

April 14, 2008

Mr. Greg Guernsey  
Neighborhood Planning & Zoning Department  
City of Austin  
505 Barton Springs Drive, 5<sup>th</sup> Floor  
Austin, Texas 78704

**RECEIVED**  
**APR 17 2008**  
**Neighborhood Planning & Zoning**

Re: C14-2007-0092, Ironwood/21 C, located at 3<sup>rd</sup> and Brazos ("Property"),  
request for rezoning

Dear Mr. Guernsey,

The purpose of this letter is to inform you of the intent of the applicant to seek an indefinite postponement and to amend the zoning application that currently constitutes Zoning Case Number C14-2007-0092. This zoning case is now pending before the Austin City Council.

As you are aware, on June 25, 2007, the applicant submitted this zoning application to accommodate a mixed-use project consisting generally of a hotel, residential condominium units, and various ancillary uses, collectively referred to as the "21c" project. The applicant requested an overlay of the Central Urban Redevelopment (CURE) combining district be added to the existing Central Business District (CBD) zoning to allow for additional floor-to-area ratio (FAR). This requested rezoning was recommended by Staff, the Downtown Commission, the Design Commission, and the Planning Commission.

Generally coinciding with the arrival of this application at City Council, the ownership team of the 21c project learned of the renewed possibility to negotiate the purchase of the site located on the southwest corner of Red River and Cesar Chavez, along Waller Creek. The City was very patient and accommodating in allowing multiple postponements while the ownership team pursued this opportunity. These negotiations ultimately were successful, and as has now become public knowledge, the 21c project will be pursued at the Waller Creek location.

Therefore, as representatives of the applicant, we would like to state our intent to amend the current application in the very near future to accommodate an alternative structure for 300 San Jacinto. Because our discussions with you and other community stakeholders have been premised upon the 21c project occupying this site, and have focused on the community benefits that came with the project, we believe it appropriate for the amended application to receive the full benefit of the public process afforded by the City's boards and commissions, as did the 21c project.

As such, we respectfully request an indefinite postponement of Council action until such time that the amended application has made its way through the established process. We understand that renotification of various public hearings may be necessary, and we are prepared to cover any resulting costs to the City. While we will not be able to have an amended application prepared prior to April 24, 2008, when the application will again be before Council for action, we intend to do so in short order.

Again, we very much appreciate the patience and understanding you and the Council has shown during this period. We believe this increased investment in downtown Austin is positive, and look forward to continuing to pursue the amended application.

Sincerely,



John Philip Donisi

cc: Mr. Jerry Rusthoven and Mr. Jorge Rousselin, Neighborhood Planning and Zoning Department (*via facsimile at 974-6054*)