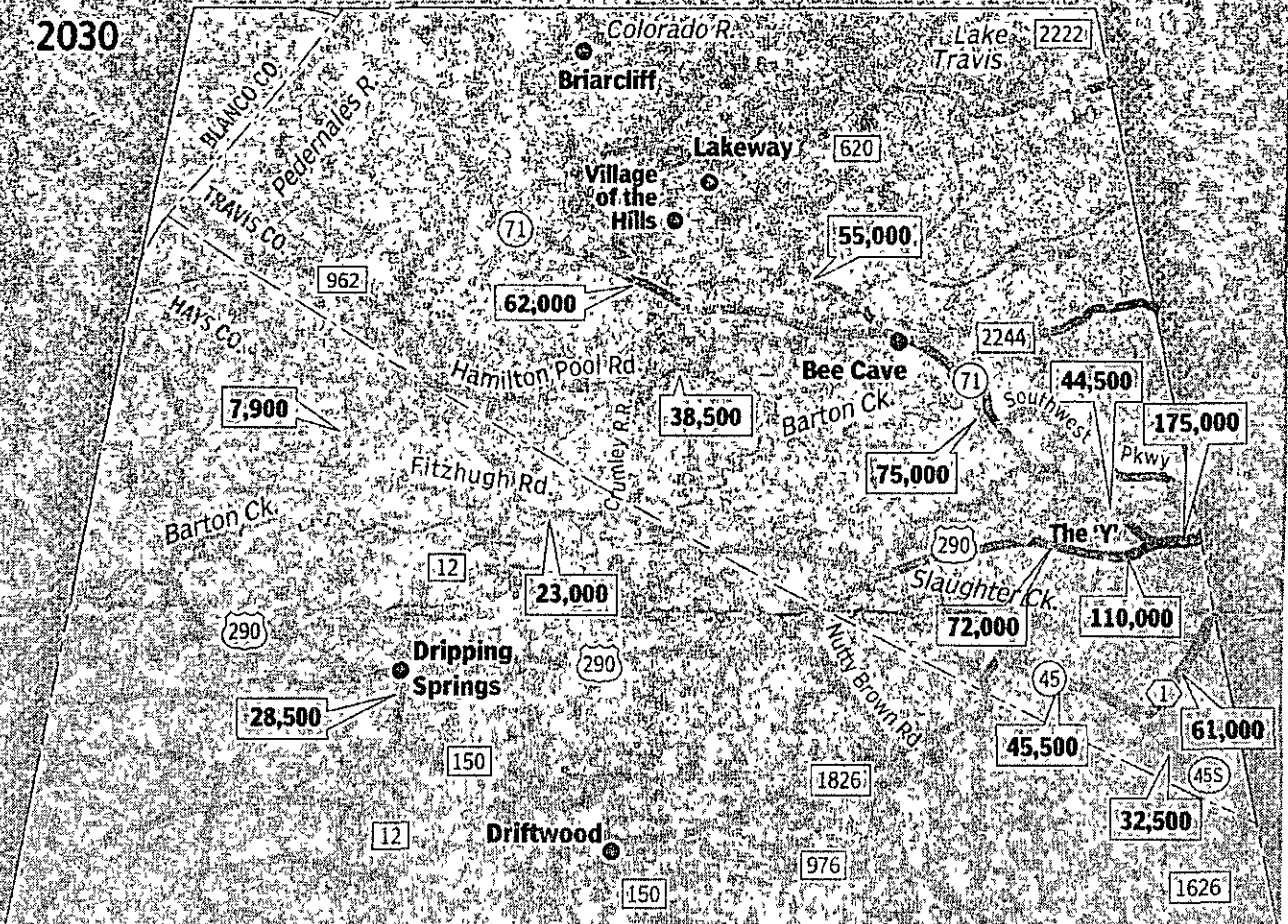
1997



Vehicle trips per day

80,001 and more
 60,001 to 80,000
 45,001 to 60,000
 15,001 to 45,000
 5,001 to 15,000
 0 to 5,000

2030



Expected population change

The Capital Area Metropolitan Planning Organization released its 2030 population projections for Hays, Travis and Williamson counties in 2004. The projections are based on the growth trends between 1990 and 2000 and

For western Travis and northern Hays counties from 2007 to 2030. do not consider more recent factors affecting growth in the area, such as the introduction of surface water by the Lower Colorado River Authority.

- Over 600% growth
- 450% to 600% growth
- 300% to 450% growth
- 150% to 300% growth
- 0% to 150% growth
- Balcones Canyonlands Conservation Plan land
- Barton Springs recharge zone
- Planned toll road



Sources: Capital Area Metropolitan Planning Organization; City of Austin

Robert Calzada AMERICAN STATESMAN

Rousselin, Jorge

From: Shay [REDACTED]

Sent: Monday, February 05, 2007 1 42 PM

To: Wynn, Will, Dunkerley, Betty, Mike Martinez@austin.ci.tx.us; jennifer.kim@autin.tx.us; Leffingwell, Lee; McCracken, Brewster, Cole, Sheryl, Rousselin, Jorge

Case # C14-06-0183 Proposed Up zoning at west 7th and Rio Grande

Dear Council members,

I have lived in austin since 1952. I must say this certainly qualifies me to at least have an opinion on development in my hometown. I live right in the middle of Pemberton Heights. My family has owned this house since 1960. I am a member of AWC and served as President of the Junior Austin Woman's Club. I have actually sat here and watched this city turn into one huge Home Owners Association. I think that, of course, zoning and enforcement is necessary. I DO NOT THINK THAT THE DEVELOPERS OF 7TH AND RIO GRANDE ARE GUILTY OF ANYTHING EXCEPT HAVING A DIFFERENT VISION OF THEIR PROPERTY THAN THE LADIES OF AWC. I guess this pretty much is all I have to say. Thank you for your time on the council.

Sharon Wade Shoop
1415 Ethridge Ave.
Austin, TX 78703
512-477-1577

Mayor Will Wynn

Will Wynn@ci.austin.tx.us
Phone (512) 974-2250
Fax (512) 974-2337
Office Term June 20, 2006, to June 20, 2009

Mayor Pro Tem Betty Dunkerley

Betty Dunkerley@ci.austin.tx.us
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Mike Martinez, Council Member Place 2

Mike Martinez@ci.austin.tx.us
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Fax (512) 974-1887
Office Term June 20, 2006, to June 20, 2009

Jennifer Kim, Council Member Place 3

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Office Term June 20, 2005, to June 15, 2008

2/6/2007

Lee Leffingwell, Council Member Place 1

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Brewster McCracken, Council Member Place 5

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Office Term: June 20, 2006, to June 20, 2009

Sheryl Cole, Council Member Place 6

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Office Term: June 20, 2006, to June 20, 2009

Jorge E. Rousselin

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Neighborhood Planning and Zoning Department

P O Box 1088

Austin, TX 78767-8810

JACK M. WILHELM
ATTORNEY AT LAW
508 West 12th Street · Austin, Texas 78701

January 31, 2007

Mayor Will Wynn
Mayor Pro Tem Betty Dunkerley
Council Member Mike Martinez
Council Member Jennifer Kim
Council Member Lee Leffingwell
Council Member Brewster McCracken
Council Member Sheryl Cole
Austin City Hall
301 W. 2nd Street
Austin, Texas 78701

Re: Opposition to Proposed High Rise Building at 7th and Rio Grande/Nueces

Dear Sirs and Madams:

My wife, Ann, is an active member of the Austin Women's Club. She has brought to my attention that there is a pending zoning variance proposal that would allow the construction of a high rise building at 7th and Rio Grande/Nueces. As I understand current zoning regulations, a high rise at this location is not allowed.

I am writing in opposition to the construction of such a building at this location, and I want to express, succinctly, my reasons for my opposition.

Background

I maintain a small law practice at the corner of 12th and Nueces, in a converted bungalow. So, in a very real sense, I am a neighbor. As I will discuss below, I have officed in high rise buildings, including the 4th tallest building in the world located in Chicago, and I have elected to work in a "low rise building located in a low rise neighborhood."

I practiced law for many years in Chicago, one of the largest cities in North America, and in New Orleans, one of the oldest cities in North America. Both of these cities have strict zoning regulations that are rarely revised. Importantly, both cities have "low rise" commercial districts abutting the central business/residential district. Neither City has allowed the construction of an isolated high rise in these protected low rise commercial districts.

Austin's Low Rise Commercial District Deserves Protection

Austin's low rise commercial district is roughly bounded by Guadalupe, 6th Street, Lamar, and MLK. It should be protected. Like Chicago and New Orleans, there is a place in Austin for a low rise commercial district. It serves a valuable commercial and aesthetic purpose, and it should be preserved. There are companies and individuals transacting commerce in this area, successfully, who will not migrate towards high rise structures. That commerce will, rather, disperse and move elsewhere – outside of Austin.

A Word About City Planners

I read in the paper and hear on public television that the City is relying heavily on professional city planners. While I don't know (or care) who these planners are (or how much they are being paid), however, I do know (and care about) large, sophisticated, historic cities (of which Austin is or is becoming). In large, sophisticated, historic cities there are areas devoted to high rises and areas devoted to low rises. I understand your planners acknowledge and agree with my position; if they do not, then they are simply *incompetent* and should be summarily dismissed.

See for yourself: visit New Orleans and take a stroll down Magazine Street from Poydras to the Lower Garden District; visit historic Wrigleyville in Chicago. Our low rise commercial district is no different and should be similarly protected.

Do not assume that large, moneyed developers and builders "know everything;" they do not – and often, blind reliance on their judgments result in horrendous consequences. Take for example, the failed redevelopment work in Detroit, the failure of "Underground Atlanta" in Atlanta, and the London Dockside fiasco (for which Londoners are still paying in the form of additional taxes for public services for a "for years empty community"). Do not assume "that it cannot happen here" – each of the referenced economic fiascos began with "zoning variances." And in each case, the affected city is less desirable (as well as more expensive) than it otherwise would have been.

This is not "anti-growth;" truly, this is "smart growth."

I thank you for your commitment to public service and for consideration of my argument. Please do not ever hesitate to contact me if you believe I can be of assistance to you in your important work.

Very truly yours,

/s/Jack M. Wilhelm
Jack M. Wilhelm

JMW/alw



**GREATER CENTRAL TEXAS COUNCIL OF THE NAVY
LEAGUE OF THE UNITED STATES
Max K. Miller, Chairman of the Board**

7407 Valburn Drive
Austin, Texas 78731
Ph: 512-345-7927

January 29, 2007

Sent via Email

Mayor Will Wynn
City Hall
301 W 2nd St., 2nd Floor
Austin, Texas 78701

Dear Mayor Wynn:

It has come to my attention that developers have proposed a zoning change that would, in effect, allow the construction of a tower 400 feet tall less than 300 feet diagonally across Nueces Street from the "Chateau Bellevue", the Austin Woman's Club, at Nueces and 7th street. This project has a relatively small footprint and the 400 feet elevation would dwarf surrounding properties. This height is higher than the University of Texas Tower. It is just the wrong building for this location at this time.

One of the things that makes Austin unique and such a desirable place to live is the mixture of old, historical districts properly blended into the city that has new, modern high rise office and living space. This section of the city is in a beautiful area with historic markers. If this 400 feet tall structure is allowed so close by, the scenic setting will be destroyed. Why do that? The current 120 feet is a reasonable height, allowing 10 floors.

I am a member of the Greater Central Texas Council of the Navy League of the United States and we have met at the Austin Woman's Club for several years. We have averaged about 125 people each meeting. Our speakers are usually from out of town and they always marvel at such a neat old house in a beautiful setting. They leave talking about how great Austin is. We are not the only organization that uses the Austin Woman's Club. Other organizations use this place because of its beauty, location, and historical significance.

We have approximately 300 members that live in the Austin area and we feel strongly that we do not want to see the charm of this scenic area destroyed by the construction of a 400 feet building. Leave it alone and do not degrade a neat neighborhood with buildings that are not appropriate for that area. I strongly believe that it is the Austin City Council's responsibility to make right choices for the good of the city and not just for a certain group. Tall buildings such as the one proposed belong closer to the Central Business District downtown.

Yours truly,

Max K. Miller, Chairman of the Board
Greater Central Texas Council of the Navy League

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Executive Director
Lon Martin
Antiques Show Director

December 11, 2006

Planning Commission
c/o Mr. David Sullivan, Chair
City of Austin
P. O. Box 1088
Austin, Texas 78767

Dear Chair Sullivan and Commission Members,

The Heritage Society of Austin would like to express its opposition to an alarming trend for developments that disregard the scale and inherent cultural value of historic downtown neighborhoods. We encourage you to respect the unique character of Austin's central neighborhood when considering these incongruous development proposals.

We strongly support more housing downtown and the density in appropriate locations to achieve that goal. The Heritage Society believes that learning from and celebrating our past while planning for and creating the future enhances livability and a sense of identity.

We vehemently object to densification at the cost of the environmental integrity and the historic fabric of our city. The size and scale of some proposed downtown neighborhood developments are incompatible with the existing scale and context of the streetscapes. These inappropriately located developments could impact existing and potential historic structures.

These treasured and irreplaceable Austin resources should not be compromised by the current development pressures. We must not allow the open and inviting environment that makes Austin a rare and appealing community to be turned into canyons of cold high-rises for quick economic gain. The Heritage Society will be advocating having this perspective included in the upcoming Downtown plan. Thank you for your dedicated efforts to preserve what is historically significant about Austin for future generations.

Sincerely,

Dennis McDaniel
President

www.heritatesocietyaustin.org
information@hsaustin.org



HERITAGE
SOCIETY OF
AUSTIN

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Rousselin, Jorge

From: Margery Feller [margery@austin.rr.com]

Sent: Tuesday, February 06, 2007 11:21 AM

To: Wynn, Will, Dunkerley, Betty; Martinez, Mike [Council Member]; Kim, Jennifer, Leffingwell, Lee, McCracken, Brewster, Cole, Sheryl

Cc: Rousselin, Jorge

Case # C14-06-0183 Proposed Upzoning at West 7th and Rio Grande

Mayor Wynn and City Council Members:

I am an Austin resident and member of the Austin Woman's Club and I am concerned about the change of zoning requested at 7th and Rio Grande.

The proposed 400 foot tower structure is next to Austin's historic Bremond Block and does not fit with the character of this section of the city. Within a five block radius there are over thirty historic buildings. As both a resident of Austin and a member of the Austin Woman's Club, I am not only trying to help preserve our lovely landmark building, **Chateau Bellevue (North Evans Chateau)**, which is a **National Historic Landmark** and a **Texas Historic Landmark**, but also the wonderful surrounding neighborhood that makes Austin so lovely and distinctive. The proposed building created by the zoning change would create debris and sun blockage which would be detrimental to our constant efforts to preserve not only our lovely limestone building constructed in 1874, but other wonderful buildings in the area. This zoning would sanction **the biggest Mac Mansion of all**. The surrounding buildings are no more than two stories with many being only one story. To put a building of this size in Austin's most historic neighborhood is a travesty and totally unconscionable.

Austin is known for a city that truly cares about the environment. One of the greatest assets that Austin has been able to offer residents is the low profile of our buildings in the downtown area. This permits the sun and beautiful sky we proudly love to shine through and give us true quality of life. Unlike most other cities and even several in Texas such as Dallas and Houston, our downtown area is appealing and people desire to live there. Austin, with its very livable and inviting downtown area, is the envy of cities throughout the United States. Please do not take this from us and **DO NOT** proceed into our wonderful old historic areas and destroy them. There are many other places for these high rise structures but they don't belong in historic and low profile residential areas.

Please oppose this zoning change.

Sincerely,

Margery E. Feller

2/6/2007

February 8, 2007

To: Austin City Council Members

Dear Elected Officials,

As a member of the Austin Woman's Club, I ask that you oppose the requested upzoning on the lots at 7th and Rio Grande. This is not an argument against high-rise development in the CBD, but a request to consider the character and scale of the Original City Neighborhood as we bring density to that corner. I urge you to work with the Downtown Austin Plan and the stakeholders in the neighborhood as you address this issue.

If you cannot support postponing this request until the planning process can address it, I hope that you will support the Planning Commission's recommendations of DMU zoning for the property at 605-615 W. 7th Street for the following reasons:

1. It establishes a height limit of 120 feet for future buildings on the site which is appropriate for our Original Austin Neighborhood.
2. 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. DMU is a zoning more appropriate as a step down from the CBD into this historical area in terms of compatible size and mass.
3. Other zoning designations such as CBD-CURE are inappropriate in a historical neighborhood. The Heritage Society has taken the position that high-rise structures do not belong in central Austin neighborhoods. I agree with that position.
4. This project is not on a transit corridor. The project fronts 7th street and is bounded by a 4-way stop sign. Rio Grande and Nueces streets are not considered major arteries.

There is great concern that this encroachment into the historical neighborhood will only be the beginning of things to come. While I am excited about downtown residential living, working and playing, it is prudent for all of us to not lose sight of what makes Austin unique. Please preserve the integrity of the historical district for the enjoyment of all those in Austin who treasure it now and in the future

Respectfully submitted,



Diann Cowling

Austin Woman's Club, 708-710 San Antonio Street