

VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA: <u>UAP</u>			PAGE <u>50</u> of <u>50</u> # of #
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	The neighborhood recommends opt-in for all VMU related standards.
	<u>Do NOT opt-in</u>	<u>do not opt-in</u>	<u>do not opt-in</u>	<u>do not opt-in</u>
2819 Rio Grande	X "	X "	X "	X "
507 W. 26th St.	"	"	"	"
2500 - 2600 San Antonio	"	"	"	"
2300 - 2400 Nueces	"	"	"	"
2303 - 2305 Rio Grande	"	"	"	"
611 W. 22nd	"	"	"	"
2209 Rio Grande	"	"	"	"
2401 San Gabriel	"	"	"	"
2402 Pearl St	"	"	"	"
2402 San Gabriel St	"	"	"	"
408 W. 21st St	"	"	"	"
908 Poplar St.	"	"	"	"
2112 Guadalupe St	"	"	"	"

NOTE: All addresses listed Above are shaded as "Mixed-use Corridor Districts (opt-in)" on the VMU detail maps. We do NOT wish to opt-in to any of these addresses or any other address within our boundaries.

RECEIVED

These listed properties are not to be opted-in to VMU.
See letter

JUN 04 2007
Neighborhood Planning & Zoning

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA: EASTWOODS NA			PAGE 3A of 3K	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
2827 Elmwood Place	✓		✓	✓	✓
501 Bellevue Place	✓		✓	✓	✓
607 Rathervue Place	✓		✓	✓	✓
3113 DUVAL STREET	✓		✓	✓	✓
2800, 2900, 2904 SWISHBEST	✓		✓	✓	✓
SWISHBEST ST	✓		✓	✓	✓
2703, 2901, 2905	✓		✓	✓	✓
921 E 30th	✓		✓	✓	✓
2800, 2900, 2902 Cole St	✓		✓	✓	✓
2804, 2900, 2908 1435	✓		✓	✓	✓
2910 Medical Arts St	✓		✓	✓	✓

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

_____ 80% of median family income

_____ 70% of median family income

☒ 60% of median family income

_____ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes ☒ No _____

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

B. Please provide the results of the vote:

For 13 Against 0
Neighborhood Planning and Zoning Department

C. Number of people in attendance at the meeting: 13

D. Please explain how notice of the meeting at which the vote was taken was provided:

Notice of the meeting was provided via email notification
to all members of CANPAC, all of whom subscribe
to the CANPAC email list serv.

E. Please attach a copy of the notice of the meeting at which the vote was taken. (see attached)
ATTACHMENT A

F. Please provide a copy of the meeting minutes at which the vote was taken. (see attached)
ATTACHMENT B

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH:

Neighborhood Plan Team By-Laws: ✓
Neighborhood Association By-Laws:
Other, as described in question A., above:

Linda B. Seam
SIGNATURE OF CHAIR (OR DESIGNEE)

June 3, 2007
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO: (see attached)
ATTACHMENT C,
which also includes
letters and other
information from
Select Neighborhood
Associations.

Neighborhood Planning and Zoning Department
Attn: George Adams
P.O. Box 1088
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
505 Barton Springs Road, 5th floor

RECEIVED

JUN 04 2007

4. **IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

Eastwoods Neighborhood

Eastwoods Neighborhood, in the Hancock Planning Sector of the Central Austin Combined Neighborhood Plan, has recommended that no properties be opted into the VMU at this time. Here are the addresses with comments.

Sites with present MU Overlays

2827 Elmwood Place - site of JP's Java, is a tiny site for which the neighborhood association supported a parking variance when it opened a few years ago. The original use for the property was a filling station, then a cake shop for many years. There is no conceivable way it could support a VMU development because of its size and shape.

501 Bellevue Place - An old house with a dental office on the first floor and an apartment upstairs. We added MU in the NP to make the present use conform to the plan and zoning.

607 Rathervue Place - Another old house used as an office for the Lutheran Seminary. MU was added to cover an upstairs area's residential use and to legitimate the use of the adjacent lot for parking.

3113 Duval Street - The Episcopal Seminary of the Southwest, which we were told required a MU because of its combination of uses as a seminary campus.

2910 Medical Arts Street - This property might be granted VMU in the future, if the neighborhood can approve a specific project.

Cluster of Properties East of Red River

2903 Red River

2800 , 2900, 2904 Swisher Street

2703, 2901, 2905 Swisher Street

921 East 30th Street

2800, 2900, 2902 Cole Street

2804 2900 2908 IH 35

These properties logically belong in the VMU category, and additional density was contemplated in the CANPAC plan. However, we wish to reserve VMU possibility for those tracts until after the effects of increased traffic from the St. David's and East Avenue PUDs have been measured and adequately addressed.

Att. C-1

CU
39

**HERITAGE NEIGHBORHOOD ASSOCIATION
GENERAL MEMBERSHIP MEETING**

July 9, 2007

First English Lutheran Church, 30th and Whitia

Meeting started about 7:10 pm, led by Anne Heinen

1. Attending were John Boardman, John Cogdell, Lindsey Crow, Donna Endres, Betsy Greenberg, Anne Heinen, Dan Heinzen, Maxine Jenks, Jolene Kiolbassa, Laurie Limbacher, Marc McDaniel, Martha Morgan, Ed Morgan, Tracie Spers Strucker, Wade Odell, Julie Penn, and Darrell Williams.

2. New president of HNA

Anne Heinen pointed out that the position of president has been vacant for some time and volunteered to fill the position. Jolene Kiolbassa moved that we elect Anne president. Lindsey Crow seconded the motion. The motion passed unanimously.

3. Amended opt-out proposal for VMU

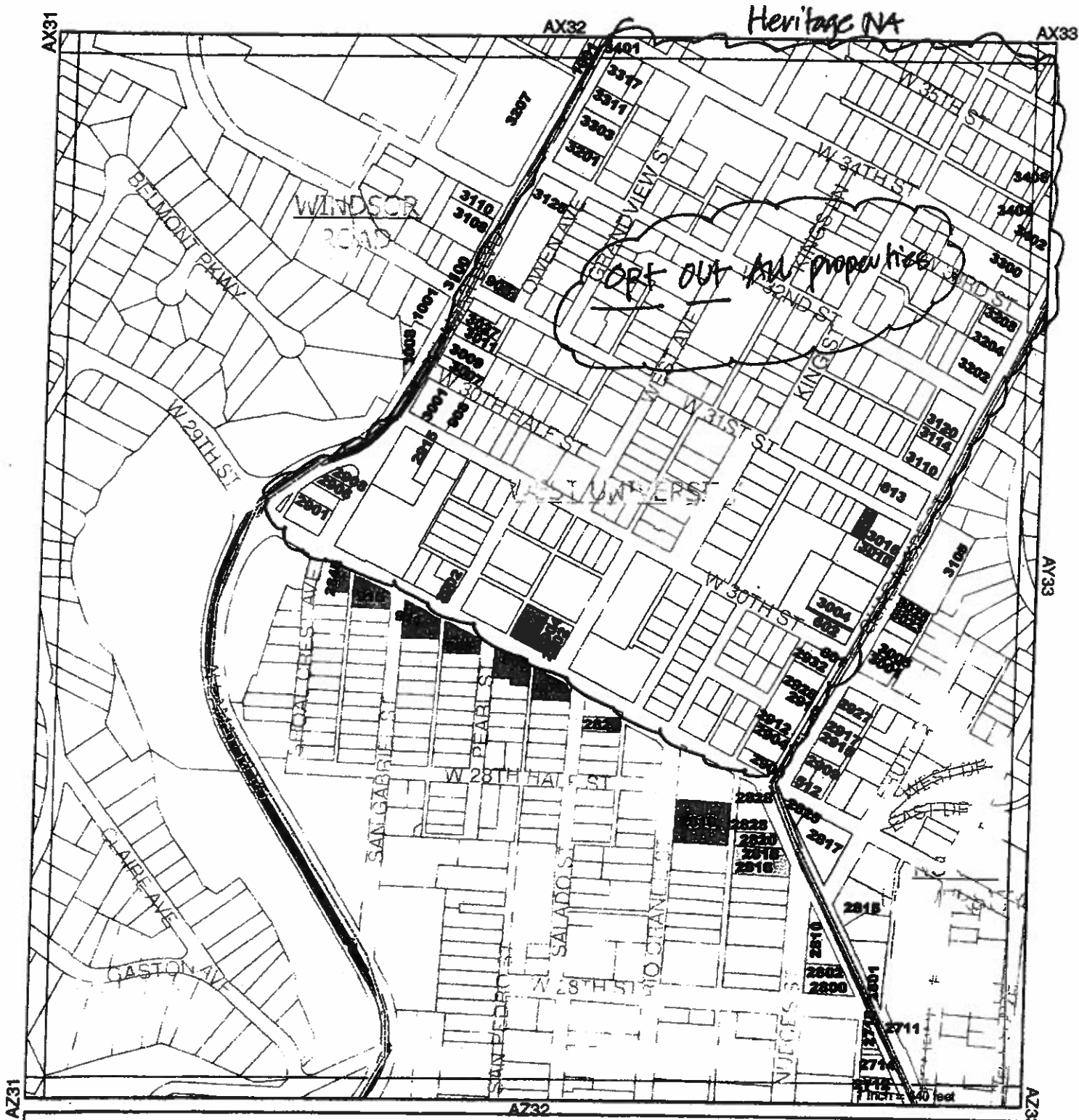
Laurie Limbacher presented some case studies illustrating possible building configuration permitted under base zoning, VMU, and VMU with density bonuses. The draft VMU opt-out proposal that had been circulated on the neighborhood list-serve was discussed. Discussion included the VMU affordability requirement, the political advisability of opting out a large number of properties, design standards for the back and sides of VMU developments, the development potential along 38th Street where parcels border a highly fragile portion of HNA, and the large number of local and iconic businesses in Heritage. The following changes to the draft were agreed upon.

- a) Add a paragraph to the first section indicating neighborhood willingness to work with developers. Also, indicate same at end of Section IV, paragraph 1).
- b) Add in addresses 3702 Ronson Street and 623 W. 38th Street to Section IV, paragraph 6) along with rationale.
- c) Add a paragraph 8) to Section IV to protect historic structures at 3700 Guadalupe (Trafton & Son Inc.) and 3404 Guadalupe (Elephant Productions).

Jolene Kiolbassa moved that we accept the opt-out proposal and changes. Julia Penn seconded the motion. The motion passed unanimously. The approved document, with amendments included, is attached.

4. The meeting adjourned at 9:30 PM.

ATT. C-9
(Amended 8/9/07)



**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AY32**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels

ATT. C-10

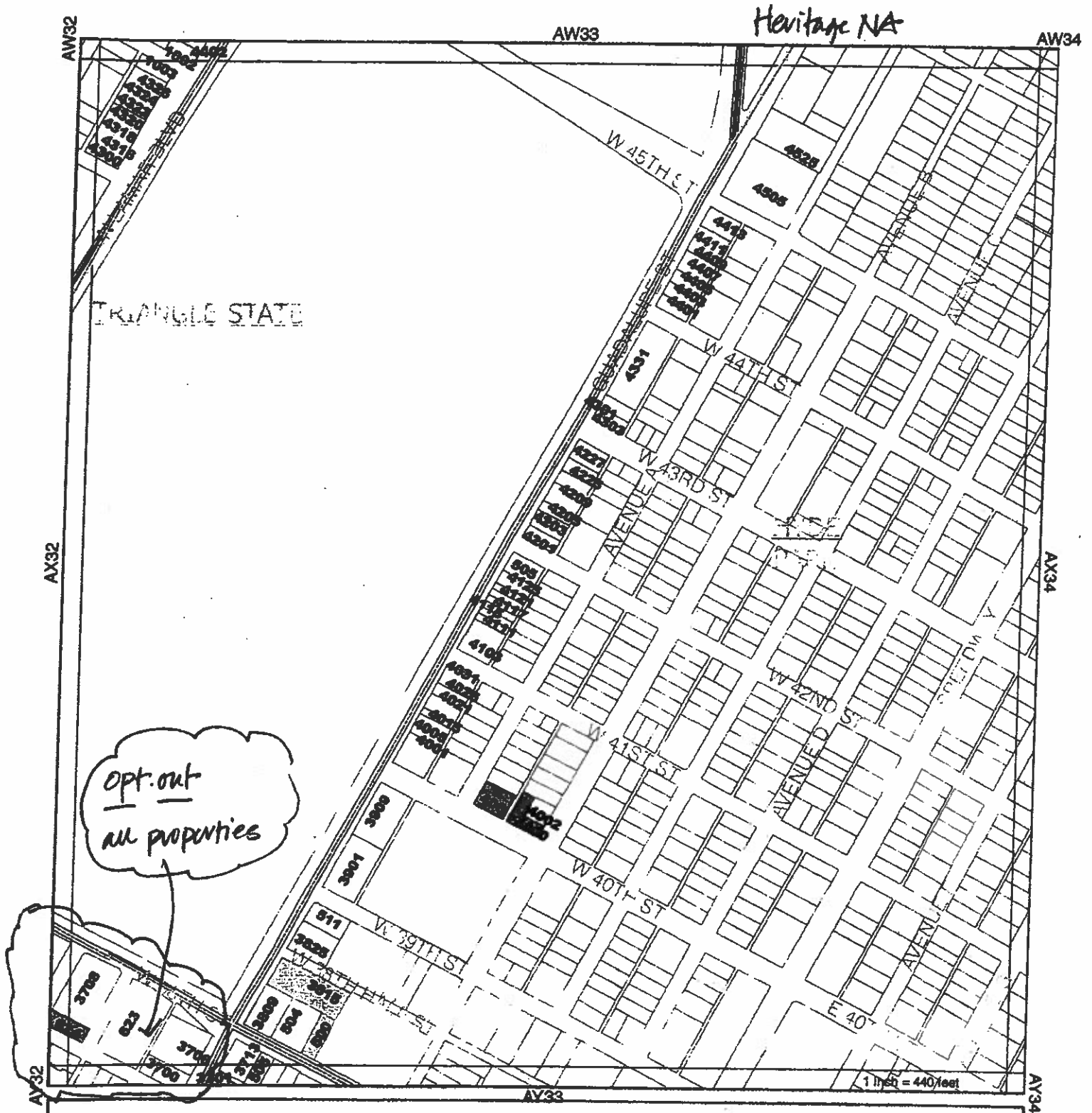


**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX32**



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Legend	
	Planning Areas
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	Vertical Mixed Use Overlay District ("Opt-out")
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	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels

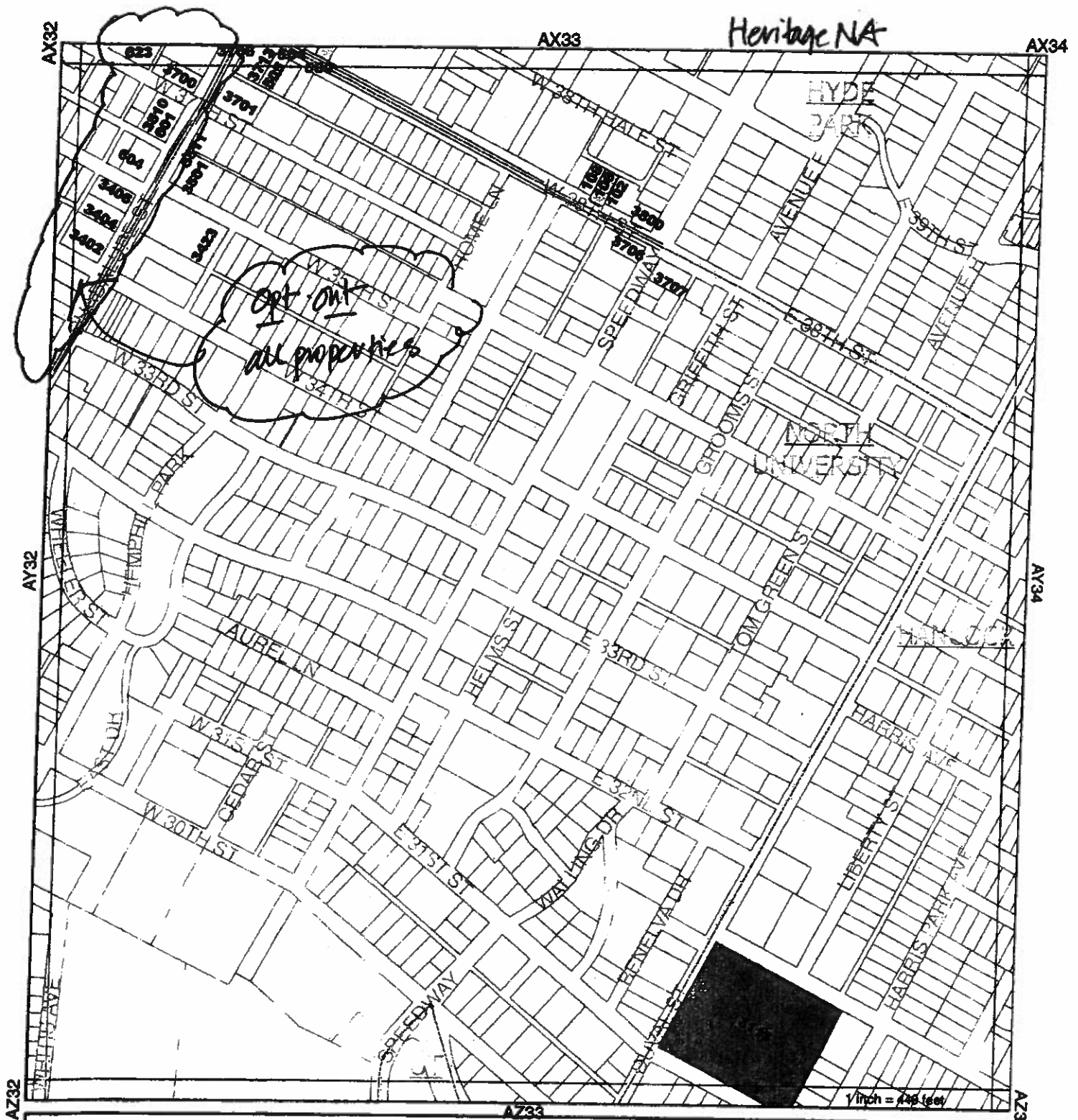


**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX33**



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- Legend**
- Existing Areas
 - Core Transit Corridor
 - Future Core Transit Corridor
 - Vertical Mixed Use Overlay District ("Opt-out")
 - VMU Residentially Used Properties ("Opt-in")
 - Mixed Use Combining Districts ("Opt-in")
 - TCAD Parcels

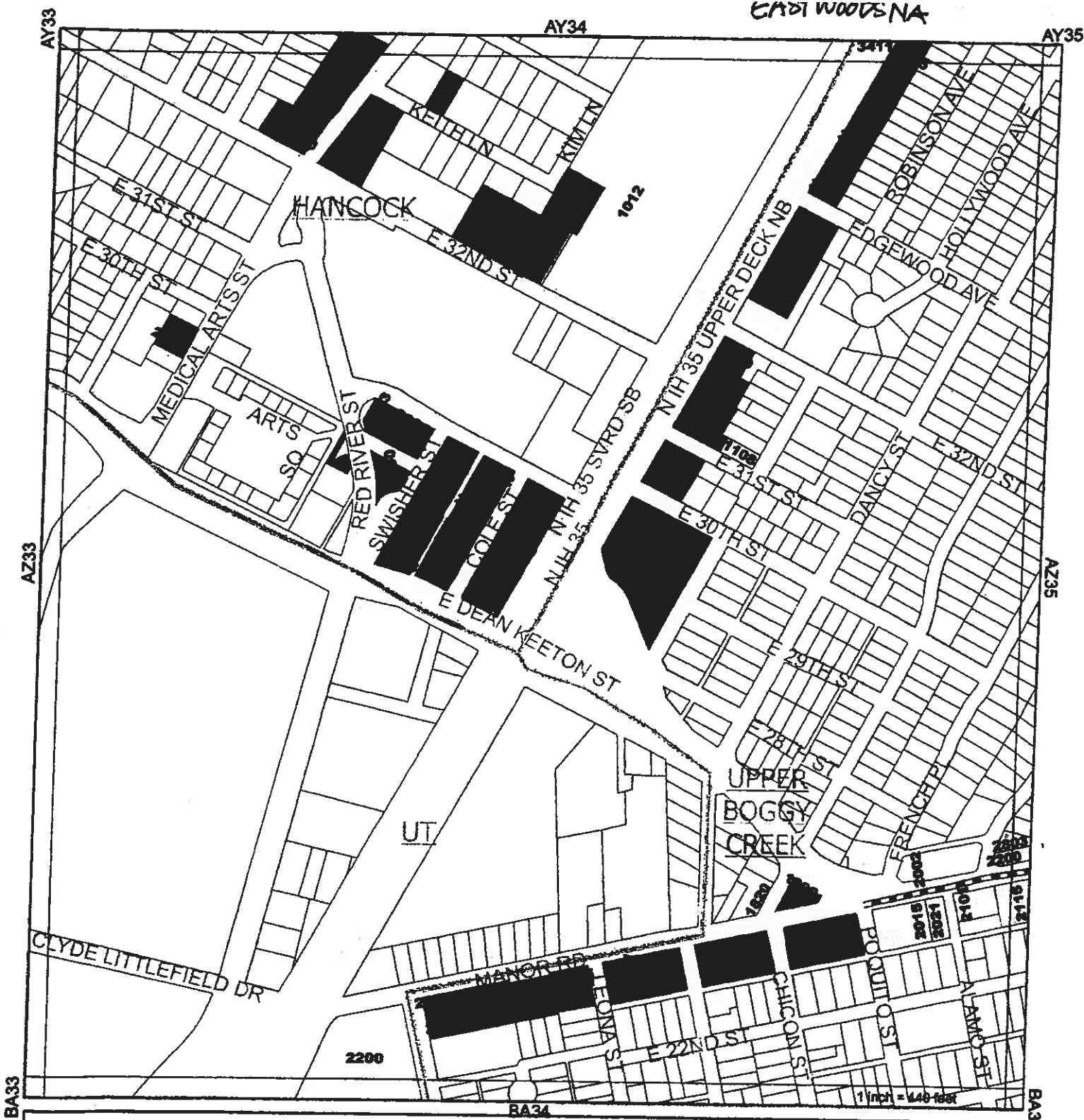


**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AY33**



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Legend	
	Planning Area
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ34**

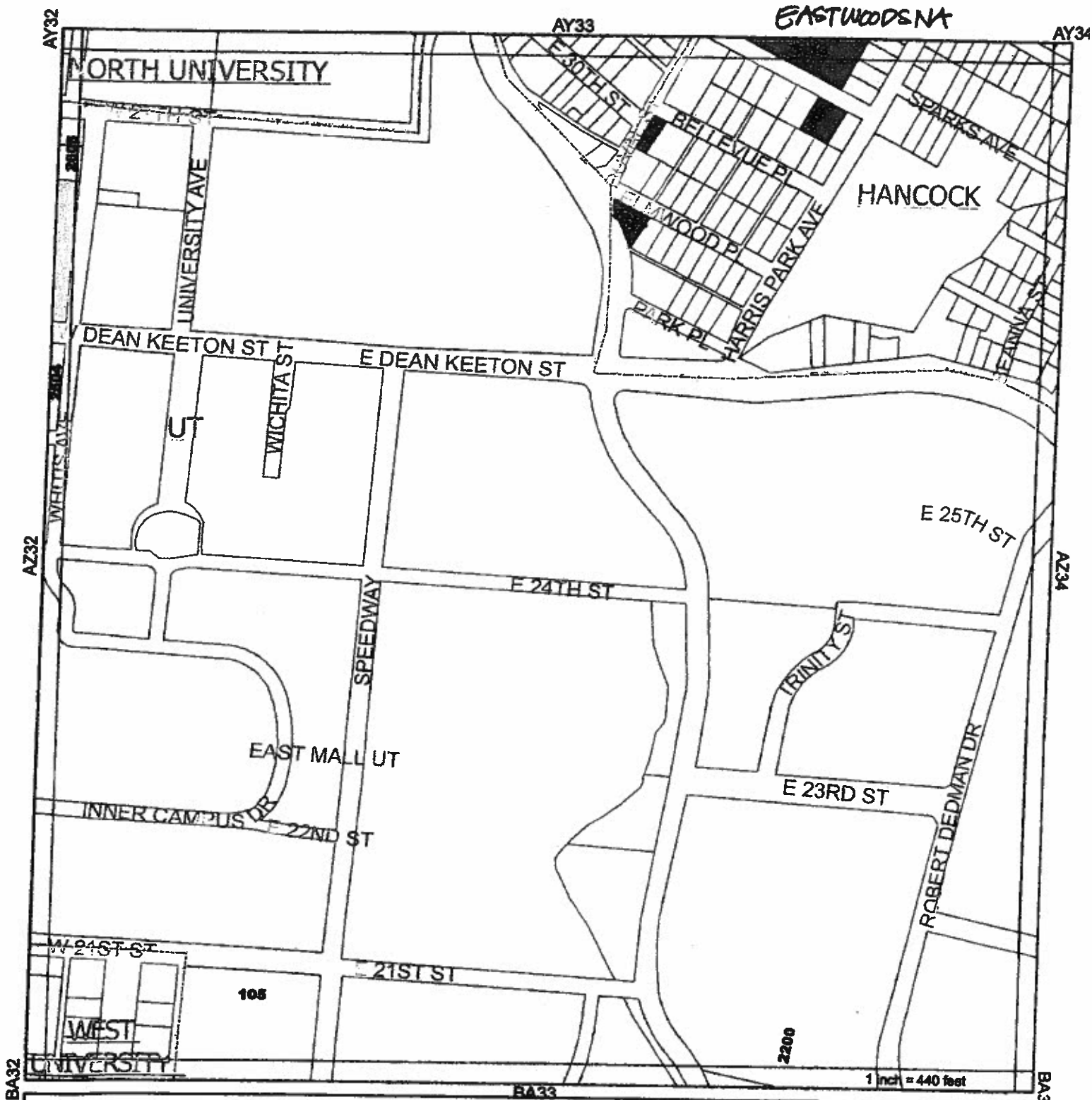


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Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Hatched Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

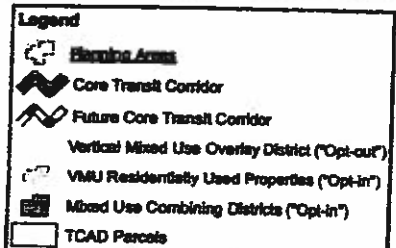
ATT. C.2



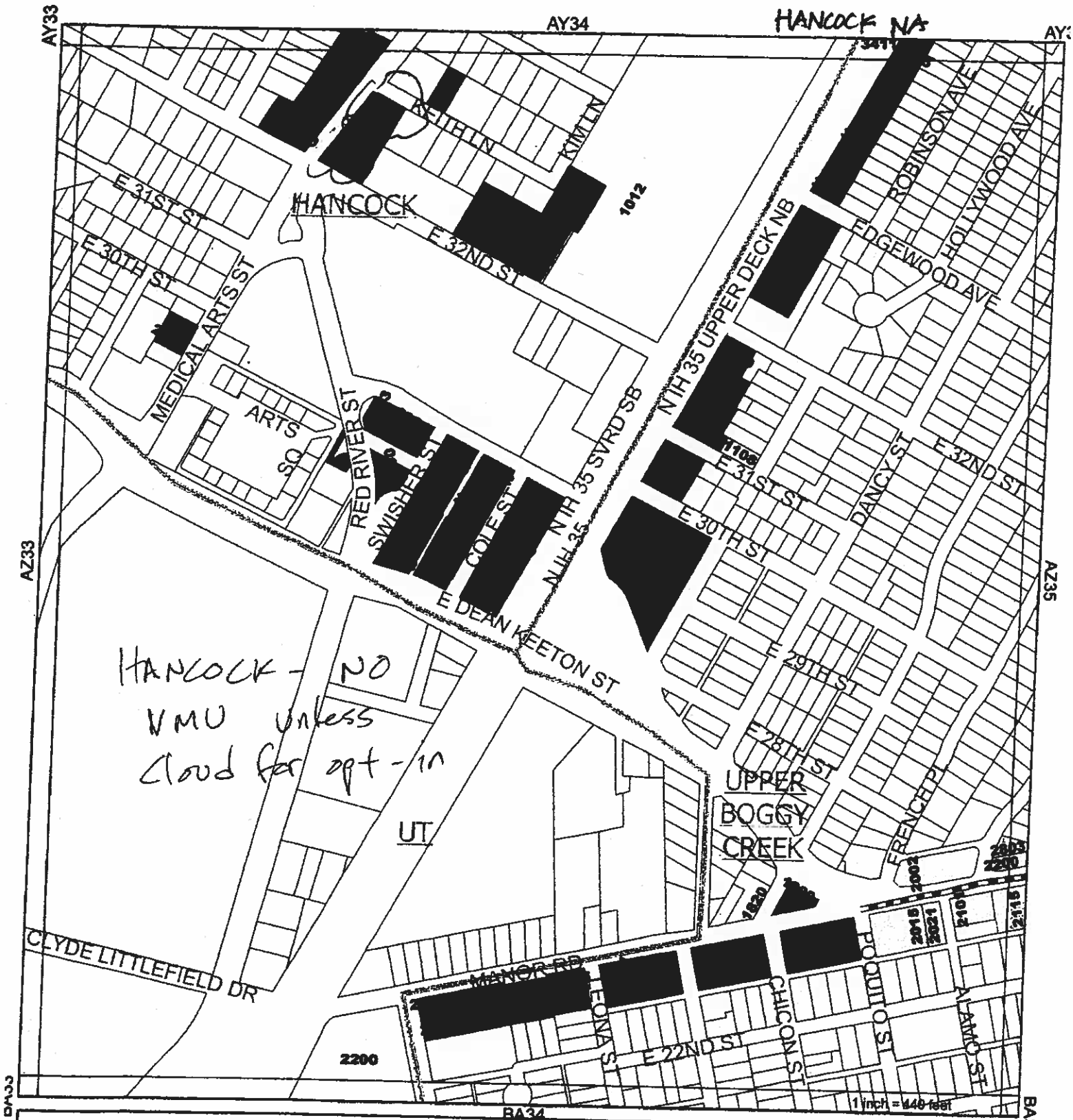
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ33**



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AT. C. 3



**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AZ34**

Hancock NA

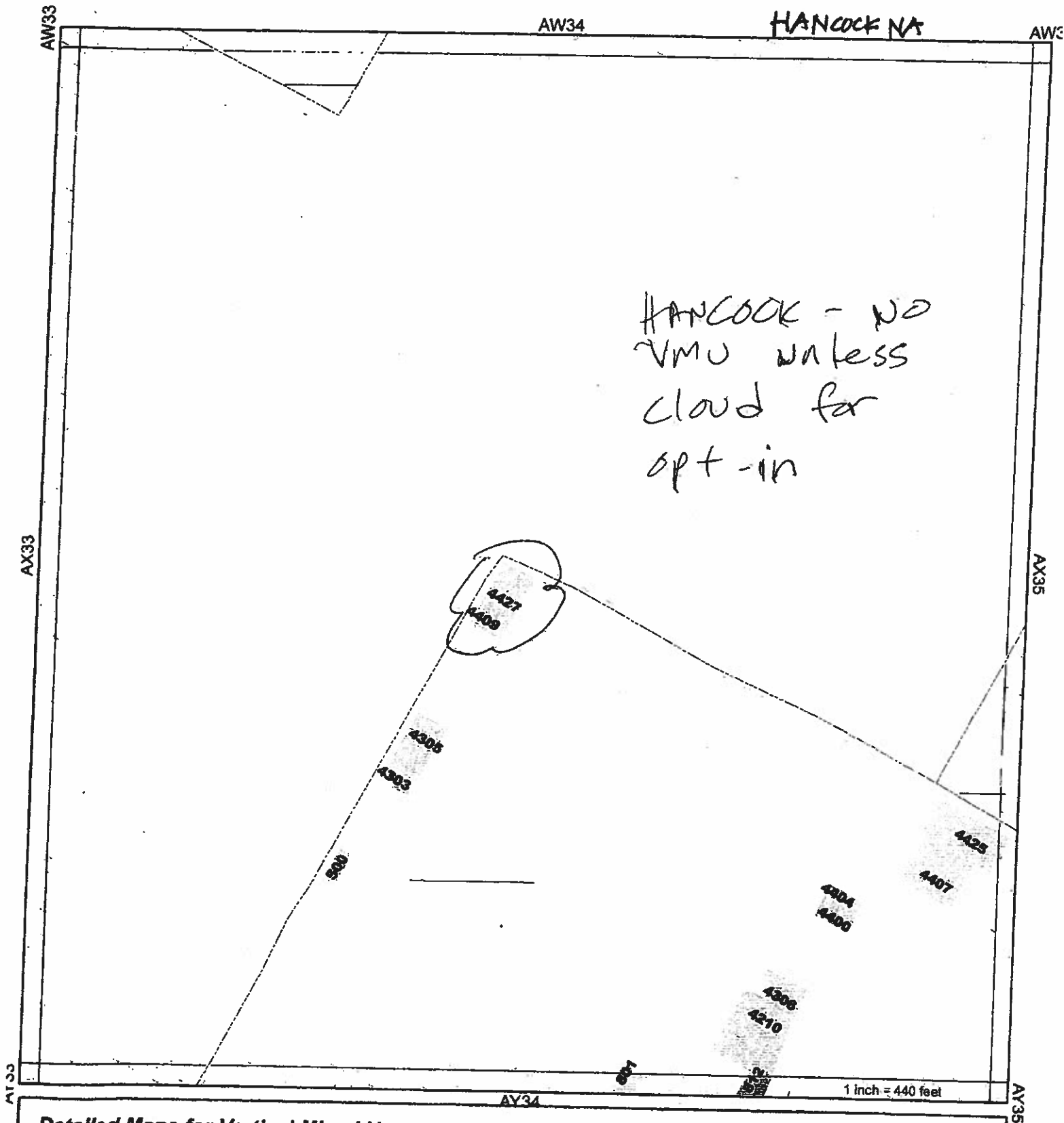


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Legend

- Planning Areas
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- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

ATT. C.A.



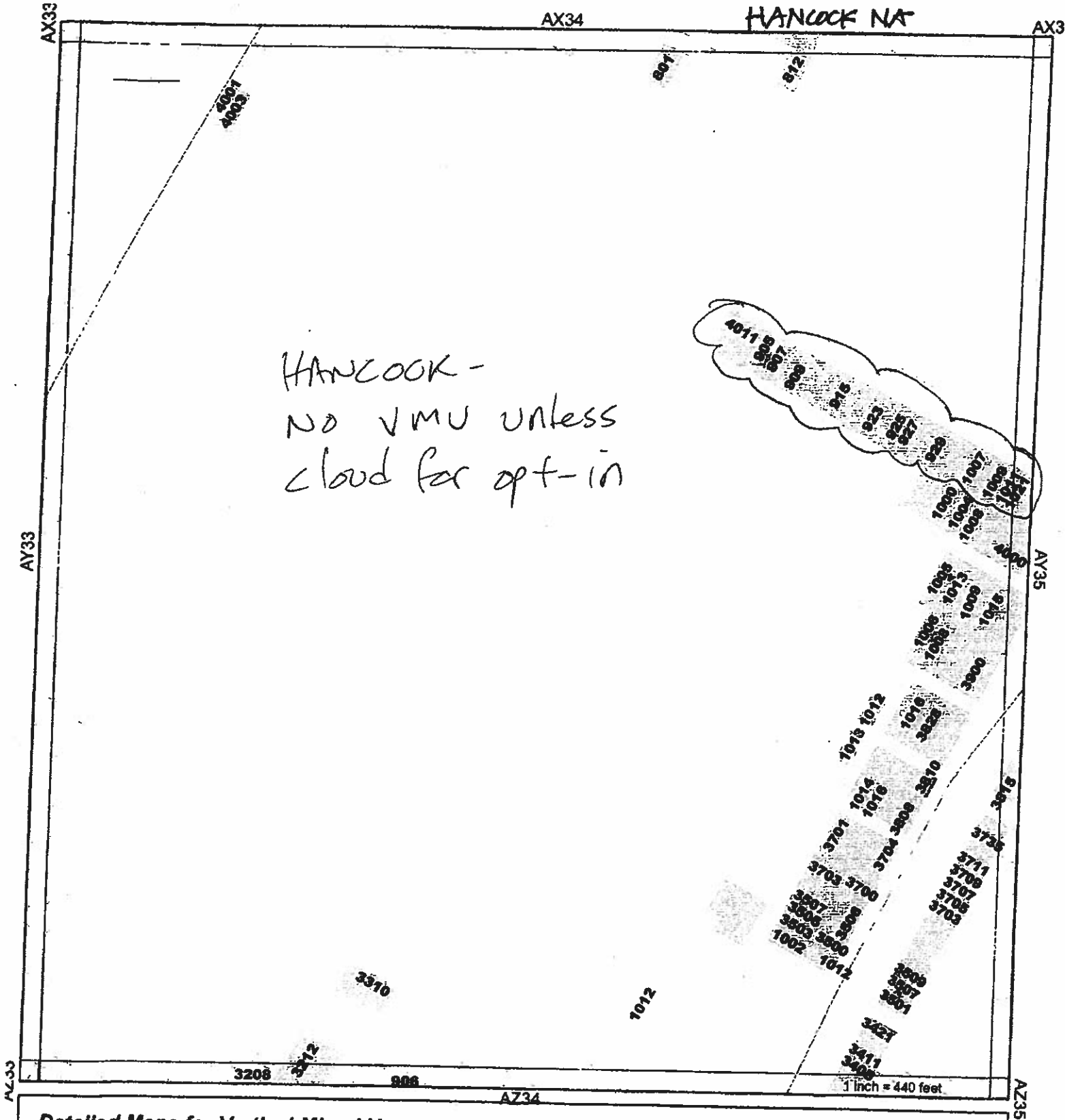
**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AX34**

Hancock NA

Legend

- Planning Areas
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Vertical Mixed Use Map Grids Black and White.mxd



**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AY34**

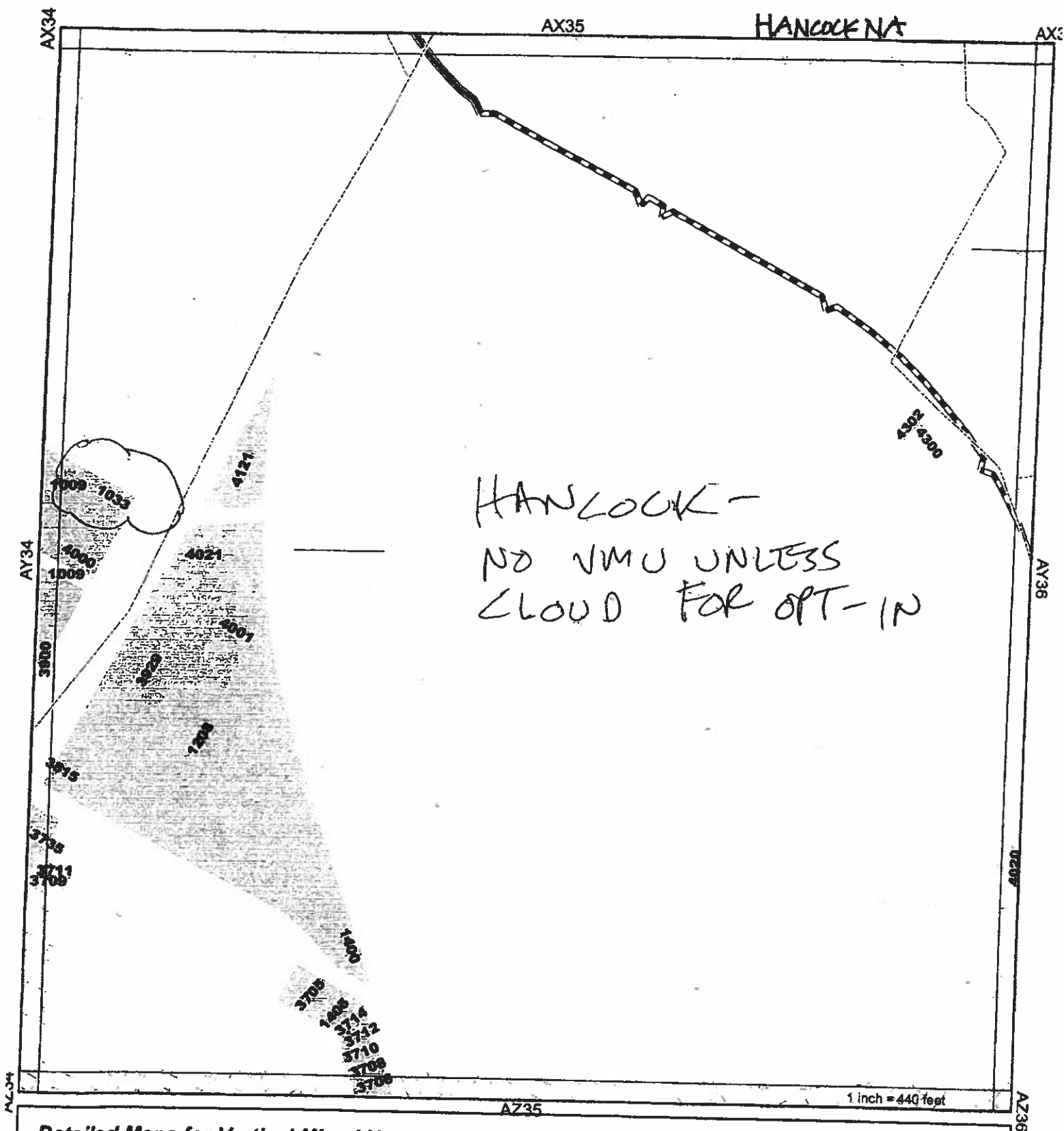
HANCOCK NA

Legend

- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

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ATT. C-E



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AY35**

Hancock NA

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Vertical Mixed Use Map Grids Black and White.mxd

- Legend**
- Planning Areas
 - Core Transit Corridor
 - Future Core Transit Corridor
 - Vertical Mixed Use Overlay District ("Opt-out")
 - VMU Residentially Used Properties ("Opt-in")
 - Mixed Use Combining Districts ("Opt-in")
 - TCAD Parcels

APP. 6.7

June 3, 2007

Letter to the City Council from the North University Neighborhood Association (NUNA):

This letter is in response to our VMU application that the City staff has asked us to fill out. As a matter of zoning, VMU has a potentially large impact in our planning area, CANPAC, as well as, in our own particular neighborhood, NUNA. We appreciate the opportunity to provide our input concerning this citywide zoning change. During the 2004 neighborhood planning process, **NUNA** carefully drafted a **NCCD ordinance** with flexible tools for redevelopment, which we think will support and compliment future development including VMU. We also support the inclusion of affordable housing at 60% of MFI within the VMU proposal.

NUNA, along with the other Central Austin Neighborhoods in CANPAC, is in a unique location adjacent to the University of Texas. CANPAC at large has a unique housing situation since the University of Texas provides little on-campus housing to the largest student body in the country; CANPAC absorbs most of the student body housing within its core demonstrated by the number of 86.4% rental units. Because of this density, we have a concern regarding parking reductions associated with VMU in our area. Since NUNA is the third densest neighborhood in the City, it is evident that we do support density, but we have concerns beyond for issues such as parking and some dimensional standards. **NUNA has Opted-Out of all parking reductions for any VMU development.**

Our NCCD has divided NUNA into districts; the Guadalupe district correlates with the Core Transit Corridor on Guadalupe Street. We have decided to **Opt-In 10 properties to VMU from 27th Street to 30 Street**. These addresses include: 2711, 2801, 2815, 2817, 2825, 2909, 2915, 2917 2927 Guadalupe and 512 W 29th Street with no parking reductions. We also respectfully request to **Opt-Out 13 properties along Guadalupe from 30th to 38th Streets** (3001, 3005, 3023, 3025, 3105, 3423, 3501, 3511, 3701, 3713 Guadalupe Street, 505 W. 38th Street, 3706 and 3707 Speedway). We scrutinized each property; we arrived at our decision for the VMU Opt-Out by **determining what abuts each property**-single family or a residential component. Our setbacks, height provisions, and our districts within the NCCD determine our future growth. We are aware that the NCCD ordinance trumps or supercedes any VMU development.

We also feel that some properties on 38th Street (505 W. 38th, 3706 and 3730 Speedway) were included in error on a "Ghost" Transit Corridor- W. 38th Street from Guadalupe to Speedway. These properties are listed on a Core Transit Corridor that mysteriously ends at Speedway. **A Core Transit Corridor connects with another street but should not end in the middle of a**

ATT. C-14

street that goes nowhere; 35th/38th Street connects logically to Guadalupe, but then it continues with an abrupt end in the middle of 38th at Speedway. No buses travel east /west on this stretch of 38th between Guadalupe and Speedway. We have also Opted-Out properties on the south side of 38th Street to be consistent with our neighbors in Hyde Park, who have Opted-Out properties on their side of 38th Street.

I believe that this VMU process has been covered well within the structure of the NUNA neighborhood and the overall planning contact team, CANPAC. NUNA has its own Planning Team (NPT) with its own set of bylaws to review items as they arise. Then, the general membership of the neighborhood organization (NUNA has another set of bylaws) will receive on the evening of June 4 the VMU recommendations (as stated in this letter) from the NPT for approval or disapproval (I will submit this neighborhood vote and minutes to George Adams as soon as I receive them.). Additionally, CANPAC, a group composed of members from the 7 neighborhoods with another set of bylaws, has had various meetings to discuss VMU and receive updates on the status of each neighborhood's progress with their individual VMU applications. CANPAC has voted to support the positions of each individual neighborhood. The point of all of this is that there will have been 3 reviews of the VMU process for NUNA.

**Respectfully submitted by:
NUNA Planning Team (NPT)
North University Neighborhood Organization
CANPAC**

**Written by:
Mary Ingle, Chair of the NPT, Vice President of NUNA, member of CANPAC**

NUNA'S Process For VMU Consideration

This VMU topic has been covered in many ways. First off, the North University Planning Team (NPT) reviewed the map of properties in order to make a recommendation to the general membership. The NPT's procedure for NUNA is that any planning, zoning or other related issues are discussed initially by the NUNA Planning Team (NPT). The NPT then makes a recommendation to present to the whole neighborhood, NUNA, for a vote or approval at a regular meeting (the first Monday of every 2 months). The general membership will meet on June 4, 2007 to vote on the NPT's recommendation for VMU.

In order to fulfill the noticing requirements, here is an explanation of how we in NUNA operate. The general membership of NUNA receives a printed, hand-delivered copy of a newsletter which lists the agenda and date of the upcoming meeting. The newsletter and agenda are also posted on a web site: www.nuna-austin.org. Included in this application are copies of 2 newsletters. Each edition has an article on VMU. The latest issue announces the NUNA meeting for June 4 with the agenda item VMU vote posted. The recommendation that will be presented to the general membership is:

The NPT's recommendation for NUNA is to Opt-In the properties on Guadeloupe (2711, 2801, 2815, 2817, 2825, 2915, 2917, 2927 Guadeloupe and 512 W 29th) from 27th to 30th Streets; the other properties on the Core Transit Corridors will be recommended for the Opt-Out option.

We have based our decisions for VMU Opt-In/ Out-Out throughout our NCCD area on logic- on what abuts each property/ how close are SF or MF residential properties. Parking is an issue of great concern in the neighborhoods surrounding UT. We respectfully request that no parking reductions be given to any property owners in our area because of our unique positioning next to the largest University in the country (Ground Zero) which has hugely inadequate parking on campus for its faculty, staff and students. The result of this lack of adequate parking causes an overflow of cars into our neighborhood regularly.

Here is an email announcement/agenda for the NPT meeting May 8, 2007 to further discuss VMU since the last VMU discussion on March 14, 2007. The general membership will meet on June 4, 2007, the deadline for the application, to vote on the NPT's recommendation for VMU.

**Announcement for the NUNA Planning Team (NPT) meeting May 8, 2007
VMU Included in the discussion**

Original Message -----

From: <<mailto:casarnia@mail.utexas.edu>> Mary Ingle
To: <<mailto:iver506@sbcglobal.net>> iver506@sbcglobal.net ;
<<mailto:jhawley@wans.net>> jhawley@wans.net ;
<<mailto:marygaymaxwell@sbcglobal.net>> marygaymaxwell@sbcglobal.net ;
<<mailto:wcbdnar@bednarlaw.com>> wcbdnar@bednarlaw.com
Sent: Monday, May 07, 2007 10:52 AM
Subject: NPT meeting for Tuesday (ALAS) 5/8 6:30 at AGE

NPT AGENDA May 8, 2007 Tuesday

1. Mr Gupta's proposal for redevelopment (20 minutes max)
2. Discussion of some problem properties:
3411 Cedar
206 E 30th Street
3. VMU and review of the Hyde Park letter for opting out

Any other agenda suggestions?-Mingle

AT: C-16

Communication with City Staff about NUNA's general
membership vote on June 4
deadline for
VMU

Subject: RE: RE: Status on VMU Discussions
Date: Mon, 7 May 2007 08:54:29 -0500
Thread-Topic: RE: Status on VMU Discussions
Thread-Index: AcePffucZx1hNwNIQ3CAILS6Z6WrcQBMRsKQ
From: "Adams, George" <george.adams@ci.austin.tx.us>
To: "Mary Ingle" <casamia@mail.utexas.edu>
Cc: "Robertson, Jim" <James.Robertson@ci.austin.tx.us>, "Guernsey, Greg" <greg.guernsey@ci.austin.tx.us>
X-TM-AS-Product-Ver: SMEX-7.0.0.1526-3.6.1039-15156.001
X-TM-AS-Result: No--11.199300-0.000000-31
X-Proofpoint-Virus-Version: vendor=fsecure engine=4.65.5502:2.3.11,1.2.37,4.0.164
definitions=2007-05-07_04:2007-05-04,2007-05-07,2007-05-07 signatures=0
X-Proofpoint-Spam-Details: rule=notspam policy=default score=0 spamscore=0
ipscore=0 phishscore=0 adultscore=0 classifier=spam adjust=0 reason=mx engine=3.1.0-
0703060001 definitions=main-0705070033 Subject=<RE: RE: Status on VMU
Discussions>

Mary:

Please get the application to us as soon as you can after the vote.

George Adams

From: Mary Ingle [mailto:casamia@mail.utexas.edu]
Sent: Saturday, May 05, 2007 8:29 PM
To: Adams, George
Cc: Robertson, Jim; Guernsey, Greg
Subject: Fwd: RE: Status on VMU Discussions

Dear George,

Thank you and Jim for meeting with our CANPAC group last Friday 4/27 concerning our question about VMU. As I stated in the meeting, our neighborhood association scheduled meeting is the night of June 4, the deadline for the VMU application. NUNA has its own Planning Team; I am the chair. We voted in February to make a recommendation concerning VMU to present to the whole group, but I felt as though I needed more information. In the meantime, I have attended more meetings about VMU (more than I care to acknowledge) just so I wouldn't miss some important details for the application. I am hoping that we can have a placeholder application for CANPAC, since NUNA will not be able to supply a vote any earlier than the evening of June 4. Would that be possible? I think that you understood from meeting with our group- Laurie Limbacher, Lin Team, Barbara Bridges, Walter Wucash, and myself, that we have been working on this application diligently. I even think that it could be submitted in the morning on June 5. Please let me know. I would hate to let down the whole neighborhood and the rest of CANPAC with not meeting this deadline. Let me know if this would be possible.

Would an individual neighborhood planning team vote suffice as a vote for VMU issue?-Mingle

ATT: C-17

NUNA map

North University NA



Legend

- Blending Area
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AY33**



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ATT. C-B

It is the intention of the Neighborhood Plan Team to opt out of, to the extent possible, all dimensional standards, parking reductions, and additional ground floor uses in office base district zoning for all the attached properties that are not a part of the verticle mixed use overlay, but which have MU zoning designations in the Caswell Heights (West University) Neighborhood, bordered by Martin Luther King, Jr. Blvd., North Lamar Blvd., West 24th St., and San Gabriel St.

Mixed use designations on the perimeter of the neighborhood were allowed in the neighborhood plan for this area only on the condition that their scope and number not be increased at a later time.



Planning Areas

- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

Detailed Maps for Vertical Mixed Use Opt-in/Opt Out Process Grid Page: AZ32



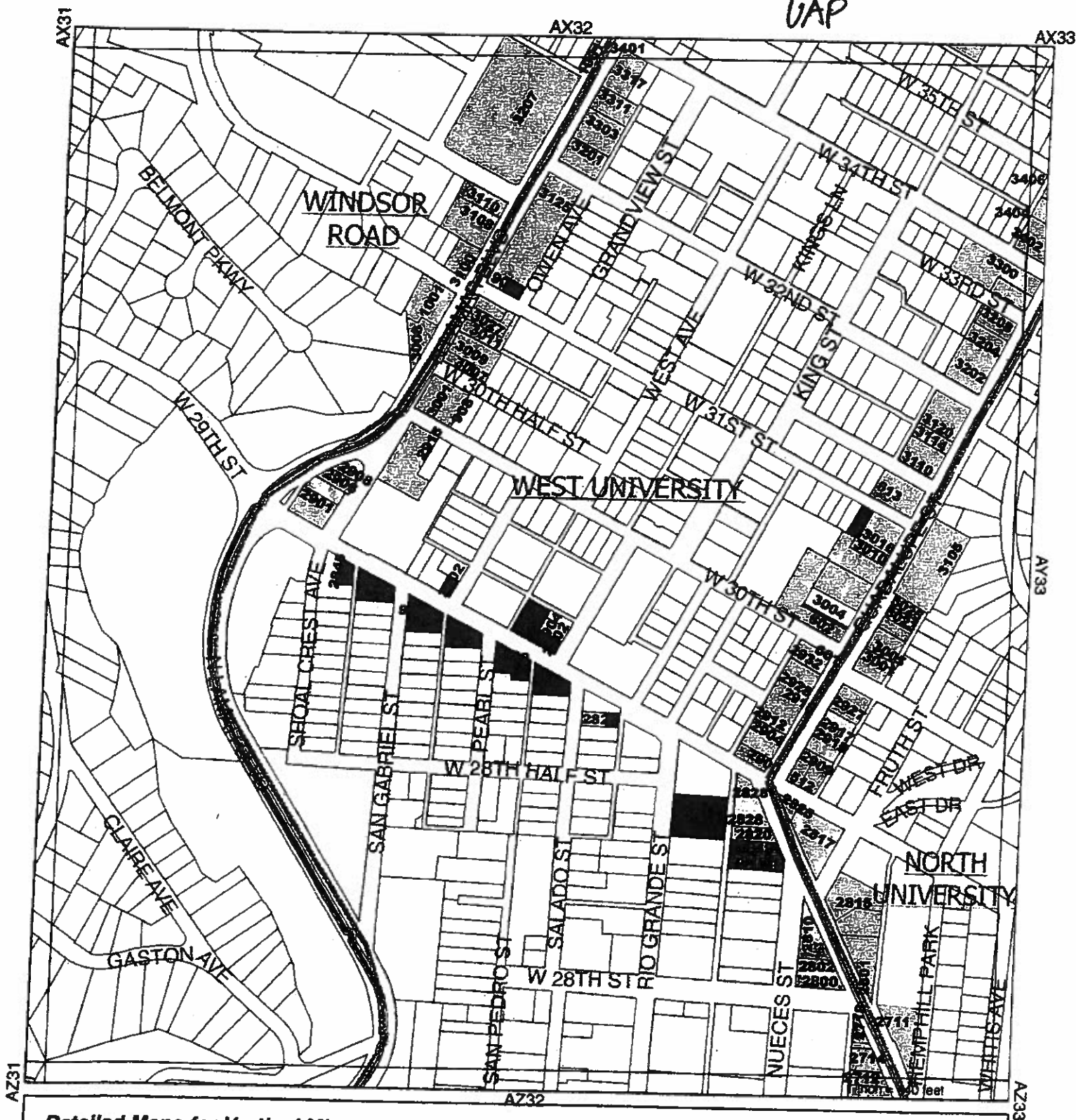
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Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Area
- Core Transit C
- Future Core Tr
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- VMU Residenti
- Mixed Use Con
- TCAD Parcels

APP. 6-20

UAP



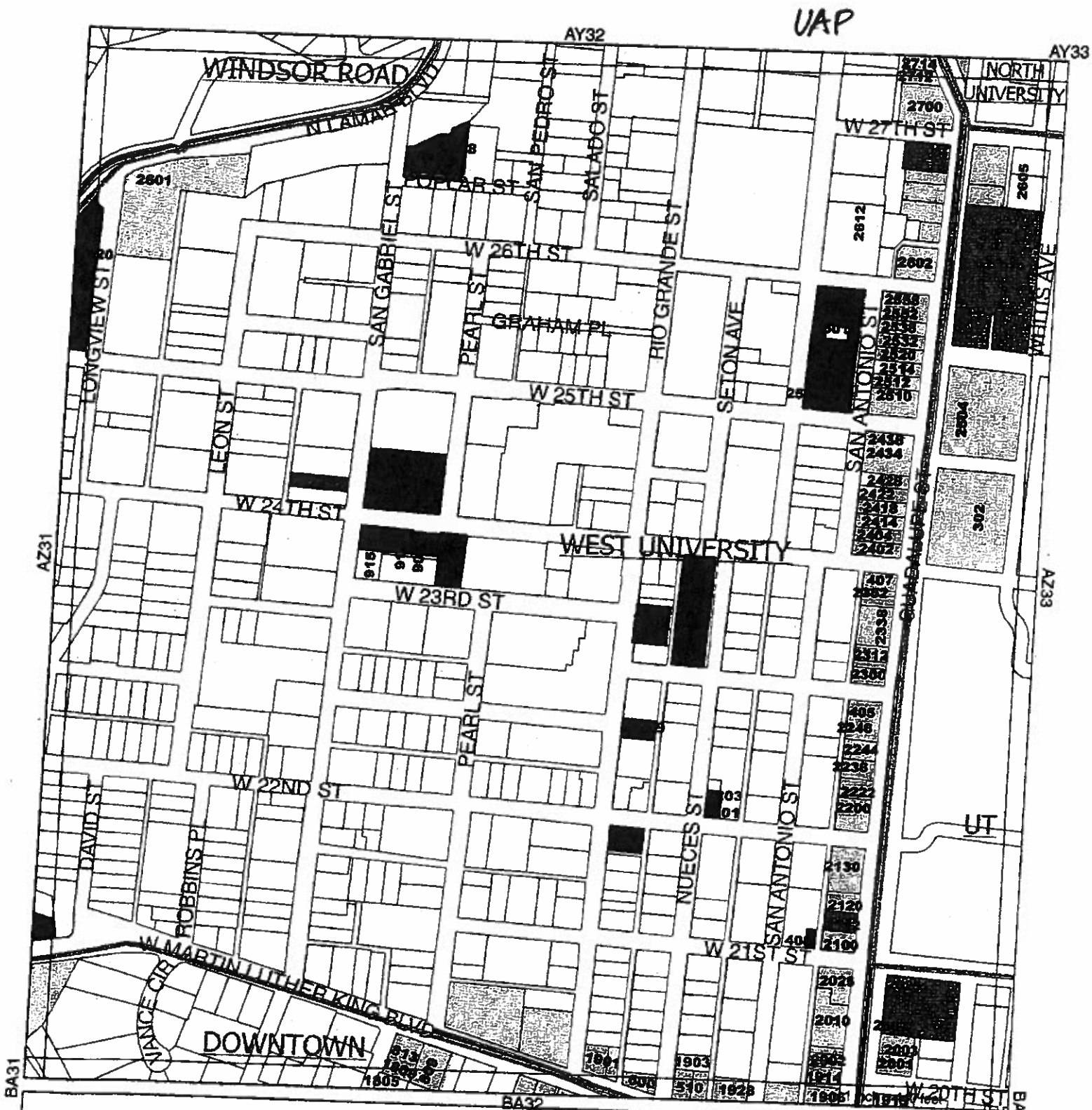
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AY32**



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Vertical Mixed Use Map Grids Black and White.mxd

- Legend**
- Planning Areas
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 - Future Core Transit Corridor
 - Vertical Mixed Use Overlay District ("Opt-out")
 - VMU Residentially Used Properties ("Opt-in")
 - Mixed Use Combining Districts ("Opt-in")
 - TCAD Parcels

Att. C-21



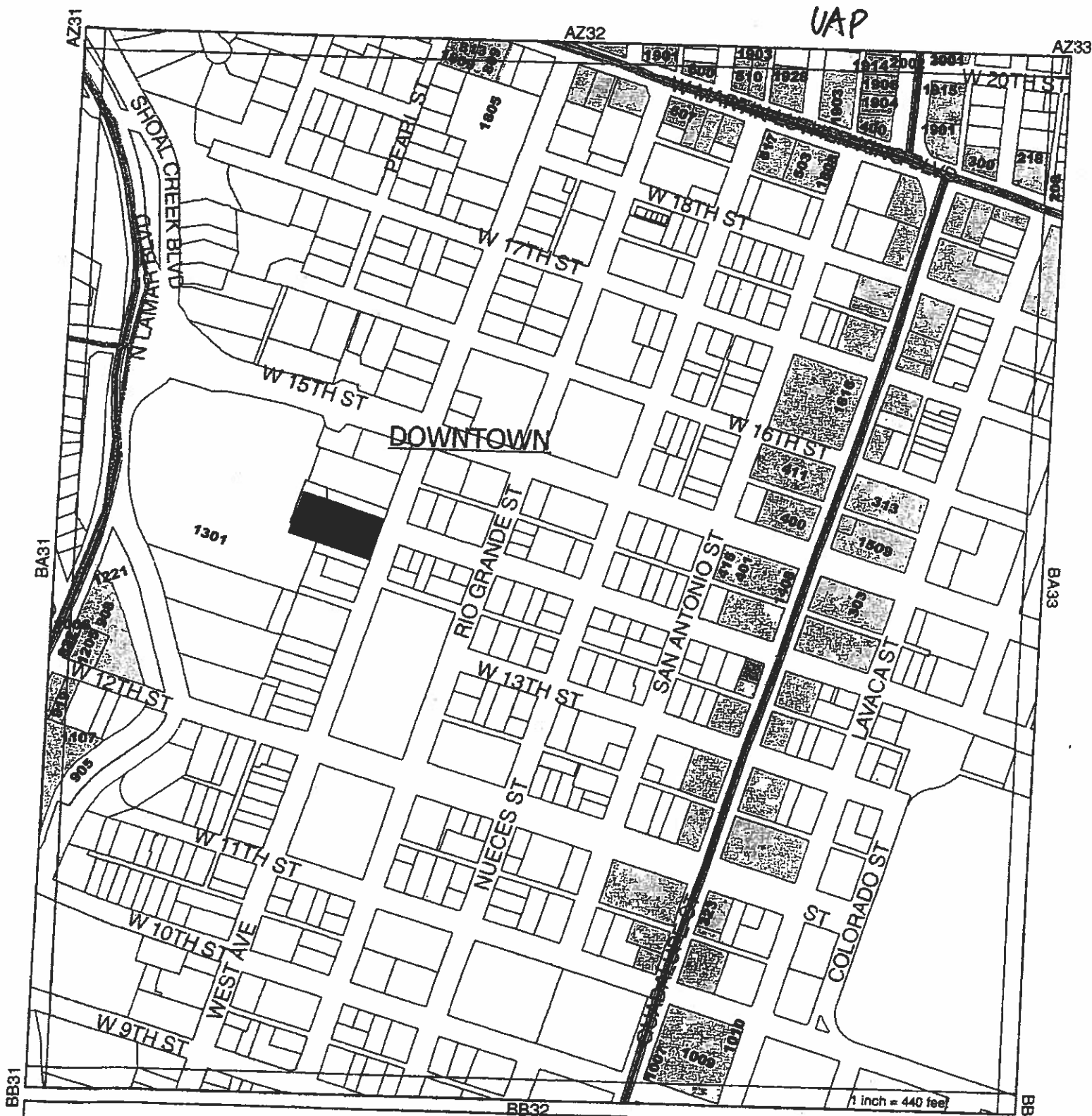
**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AZ32**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend	
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	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels

ATT. C-22



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BA32**

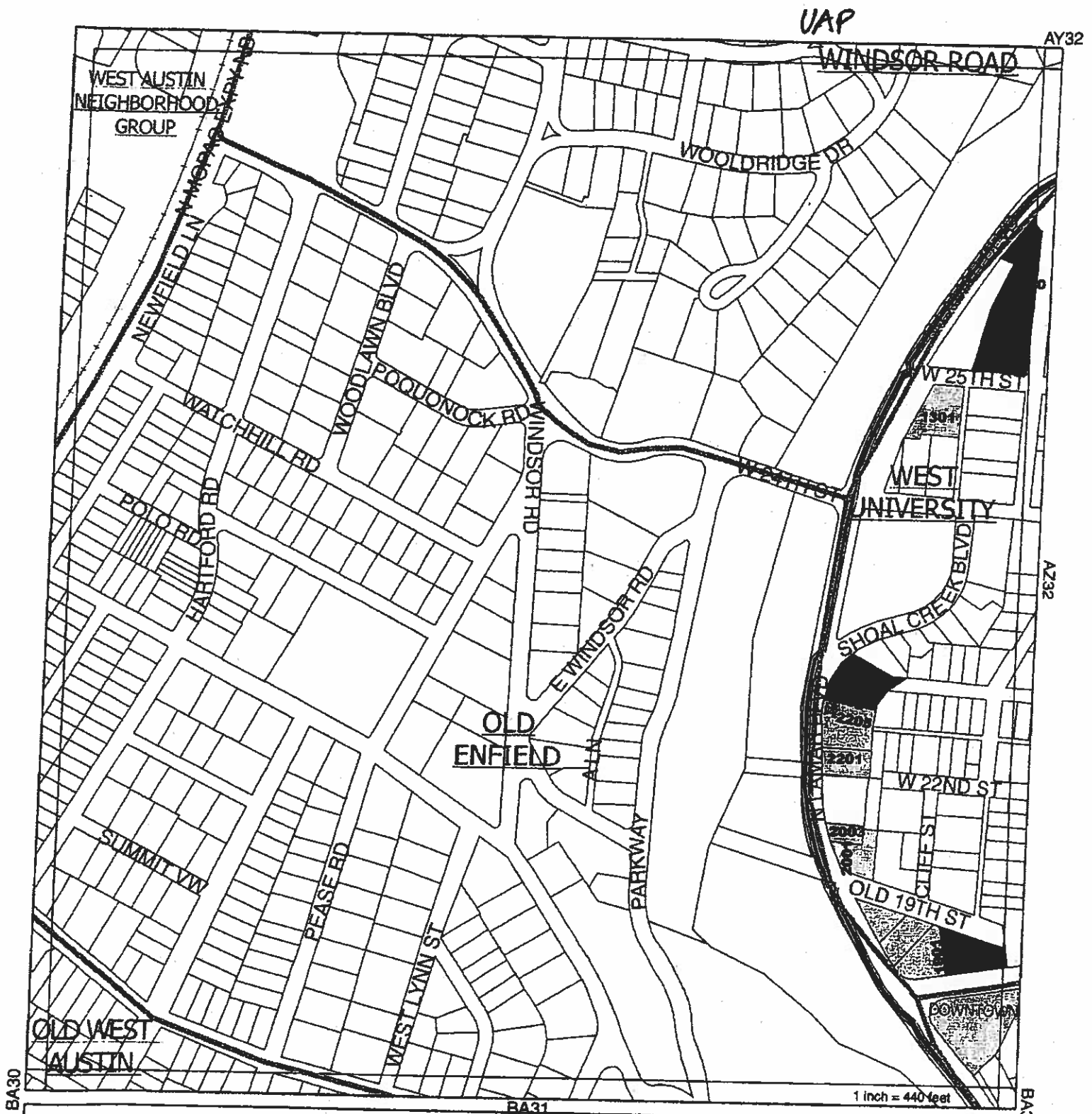


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Vertical Mixed Use Map Grids Black and White road

Legend

- Planning Areas
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- Vertical Mixed Use Overlay District ("Opt-out")
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- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

ATT. C. 28



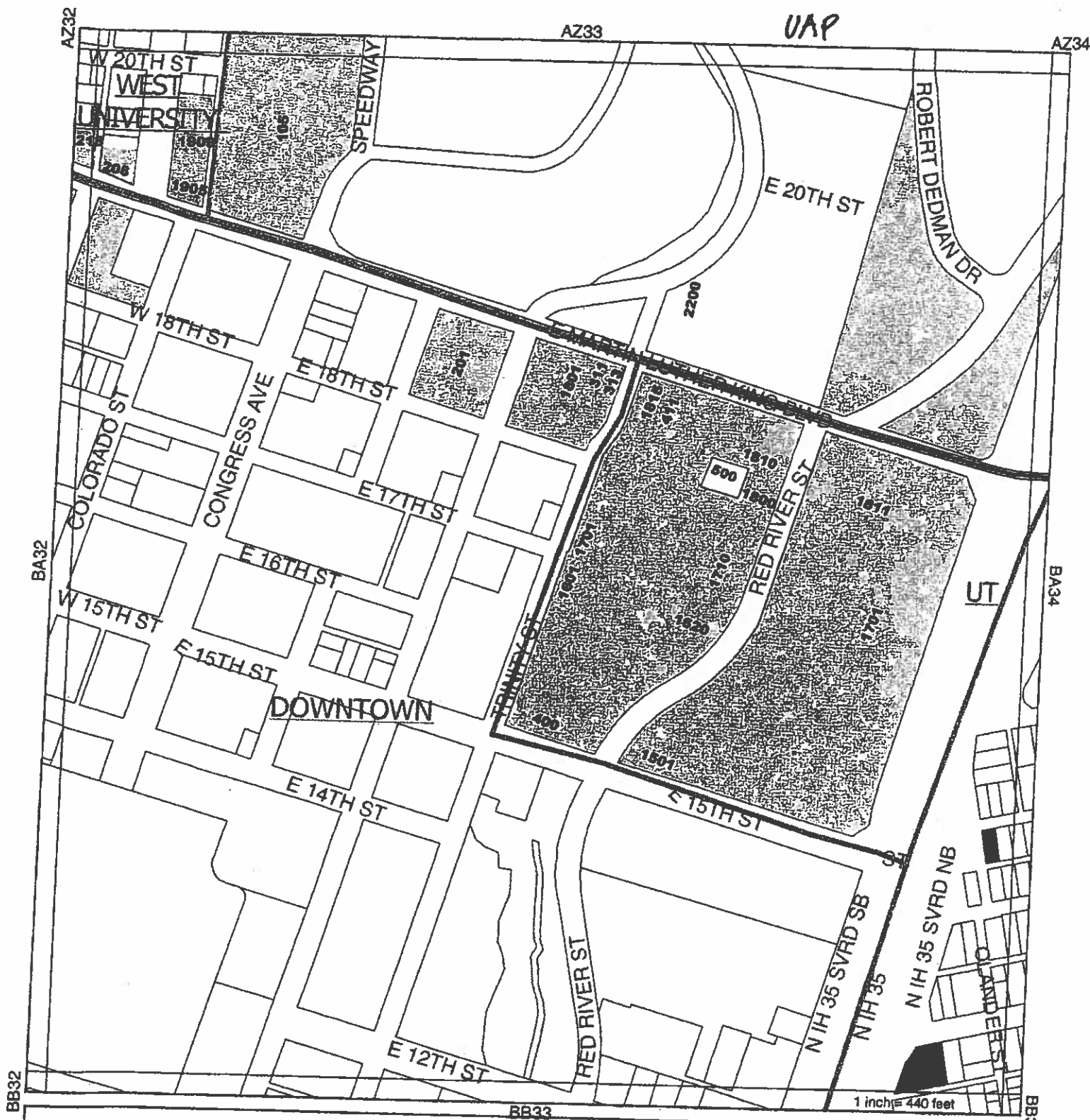
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ31**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels

ATT. C-24



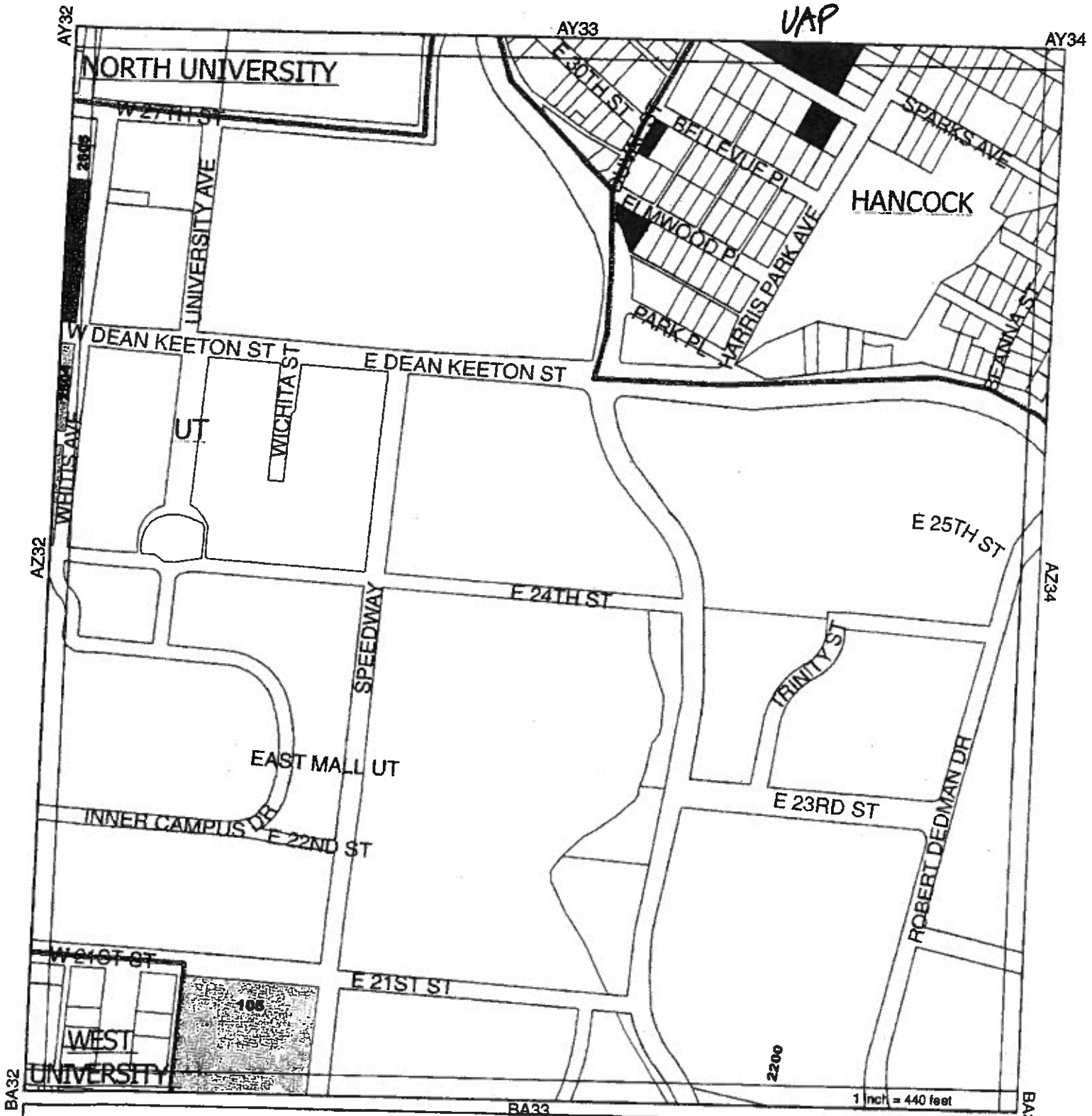
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BA33**



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- Legend**
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 - Mixed Use Combining Districts ("Opt-in")
 - TCAD Parcels

ATT. C-25



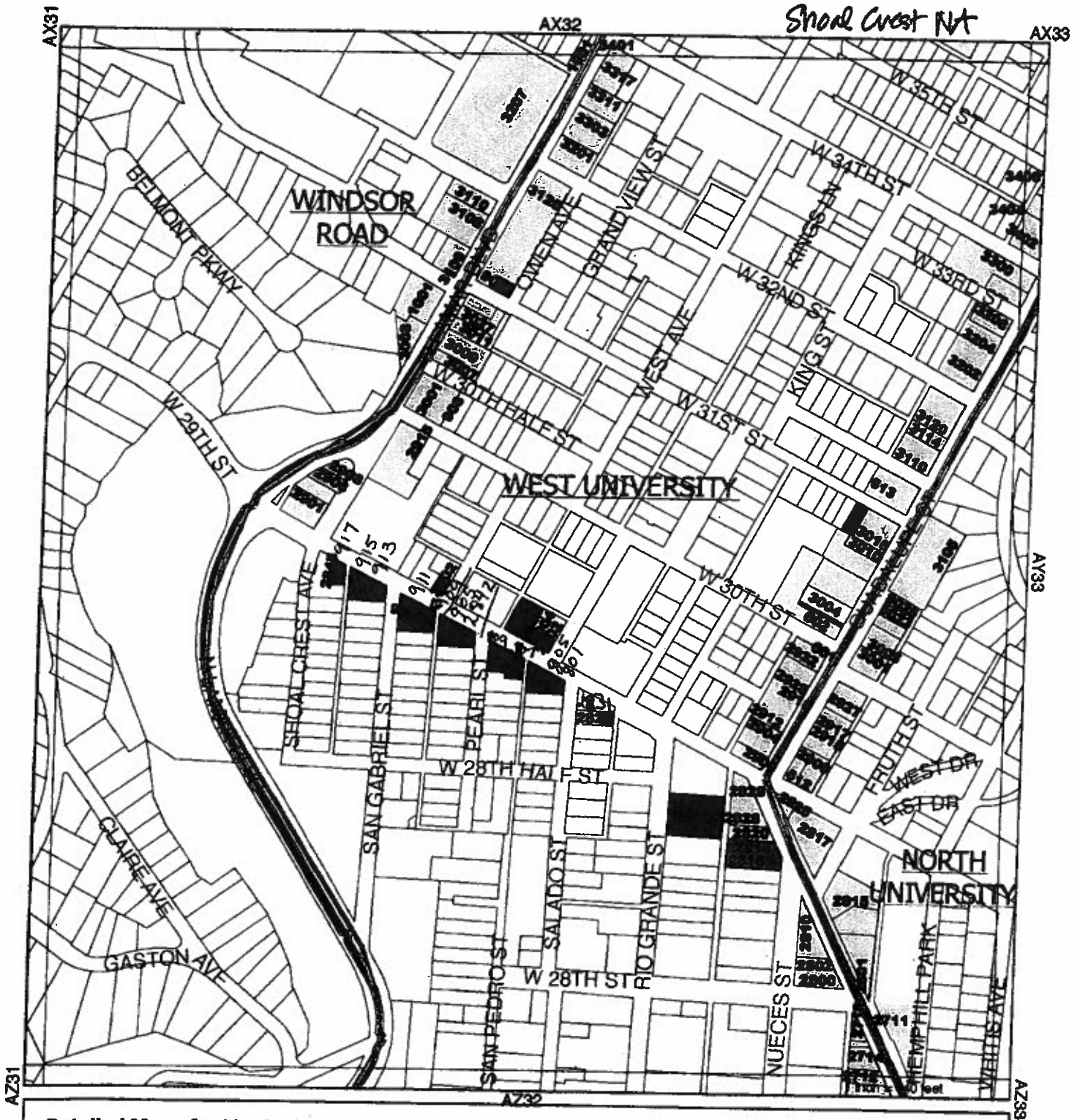
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ33**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend	
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ATT: C-26



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AY32**

Shoal Crest



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Vertical Mixed Use Map Grids Black and White.mxd

Legend	
	Planning Area
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	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels

Att. C-11

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YAHOO! GROUPSWelcome, bartley68
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Vertical Mixed Use possibilities

Message List

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Message #1701 of 1788 < Prev | Next >

Fri May 11, 2007 2:23 pm

Show Message Options

CANPAC Meeting, MAY 29, 2007

Hello, Everyone - The next CANPAC meeting has been proposed to be on **Tuesday, May 29, 2007, at 6:00 PM, AGE Building Dining Room**. If that is NOT a good time for any of you, please let me know. We could reschedule with enough lead time.

Agenda items will be: 1. Bylaws Adoption, 2. Mission Statement Discussion, 3. Membership Requirement Discussion, and 4. VMU Discussion and Action. This is not necessarily the order, but I think the Bylaws should come first, don't you? It's time!!!! :-D Please make additions to this agenda, if you have any.

I'll be chairing the meeting next time. If you need to contact me for any reason about the meeting, please get in touch.

Thanks.

Mary Gay

Mary Gay Maxwell
<marygaymaxwell@...>
marygaymaxwell@...
Send Email

Reply

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Message #1701 of 1788 < Prev | Next >

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Author

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Vertical Mixed Use possibilities

Dear Neighbors, In a couple of recent meetings we have discussed the city's proposals for implementing the new Vertical Mixed Use zoning in our area. With all...

Linda Team
lteam2003
☺ ☹ +

May 9, 2007
9:56 pm

Re: [eastwoods] Vertical Mixed Use possibilities
I do not agree that the block east of the proposed hotel site should be encouraged to be upzoned precisely because the city and our neighborhood still cannot...

Barbara Epstein
bepstein@...

May 10, 2007
1:16 am

Re: [eastwoods] Vertical Mixed Use possibilities
Yes, that property at Duval and Bellevue is one we zoned MU because the dentist's office is already mixed use. But of course it is too small for VMU. And my...

Linda Team
lteam2003
☺ ☹ +

May 10, 2007
11:06 am

Re: [eastwoods] Vertical Mixed Use

Oscar Rodriguez

May 10, 2007

ATTACHMENT A<http://groups.yahoo.com/group/canpac/message/1701>

6/3/2007

Minutes of CANPAC Meeting - May 29, 2007

Mary Gay Maxwell, acting as Meeting Coordinator, called the meeting to order at 6:00 p.m. She asked Barbara Bridges to serve as recorder. The following CANPAC members were in attendance: Laurie Limbacher (Heritage), Jim Damron (Caswell Heights), Tressie Damron (Caswell Heights), Walter Wukasz (UAP), Rick Hardin (UAP), Barbara Bridges (Caswell Heights), Bart Whatley (Hancock), John Foxworth (Shoal Crest), Mary Ingle (NUNA), Rick Iverson (NUNA), Mary Gay Maxwell (NUNA), Linda Guerrero (Hancock), and Al Godfrey (Heritage).

The meeting agenda was distributed. Included in the agenda were:

- Bylaws (Membership requirement discussion and adoption of bylaws)
 - Mission Statement Discussion (Scope proposed for CANPAC; Process for formalizing a statement)
 - VMU Discussion (Completion of the process – what's left to do and who will fill out the forms)
 - Dean Keeton hotel project update (Dana's e-mail with latest neighborhood information; request from developers)
 - Initial PUD report (Bart's report from meeting)
 - Tree Program (How do we want to handle this?)
 - Next meeting (Date, time location, moderator)
- Specific time segments were allotted for each item.

BYLAWS - Barbara presented the final draft of the bylaws with the changes discussed at the last meeting. Jim presented his suggestion for changes to 4C regarding membership that he had earlier distributed and discussed by e-mail. The group discussed this and decided to amend the draft to include Jim's changes. The vote was taken on the Bylaws. The final vote was 12 in favor and one abstention (Laurie). Laurie noted that she abstained because she had not had time to read the Bylaws. It was noted that there were some typos that needed to be cleaned up in the clean final version. The group also agreed to revisit the discussion of 4C at the next meeting to see if we still like this version or want to make any amendments.

MISSION STATEMENT – Mary Gay noted that we had agreed at the last meeting that we need to come up with a mission statement. Barbara read what the city says that the planning team should do in "Neighborhood Plan Contact Teams" (http://www.ci.austin.tx.us/zoning/neigh_contact.htm). We agreed that we perhaps have a broader vision for CANPAC than what is noted there. Laurie suggested we have a committee to this and report back to the whole group. Barbara said that the group should e-mail committee members with ideas. The committee will include: Mary Gay, Jim Damron, Barbara, and Lin Team.

VERTICAL MIXED USE – Reports were given on discussions, decisions, etc. in the individual neighborhoods regarding VMU. Laurie reported that Heritage, which has the most affected properties in our area, had had a number of meetings and that members were split on the issue of opting in/out. Consequently, they will currently opt out of

ATTACHMENT B-1

everything and continue working on the issue for the next 45 days. NUNA has been discussing the issue and has the information for the CANPAC forms but they will not have an official neighborhood vote until their next meeting on June 4th. She said she checked with George Adams and he said this process was O.K. Hancock noted that they were not on any CTCs but had some opt-ins on Red River. Caswell Heights reported that they would currently recommend opting out of all properties – those on the Lamar Block and the few MUs elsewhere – in light of UNO being so close and the fact that the issue of not wanting dense residential on both sides of the neighborhood has been the neighborhood's wish for many years. They may look at individual properties in the 45 day extension period. Shoal Crest will opt out of all in their area. UAP reported that their board had recommended that they opt out of everything because they feel that UNO offers more and because they are already heavily invested in design guidelines that might come into conflict with VMU guidelines. Laurie reported that Lin told her that Eastwoods is opting out of everything. There was discussion about the concern that the addresses on the maps are not always right and do not seem to include all addresses. Rick suggested that we list all possible addresses for a property. Laurie reminded us that we need a CANPAC vote on this. **She made a motion that CANPAC vote to support each neighborhood's list of opt-in/opt-outs and have the subcommittee of those who have been working on the forms fill out the final report. The vote was taken and it was unanimous.** Those subcommittee members that will be filling out the final forms for June 4th submission are: Walter, Bart, Jim, Laurie, Mary, Lin and John. [Someone from Eastwoods needs to be added to this subcommittee.]

DEAN KEETON PROJECT: Mary Gay read Dana's e-mail. She then reported that she received a phone call from Carl Kernodle, representing the developers of the project. He wanted to meet with her about the project. She told him that he'd have to meet with the whole CANPAC group if he wanted to present information on the project. John suggested we invite him to our next meeting and give him a specific amount of allotted time to make his presentation. Barbara suggested that we may want to hear from both the neighborhood and the developer at some point. The Planning Commission hearing has been postponed until June 26th. Staff is recommending that the application be denied based on the contents of our plan. They are recommending a much lower height. MF-6 is currently the base zoning for the property, so they would need a zoning change for greater heights. The neighborhood is currently split over height issue. Some want the height and funds for the neighborhood from the developer as a result of agreeing to higher heights while others don't want the heights suggested. Rick said he thought we really needed to pay attention to what the neighborhood wants, but if the neighborhood remains divided then we need to make a decision based on our plan. Tressie said she thought we'd really upset a neighborhood if we went against a united neighborhood. Mary Gay mentioned that that's one of the reasons we need a mission statement. Jim said he thought we needed to decide what our jurisdiction is. Rick noted that NUNA is worried about precedent with this project because the State Hospital might want to push for greater heights. He thinks it's really important to have our Eastwoods representatives at the next meeting. The group agreed that we would invite the developer to the next meeting. Bart will resend us his earlier e-mail about the hotel. It was suggested that we tell the developer we need information on the site plan, elevations, density and traffic

ATTACHMENT B.2

studies. Mary Gay will contact the developer and extend an invitation for our next meeting. All suggested that we tell the developer that he will have 10 minutes for his presentation and 10 minutes for questions. Tressie suggested that we also invite the neighborhood, but the rest of the group said that this should just be for CANPAC and the developer. The CANPAC representatives from Eastwoods will already be at the meeting. If the neighborhood wants to meet with us, that can be at another time.

PUD REPORT (Bart): Bart reported that Brewster, Mike and Lee are looking at how to redo the PUD requirements in the code especially as it relates to the problems connected with infill areas that aren't really meant for PUDs. The meeting that he went to seemed to be the birth of a possible task force to look into the matter. There were both neighborhood folks and developers at the meeting. Neither the developers or neighborhoods are happy with the current process. One of the issues they will be looking at is whether the city should perhaps shoulder some of what if now going into private covenants between the neighborhoods and the developers to take some of the burden off the neighborhoods having to try to enforce them. Two overriding questions that were discussed were: (1) What are the characteristics and qualities that make a PUD superior? and (2) What are the ways that the PUD process can be improved?

TREE PROGRAM: The question for discussion on this topic was what do we want to do about it. Mary Ingle said she really would like us to participate but that we currently have too much on our plate to be able to get an application together for this year. She suggested we put it off for a year. The group suggestion was that we convey the thought to Laura Patlove that we'd really like to be considered for next year.

MISCELLANEOUS: Mary Gay asked for an explanation of the notice she received re the restrictive covenant at 21 Rio. Rick explained that this was an old covenant and had nothing to do with the current project as we knew it. He mentioned that he'd sent an e-mail to the group a while back about this.

NEXT MEETING: The group decided to next meet on June 11th (the second Monday of the month) from 6-8 PM at the AGE Building (same room as tonight). Mary Ingle will be the moderator for that meeting.

The meeting was adjourned at 8:15 PM.

[Minutes reported by Barbara Bridges]

ATTACHMENT B.3

June 3, 2007

Dear Mayor Wynn and City Council Members:

Heritage Neighborhood Association requests that all properties within Heritage Neighborhood be removed from the VMU overlay.

Our recommendation is intended primarily as a "placeholder" response whose purpose is to preserve rights afforded by the City's recent 45-day extension of the "opt-out" period. We elect to use the next 45 days to further consider implementation of the VMU overlay.

With this letter we would also like to communicate our concerns about the ordinance. We are especially concerned since Heritage is a neighborhood that historically has had density, a wide range of affordable housing and a mix of uses within the properties. We already practice what the VMU ordinance attempts to achieve. Below, therefore, we raise our eight concerns:

- 1. The ordinance is confusing and overly complex.** The ordinance grants very substantial increases in development rights in Heritage. Our experience tells us that this combination of factors will lead to problems with implementation of the ordinance.
- 2. The potential impact of relaxed dimensional standards is severe.** This "density bonus" is not appropriate for Heritage, especially in locations adjacent to single-family and multifamily properties. The likely structure of any VMU project is an attractive facade facing the Core Transit Corridor with a concrete parking ramp in the back facing us, the neighborhood.
- 3. Our neighborhood currently provides an exceptionally large variety of affordable housing options,** ranging from apartments to small cottages to single-family homes. According to the City's own statistics, West University (which includes Heritage) has a median family income of \$20,099. Obviously, Heritage is already doing more than enough to provide affordable housing options and should not be required to make concessions to developers to gain additional affordable residential units.
- 4. One of the primary stated purposes of the ordinance is the prevention of urban sprawl. But adding housing downtown has not deterred developers from undertaking massive projects in rural areas.** Sewer lines, utilities and roads continue to be built at a rapid rate in the region surrounding Austin.
- 5. The city should implement enhanced mass transit before contemplating the addition of density to the Core Transit Corridors.** In proposing huge development before more mass transit is added, the city is essentially putting the cart before the horse. We also understand that

ATT. C-8

the federal funding formula has changed by making it more expensive, and therefore more difficult, to implement a light rail plan.

6. We are concerned about our small local businesses, such as Flamingo Automotive, Tom's Tabooley, Antone's Records, Amy's Ice Cream and Toy Joy. The VMU ordinance has the potential to push these businesses out through the combination of rising property value and taxes. Many of us patronize these businesses and feel that they are an important part of the fabric of our neighborhood. Indeed, out of the approximately fifty businesses in Heritage along Guadalupe and Lamar, only three, Starbucks, Sprint and Buffalo Exchange, are national chains. We are proud of our neighborhood's role as an incubator for local businesses and hope to remain that way.

7. When passed three years ago, we believed our city-approved Neighborhood Plan would be the template for future development. Our residents devoted many, many hours to create a viable plan that included upzoning to add density, especially in West Campus. Now, through the VMU ordinance, the City is imposing more density on Heritage than what was agreed to in the Neighborhood Plan.

8. We are worried that these development rights will have a disproportionate impact on Heritage Neighborhood. Our viable historic neighborhood is only four blocks wide, bounded on three sides by Core Transit Corridors. These factors justify a cautious approach to the granting of new development rights in our neighborhood.

Thank you for making an effort to understand our concerns. We look forward to having a dialogue with you about the impact VMU will have on our small yet diverse neighborhood.

Sincerely,



Betsy Greenberg, Treasurer
Heritage Neighborhood Association
Agreed to unanimously at our 6/3/07 meeting