

103-106

September 28, 2006

Mayor Will Wynn
Council Members
City of Austin

Dear Mayor and Council Members:

The Waterfront Overlay ordinance was created out a citywide concern that development along Town Lake should respect this treasure with the highest quality of design with "mixes which are people-oriented....in every project for housing, recreation, dining, entertainment, festive shopping and cultural pursuits". Certainly this ordinance should trump any conflicting programs, or policies.

However, there is no conflict with the Transit Corridor guidelines in the ENROC neighborhood. The 80% multifamily development in these three thousand plus acres provides more than enough densification along the corridor.

Our vision for the Lakefront mirrors the mixed use illustrations in the guidelines we were shown in the beginning of this planning process: commercial uses with living units upstairs in a charming, walkable setting with trees, benches, maybe even fountains to attract people to the area. We will have the tools to accomplish this with the Design Guidelines, Mixed Use Buildings and the Neighborhood Urban Center but we may have to wait a little for investors with the same vision.

We urge the Council to include these minimum requirements in any up-zoning or redevelopment along Town Lake:

- 1) Require the installation of a hike and bike trail within the 100 foot setback.
- 2) Allow no variance to the 50% impervious cover in the development beyond the 100 foot setback.
- 3) Require true mixed use in any development; replacement only of existing multifamily; a minimum of 25% commercial; open space flowing thru the development with walkways, shade trees and visual as well as actual access to the hike and bike trail.
- 4) Buildings adjacent to the setback area should step down to 3 stories or 40 feet.
- 5) Shield parking from Lake and street views.

The IH 35 / E. Riverside Dr. Intersection, IH 35 Frontage Rd., IH 71/ Ben White Frontage Rd.

The IH 35 / East Riverside Dr. intersection is acknowledged as a gateway both in and out of Austin. The TX DOT engineers constructed the highway with an intended curve before Town Lake to take advantage of a magnificent view of the Capitol. Although the Capitol is now obstructed, the view of downtown is a grand one all the same. Future development at this intersection should safeguard this gateway with 15 feet of vegetative landscaped buffer from the curb including TX DOT ROW and/or setbacks.

This same setback should apply to the Ben White frontage Road.

The EROC Advisory Team is looking forward to the proposed corridor study to turn East Riverside into a truly Scenic Roadway. We would hope that it would include or improve upon the following suggestions:

- 1) Require a minimum landscaped setback of 10 feet on all new development.
- 2) Construct sidewalks with shade trees within the ROW and/or the landscaped setback with a berm or shrubs at the curb to protect pedestrians
- 3) Require a minimum spacing of 200 feet between curb cuts to improve traffic flow.
- 4) Take advantage of the great Capitol view near ^{Willow Creek} ~~Tinnin Ford~~ and Riverside.
- 5) Continue Scenic Roadway sign regulations.
- 6) Require a site plan with proposed zoning for all new development.

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