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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2010-0122A **ZAP COMMISSION DATE:** October 19, 2010

PROJECT NAME: All Austin Cooperative Nursery School Playground

ADDRESS: 5012 Shoalwood Avenue (existing school at 2301 Hancock)

AREA: 7350 sq. ft. (playground lot)

APPLICANT: All Austin Cooperative Nursery School (Patricia Sefton)
2301 Hancock Drive
Austin, TX 78701
Telephone: (512) 454-5315

AGENT: Jackson/Walker (Katherine Loayza)
100 Congress Avenue, Ste. 1100
Austin, TX 78701
Telephone: (512) 236-2259

CASE MANAGER: Sue Welch Telephone: 974-3294
Sue.Welch@ci.austin.tx.us

PROPOSED DEVELOPMENT: All Austin Cooperative Nursery School currently exists at 2301 Hancock Drive. The school would like to expand their playground area into the adjoining single family zoned lot located at 5012 Shoalwood Avenue. This lot consists of an existing residence (which will remain) and the back yard that will be used for the proposed expansion of a nursery school playground with associated improvements.

APPLICANT'S REQUESTS: The applicant is requesting approval of a conditional use permit for Day Care Services (Commercial) in a SF-3 zoning district. Day Care Services (Commercial) use is the use of a site for the provision of daytime care for more than 20 persons. The existing school currently has enrollment for 55 children; there will be no increase in enrollment.

Waiver: Because the proposed playground is located adjacent to single family, the applicant is requesting a waiver from the Land Development Code (LCD) Section 25-2-1067(F). This section does not allow an intensive recreational use, including a swimming pool, tennis court, ball court, or playground, to be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. The Zoning and Platting Commission can only grant a waiver to within 5 ft. of the property. The playground will be 5 ft. from the property line.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit to allow Day Care Services (Commercial) use and the waiver with conditions. The applicant has agreed to the following conditions/notes: the school enrollment will be limited to the current enrollment of 55 children, the hours will be from 8:30 a.m.-2:00 p.m. M-F, playground equipment will not be closer than 5 feet from the south and west properties, will be screened, and the playground will be accessed through the existing school lot. The site plan will comply with all requirements of the Land Development Code prior to release.

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2**ZONING AND PLATTING COMMISSION ACTION:****RELATED CASE:**

C15-02-0041 - In May 2002, the Nursery School received a Board of Adjustment variance to have the playground within 5 ft. of property zoned or used SF-5 or less restrictive for their current site located at 2301 Hancock Drive (vote 5-0). The applicant and the neighbors agreed to similar conditions.

PROJECT INFORMATION

Site Area: 5012 Shoalwood Avenue	
Existing Building/ Structure Use:	
(will remain SF residential)	1216 sq. ft.
Square Footage Proposed	
Day Care (playground area):	3512 sq. ft.
Allowed Impervious Cover:	45%
Proposed Impervious Cover:	34.4%
Existing Access:	driveways located on Hancock

DEPARTMENT COMMENTS: The applicant is requesting approval of a conditional use permit for a day care facility (Day Care Services – Commercial) in a SF-3 zoning district. The nursery school currently exists at 2301 Hancock, which is zoned GR and allows Day Care Services Commercial. It has been at this location for approximately eight years. The project proposes an expansion of the playground, approximately 3,500 square feet, into the adjoining single family lot located at 5012 Shoalwood Avenue, which is zoned SF-3. The conditional use permit is only for the 3,500 square foot of additional playground area in order to improve the existing facility to allow the school to promote active exploration and learning outdoors, within a creatively designed environment.

The site currently exists as single family residence (vacant and owned by AACNS). The house will remain as a single family use, but the yard will be used as a playground area for the nursery school during the day. The current enrollment for 55 children for the school, there will be no increase. Day care is a civic use, which is compatible for this district. The playground will be accessible only from connecting gates to the existing playground at the rear of the school site (2301 Hancock). The proposed playground is bounded by the existing day care on the north, the single family house owned by the day care on the east, a single family house to the south (letter in support) and a single family on the west. The western lot/house is a double lot, a portion of which is adjoining the existing day care.

Because the proposed playground is located adjacent to single family, the applicant is requesting a waiver from the Land Development Code (LCD) Section 25-2-1067(F) to allow an intensive recreational use, including a swimming pool, tennis court, ball court, or playground, to be constructed within 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. The Zoning and Platting Commission can only grant a waiver to within 5 ft. of the property. The applicant will be screening the playground with a six-foot wooden fence with a two-foot wooden lattice for the entire length of the property abutting the SF-3. The rear and side setbacks will have a 5' landscape buffer; no playground equipment will not be closer than 5 ft. from the SF property.

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The applicant has agreed to the following conditions/notes: the school enrollment will be limited to the current enrollment of 55 children, the hours will be from 8:30 a.m.-2:00 p.m., playground equipment will not be closer than 5 feet from the south and west properties, will be screened, and the playground will be accessed through the existing school lot.

The school has written support of the adjacent neighbor located at 5010 Shoalwood and verbal support of the adjacent property owner at the rear of 5012 Shoalwood (5005 Woodview Ave). The site plan will comply with all requirements of the Land Development Code prior to release.

Transportation: A traffic impact analysis was not required. Access for the school will remain off existing driveways along Hancock. The single family driveway will remain on Shoalwood Avenue. The applicant will be required to post fiscal for a sidewalk along Shoalwood, prior to site plan release. The site plan complies with all transportation requirements.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Shoal Creek watershed, which is classified as urban.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: existing AACNS preschool, then Hancock ROW
East: Shoalwood Ave ROW, then CS – dentist office
South: SF-3– single-family residential
West: SF-3, single-family residential

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Hancock Drive	80'	2 @ 40' w/turn lane	Minor Arterial
Shoalwood Avenue	60'	2 @ 28'	Residential

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4**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section."

B. A Conditional Use Site Plan Must:

1. **Comply with the requirements of this title;** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code. Day Care Services is a civic use, which is compatible for this district.
2. **Comply with the objectives and purposes of the zoning district;** Staff Response: The proposed building and uses are compatible with the abutting uses. It complies with setbacks required as well as height, building coverage and impervious coverage.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff Response: The site plan will comply with all requirements of the zoning district.
4. **Provide adequate and convenient off-street parking and loading facilities; and** Staff Response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.** Staff Response: The site plan will comply with all requirements of the Land Development Code, and reasonably protects the health, safety, and welfare of persons and property.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a Neighborhood Plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay or adopted Neighborhood Plan

C. A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of vehicular safety or convenience. The proposed development did not require a traffic impact analysis. Driveway access for the day care will remain off of Hancock Drive.

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3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control. All signs will comply with the Land Development Code.
 4. **For a large retail use described in Section 25-2-813(Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: Not a retail use.
- D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

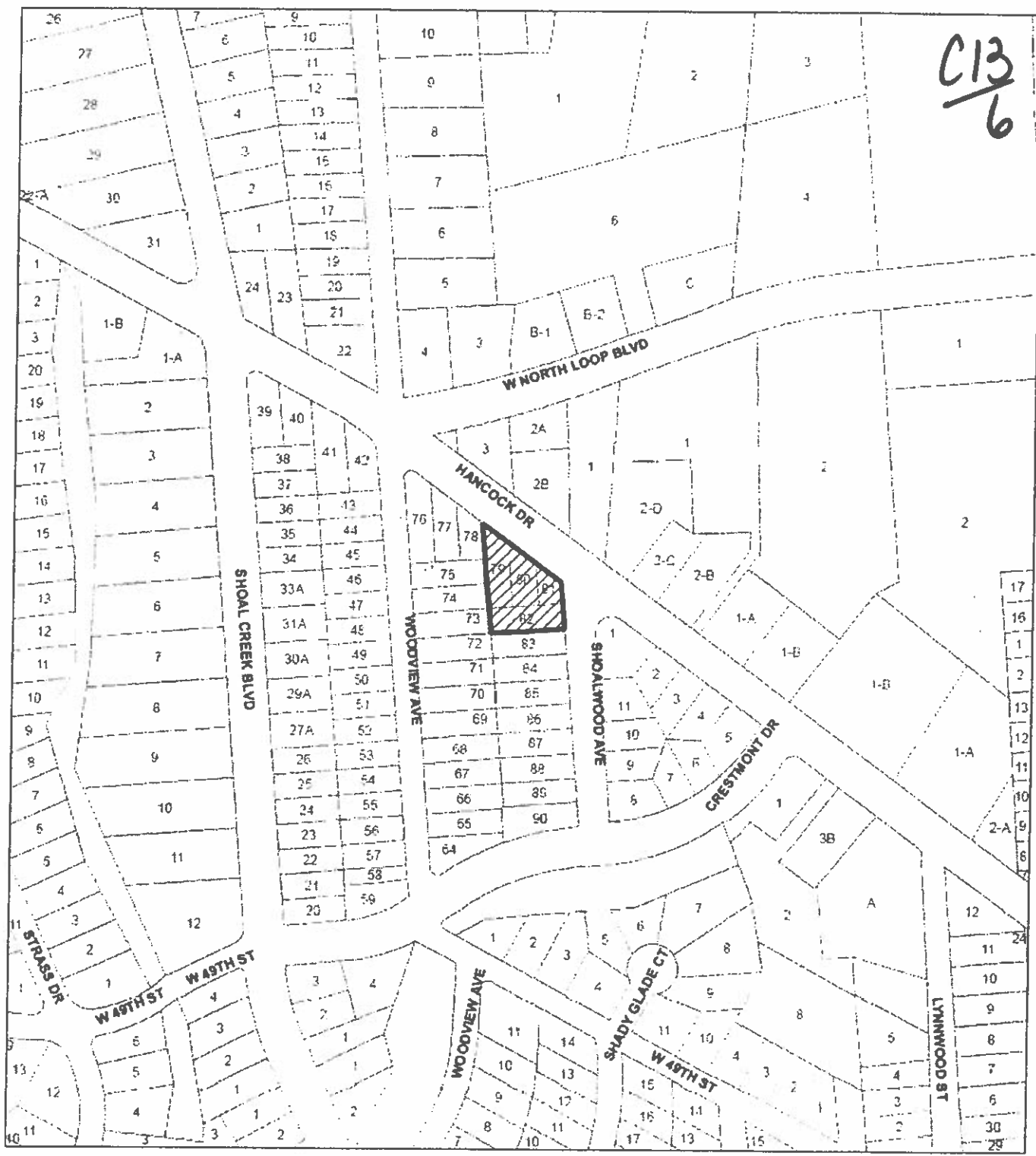
§ 25-5-146 CONDITIONS OF APPROVAL.



- (A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:
- (1) a special yard, open space, buffer, fence, wall, or screen;
 - (2) landscaping or erosion;
 - (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
 - (4) signs;
 - (5) characteristics of operation, including hours;
 - (6) a development schedule; or
 - (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

NEIGHBORHOOD ORGANIZATION:

Allandale Neighborhood Association
Austin Independent School District
Austin Monorail Project
Austin Neighborhood Council
Austin Parks Foundation
Homeless Neighborhood Association
Home Builders Association of Greater Austin
League of Bicycling Voters
North Austin Neighborhood Alliance
Real Estate Council of Austin
Responsible Growth for Northcross
Rosedale Neighborhood Association
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appeals Organization

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-  Subject Tract
-  Base Map

All Austin Cooperative Nursery School

CASE#: SPC-2010-0122A
 ADDRESS: 2301 Hancock Dr. & 5012 Shoalwood Ave.
 MANAGER: Sue Welch

1" = 400'

OPERATOR: D. SUSTAITA

This map has been produced by Notification Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SPC-2010-0122A
 ADDRESS: 2301 Hancock & 5012 Shoalwood Ave
 GRID:
 MANAGER: SUE WELCH

OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

2301 HANCOCK DRIVE, 78756

PROVIDED PARKING
ON SITE

STANDARD PARKING: 8
HANDICAP PARKING: 1

2. THE PLAYGROUND AREA AT THE REAR OF 5012 BIRCHWOOD AVE. WILL ONLY BE ACCESSED THROUGH THE EXISTING ALIAS LANE AT 7201 HANCOCK DRIVE.

[illegible]
$$\frac{C13}{8}$$

Date:	May 10, 2010
Drawn By:	MB
Revision:	OCT. 07, 2010
Checked By:	
Project No:	2010001
Sheet Number:	

2301 HANCOCK DRIVE
AUSTIN, TEXAS 78756

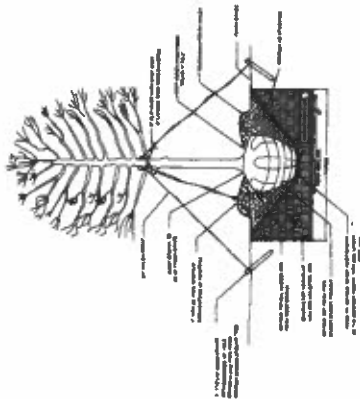
5121 BER CAVE RD.
SUITE 102
AUSTIN, TX 78744
OFFICE: 512.338.0330
FAX: 512.338.0505

SITE PLAN

due: May 10, 2010

SP2

CB
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TREE PLANTING DETAIL

NYB.

© TYPICAL PLANTING BED DETAIL

typical

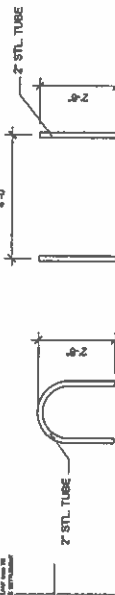
LANDSCAPING PLANTS

- OILY SPINACH (ARISA GRANADILLA)
 FRODO VINE (FICUS FUMICA)
 9 TEXAS REDDIE (PARROT TONGUE)
 VEGETABLES AND HERBS
 BOMBAY MUSELY (MELALIBETROA DUMORIA)
 RED SALVIA (GREGG)
 WHITE CUMINA (LINDENBERG)
 PURPLE CORN FLOWER (SCHWABIA PURPUREA)
 TULIP (SCHWABIA PURPUREA)
 TULIP (SCHWABIA PURPUREA)



TYPICAL PARKING DETAIL

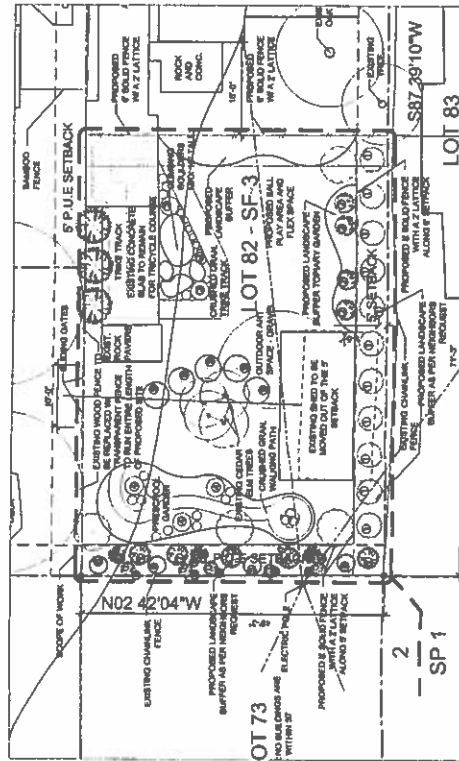
CHUNG CHUNG



THE RACE REPORTER

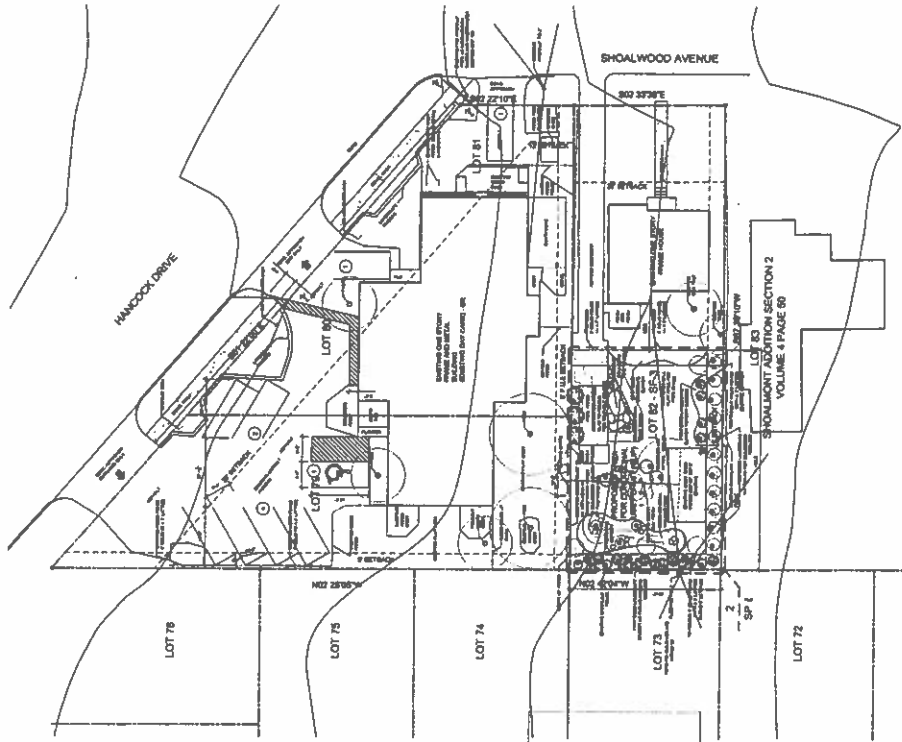
BACKPACK SIZE EVALUATION

100



PLAN DETAIL OF PROPOSED AREA FOR CONDITIONAL USE PERMIT (CUP)

PLAN DETAIL



① SITE PLAN
SCALE = 1:20

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2010-0122A

Contact: Sue Welch, 512-974-3294 or Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Oct 19, 2010

YOLANDA PARADA N.A.

Your Name (please print)

☐ I am in favor
☒ I object

for addresses affected by this application

[Signature]

10-9-10
Date

Signature

Daytime Telephone: **467-2908**

Comments:

CHRIS AUEL, RIA

ZONING COMMITTEE

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

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Amar Rama & Kim Rama
5010 Shoalwood Avenue
Austin, TX 78756

October 7, 2010

Karen Wiley, Board President
Pat Sefton, Director
All Austin Cooperative Nursery School
2301 Hancock Drive
Austin, TX 78756

Re: Conditional Use Permit Application (Case #SPC-2010-0122A)

Dear Karen and Pat:

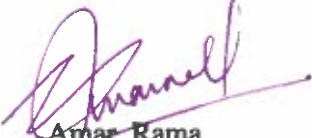
In connection with the above-referenced Conditional Use Permit Application that All Austin Cooperative Nursery School is presenting to the City of Austin, we wish to provide you with this letter in support of your application in the form it has been submitted.

Our home is adjacent and just to the south of the lot (5012 Shoalwood Avenue) that is the subject of your application.

We understand the purpose of your application, and we appreciate the care with which you have prepared your plans and discussed them with us, taking into account that our home is located right next to the property you will be using to expand the school's play area. Thank you for meeting with us to address our concerns in your plans and showing us the consideration you have. We think that your planned use of the back yard next door will be beneficial to the children you are caring for and beneficial to our neighborhood.

We are providing you with this letter so that you can submit it to the City staff to show that we are in support of your application.

Very truly yours,

 10/11/2010
Amar Rama

 10/11/2010
Kim Rama

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October 13, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission

Ms. Sandra Baldrige, Commissioner

Mr. Gregory Bourgeois, Commissioner

Ms. Teresa Rabago, Commissioner

Ms. Patricia Seeger, Commissioner

Ms. Cynthia Banks, Commissioner

Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op alumnus living in Hyde Park, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

This permit will allow the Co-op to pursue its mission of giving children an optimal learning and growing experience by expanding the facility's available space for exercise and exploration. The school's current backyard space does not offer the children sufficient room in which to run and play, and the addition would solve that problem. Moreover, Co-op teachers and parents agree that children should be taught to enjoy and care for nature from an early age. At the Co-op, that ideal is emphasized by allowing kids to play outside no matter what the weather is like. The

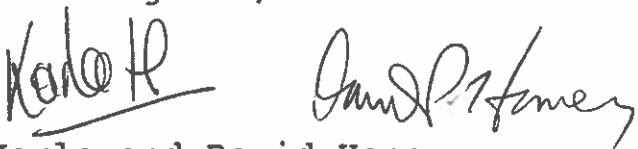
teachers frequently point out the sounds of birds chirping, leaves falling, and plants growing from the seeds or bulbs that children have planted in the garden. My sons made numerous structures with the twigs, acorns, and leaves they found on the backyard. My kids now attend Lee Elementary, and those opportunities for pure enjoyment of the outdoors in all kinds of weather are rare and precious.

CLB
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I am amazed at how hard the parents from the Co-op have worked to enhance the children's learning experience while taking special care to minimize the impact of the Co-op's property addition on the surrounding neighborhood. This addition has not increased the student enrollment, nor has it affected the house adjacent to the additional space the children now use.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

The block contains two handwritten signatures. The first signature on the left is 'Karla H' in a cursive script. The second signature on the right is 'David Haney' in a cursive script.

Karla and David Haney
4409 Avenue D
Austin TX 78751

Welch, Sue

From: [REDACTED]
Sent: Monday, October 11, 2010 5:47 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")

Kelly Savedra
2710 Park View Drive,
Austin, TX 78757

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op Member, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students. As a parent of a Coop student, I have seen first hand the joy that these outdoor spaces provide. A new outdoor space would do so much to enhance these children's lives at the Coop, and give them even more to explore and learn about. Every week my son comes home with a story of a toad, or a caterpillar that has amazed his entire class, and the teachers make such an effort to incorporate these interests into the class room. Whether it's a book or a project on the subject, it really gets these children thinking about these natural wonders in their very own neighborhood. And these are the types of things that strengthen our community and our great city, creating kids that care.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful

10/12/2010

thought to the design of its outdoor spaces and also brings the “outside” into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS’ small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children’s gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Kelly Savedra and Family

10/12/2010

Welch, Sue

From: [REDACTED]
Sent: Monday, October 11, 2010 9:52 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School

Heidi Krell
 1502 Alegria Rd.
 Austin, TX 78757

October 11, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
 Ms. Sandra Baldrige, Commissioner
 Mr. Gregory Bourgeois, Commissioner
 Ms. Teresa Rabago, Commissioner
 Ms. Patricia Seeger, Commissioner
 Ms. Cynthia Banks, Commissioner
 Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op member I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day. The children spend between 1/3 to 1/2 of their co-op time on the playground and the increased space would be an invaluable contribution to their experience.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more

10/12/2010

time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,
Heidi Krell

Welch, Sue

From: [REDACTED]
Sent: Monday, October 11, 2010 10:14 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org; [REDACTED]
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School

October 11, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
 Ms. Sandra Baldrige, Commissioner
 Mr. Gregory Bourgeois, Commissioner
 Ms. Teresa Rabago, Commissioner
 Ms. Patricia Seeger, Commissioner
 Ms. Cynthia Banks, Commissioner
 Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op Alumnus with four children attending from 1994-2003, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The All Austin Cooperative Nursery School is a great school which is a valuable component of the neighborhood and serves to strengthen the community here in Austin. I believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Help facilitate the cognitive and physical development of Co-op children through development of children's gross motor skills and sensory integration capabilities
- Provide AACNS children with more quality outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

As a Pediatric Nurse Practitioner, and mother of four, I can attest both professionally and personally to the importance of quality, supervised outdoor play. I see the effects of inactivity

10/12/2010

in children on a daily basis in my practice in the form of childhood obesity and the subsequent health problems, such as diabetes and hyperlipidemia that are becoming all too common in our society.

I have also served in the capacity of President of the Board of the AACNS when my children were students there, and know first hand how dedicated, knowledgeable and committed this group of parents are to working with their neighbors and the community to not only meet, but exceed the communities expectations. While I no longer have students at the Co-op, I firmly believe in their principles and values and strongly encourage you to allow them to use this outdoor space for their students. They have been providing a great start for students throughout Austin since 1953 and can certainly be trusted to listen to, cooperate with and enrich the surrounding community.

I appreciate your time in considering this matter.

Best Regards,

Susan M. Hershey, RN, MSN, CPNP

Welch, Sue

From: [REDACTED]
Sent: Monday, October 11, 2010 10:35 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Re. Case # SPC-2010-0122A -- All Austin Cooperative Nursery School

Dear Chair and Members of the Planning Commission,

For a number of years, my family was lucky enough to be a part of the All Austin Cooperative community. During that term, my trust and respect for the the school, its director and its teachers doubled and redoubled. I feel committed, then, in supporting the Co-op's request for a conditional use permit (CUP) to extend their outdoor play space into the backyard of 5012 Shoalwood Avenue.

Since 1953, the Co-op has preached and practiced being 'good neighbors' at many levels. The school is predicated on the belief that deep respect for one another — manifested through open, conscious communication and collaboration — is the way we learn, live and work best and most happily together. This applies to preschoolers, parents and the global community. Indeed, two of the school's core values are: "Community Matters" and "Cooperation Works".

A case in point: When I was serving on the Co-op's board, we carefully and consciously re-designed and re-built the school's current play space. We aimed to include areas in which to be active and hiding spots from which to dream; opportunities to explore nature and room to play with toys; ways to integrate the senses and ways to stimulate motor skills.

And also under consideration? The effect on our neighbors. Much discussion and planning was devoted to ensuring that children could feel free but neighbors would not be unduly affected by noise, bamboo tee-pees with climbing beans, bubbles or balls.

It is that sort of consideration that the Co-op brings to the neighborhood and all its relationships. It is in good faith that the school has asked its neighbors to accept their request for a CUP — with the understanding that they will continue to work with them to reach consensus and address concerns.

Likewise, it is my belief that good, vibrant, thoughtful Austin neighborhoods ought to support our schools and young families as *their* commitment to community and cooperation. This is a way to do that — a way to say that Austin believes in children, children in nature, and children growing and learning in concert with their parents, teachers, friends and neighbors. Those are values I certainly hope our city espouses.

Thank you in advance for your time and consideration.

Best,

Liz Garton Scanlon
604 Jessie Street
Austin, TX 78704
[REDACTED]
[REDACTED]

10/12/2010

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 8:00 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: AACNS Case # SPC-2010-0122A

Andrea Zeddies, Ph.D.
4601 Sinclair Avenue
Austin, TX 78756

(and 4409 Medical Parkway, Austin, TX 78756 - office address)

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission

Ms. Sandra Baldrige, Commissioner

Mr. Gregory Bourgeois, Commissioner

Ms. Teresa Rabago, Commissioner

Ms. Patricia Seeger, Commissioner

Ms. Cynthia Banks, Commissioner

Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

AS A CO-OP ALUMNUS LIVING IN ROSEDALE, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The All-Austin Co-op is a unique program based on the Reggio-Emilia method of preschool education. This method, developed in Italy, is child-centered and child-driven rather than imposing a strict educational curriculum on the young child. There are only one or two other preschools in Austin adapting this approach, and this is precisely what makes the Co-op such a unique place for children and families. The playground expansion would allow the children to have more space to explore and develop their cognitive skills, motor skills, and sensory capabilities, and would allow different age levels to explore different parts of the playground at various times. As it stands now, the children often have to take turns using the playground, and some classes (the younger ages) are at times confined to a very small area.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation Works, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,
Andrea M. Zeddies, PhD
Child Psychologist

Director, Autism Early Detection Team

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 9:09 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org

Margot Brown
904 Newport Ave
Austin, TX 78753

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner Ms. Teresa Rabago, Commissioner Ms. Patricia Seeger,
Commissioner Ms. Cynthia Banks, Commissioner Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a parent of a current Co-op member and Co-op alum myself (from 1975!), I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. Play Ignites and Nature Inspires are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation Works, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Margot Brown

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 9:07 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or ?Co-op?)

FROM: Miguel and Sasa Rodriguez (Co-op Parents)

TO: Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op Member, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

Our family have been members of the Co-op for three years. The Co-op is an integral part of the Rosedale neighborhood. Its students and parents live nearby, dine in the local restaurants, play at nearby Ramsey Park, visit the fire station and attend the playgrounds. The expansion of the playground area is a low impact use and perfectly compatible with the use of any other backyard as a play area.

I appreciate your time in considering this matter and ask that you approve the AACNS request.

Best Regards,

Miguel Rodriguez and Sasa Rodriguez
1507 Garner Ave.
Austin, Texas

10/12/2010

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 9:32 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: AACNS letter of support

Letter of Support

Lynda Quintana
10907 Country Knoll
78750

10/12/2010

Ms. Betty Baker, Chair Zoning and Platting Commission Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner Ms. Teresa Rabago, Commissioner Ms. Patricia Seeger,
Commissioner Ms. Cynthia Banks, Commissioner Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op member, Co-op alumnus, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. Play Ignites and Nature Inspires are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

Significantly enhance the quality of the student experience at AACN; Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

[Note to Experts only: consider explaining how your expertise is relevant and what your expert perspective is here]

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation Works, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Lynda Quintana

Lyn

"Do or Do Not. There is no try" -Yoda,

"Never doubt that a small group of thoughtful, committed citizens can change the world.
Indeed, it is the only thing that ever has."
--Margaret Mead

**

Lynda Quintana
Austin, Texas

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 9:42 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustinfoop.org; Tommy Maher
Subject: Urgent - AACNS CUP Request

Andrea and Tom Maher
5208 Woodview Ave.
Austin, TX 78756

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner Ms. Teresa Rabago, Commissioner Ms. Patricia Seeger,
Commissioner Ms. Cynthia Banks, Commissioner Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

We are writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As Co-op members living within one block of the Co-op, we ask you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space.

It is important for neighbors, organizations and businesses to work together to form a cohesive community. We chose to live in Central Austin to access by foot or pedal the resources we use daily. Otherwise, we would have chosen a cheaper and blander alternative in a subdivision somewhere further out. The sounds of children learning through play are joyful and pleasant.

We live very close to Fonda San Miguel restaurant and have participated in neighborhood meetings regarding traffic and parking concerns. We are happy to have such a lovely restaurant close by and have found the owners to be respectful of neighbors' concerns.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- 1- Significantly enhance the quality of the student experience at AACNS
- 2- Help facilitate the cognitive and physical development of our children
- 3- Ultimately provide AACNS children with more outside time, which is an increasingly valuable offering at a time when the average child spends too much time in front of television and computer screens.

These children might not be yours, but they will be part of the population leading and making decisions affecting you in 20 years.

Please support the quality education of our neighborhood children by approving AACNS' CUP request.

If you would like to speak to us directly, please feel free to call us at 420-8109.

Best Regards,
Andrea and Tom Maher

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 10:28 AM
To: bbaker5@austin.rr.com
Cc: Welch, Sue; director@allaustinfoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")

Kate Murdock
7012 Quill Leaf Cove
Austin, TX 78750

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op Member, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. Play Ignites and Nature Inspires are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- * Significantly enhance the quality of the student experience at AACN;
- * Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- * Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation Works, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Kate Murdock

10/12/2010

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 10:40 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")

Melissa Sternberg
902 Ramona St.
Austin, TX 78703

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission

Ms. Sandra Baldrige, Commissioner

Mr. Gregory Bourgeois, Commissioner

Ms. Teresa Rabago, Commissioner

Ms. Patricia Seeger, Commissioner

Ms. Cynthia Banks, Commissioner

Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or ☐Co-op☐).

I am writing to you as both a current Co-op member and a Co-op alumni who attended the school myself 38 years ago to ask for your support for the AACNS's request for the conditional use permit to use the backyard of the 5012 Shoalwood Avenue as an outdoor play area for the AACNS students.

I believe the importance of providing outdoor play to children this age is not only critically important to their current development, but will also provide a base for years of healthy interaction with their

10/12/2010

environment. By this I mean not only health in the sense of learning to enjoy exercise, but also intellectual development and curiosity, and a desire to be involved in their natural surroundings. All of these attributes are important to furthering the qualities of our city that we hold so dear. Austin is known for our green spaces, our love of outdoors, our care for the natural treasures that we have here. These children will soon be part of a public school system that has drastically reduced outside playtime and therefore the chance to develop a respect for our natural world as well as an innate love of movement and exercise. This is the time to allow them the chance to explore their creativity in nature so that they can both enjoy and contribute to our community now and as they grow older.

I attended the Co-op many years ago, as I mentioned. I don't have many memories of being a 4 and 5 year old, but I do have very vivid memories of playing outside at the Co-op and the games and other children with whom I played. I remember running and chasing as well as sitting and studying a bug as it crawled across a stick structure I had built. In fact, I still know some of those children whom I shared those experiences with so many years ago. We carried what we gained at the Co-op with us throughout life and are now trying to pass it on to our children.

I chose the Co-op for what I thought it could contribute to my children's lives. I fully believe the school to be an asset to our educational system as well as the neighborhood community as well as our larger Austin community. I know that AACNS has and continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This school has long cherished it's sense of community not just within the confines of it's members, but as a larger community with our city since its inception in 1953.

Please help us keep the school as vibrant a learning community as possible and as a vibrant part of our city-wide community.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,
Melissa Sternberg

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 10:44 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

Rebecca Cody and Divit Tripathi
4400 Balcones Drive
Austin, Texas 78731

Oct. 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op member, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The Co-op is a beautiful, nurturing school and I knew right away that it was the place I wanted my children to go. The teachers are incredible; providing enough guidance to allow the children to feel safe, but giving them the freedom to explore and grow independently. The only drawback to the wonderful school is the size of the playground. As a parent, I have noticed that many of the children, especially the older kids, want and need to run and play and are forced to run in circles due to the small size of the playground.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. The school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day. Therefore, having an adequate outdoor space for children to play is essential.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACNS;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities

10/12/2010

- help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Rebecca Cody and Divit Tripathi

parents to current Co-oper Chander (4), and Co-op alumnus Bodhi (7)

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 4:08 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")

Dean Melendrez
5406 Odessa Lane
Austin, Texas 78731

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission:

As a native Austinite and Co-op Member, I encourage you to support All Austin Cooperative Nursery School's request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor educational and play space for AACNS students that is being brought forth for your consideration under Case # SPC-2010-0122A.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. Play Ignites and Nature Inspires are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard to enlarge the small outdoor play space, AACNS can make a great school an even more valuable element of the neighborhood and community. The proposed playground expansion would:

- Enhance the quality of the student experience at AACN;
- Facilitate the cognitive and physical development of AACNS children; and
- Provide children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more time in front of electronic devices.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation

10/12/2010

Works, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Dean Melendrez, Q.E.

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 8:21 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

Christie Shore
5614 Adams Ave
Austin, TX 78756

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or Co-op).

As a Co-op member who lives within one mile of AACNS, I encourage you to support AACNS request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The Co-op is an amazing school that has touched the lives of countless children and families over the years. It centers around children's interests and play. The playground is central to that. The one that exists today is well planned and used by all daily. It is small though.

By using the backyard of 5012 Shoalwood to enlarge AACNS small outdoor play space, we can make the Co-op an even more valuable element of the neighborhood and community. The playground expansion would: enhance the quality of the student experience at AACN; Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

I appreciate the time you invest in considering this matter and hope you consider approving our request.

Best Regards,

Christie Shore

10/13/2010

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 6:06 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

Jim Posner

11509 Pyreneese Drive

Austin, Texas

☐

Ms. Betty Baker, Chair Zoning and Platting Commission

Ms. Sandra Baldrige, Commissioner

Mr. ☐ Gregory Bourgeois, Commissioner

Ms. ☐ Teresa Rabago, ☐ Commissioner

Ms. Patricia Seeger, Commissioner

Ms. ☐ Cynthia Banks, ☐ Commissioner

Ms. Donna Tiemann, ☐ Commissioner

☐

☐

Dear Chair and Members of the Commission,

☐

I am writing regarding ☐ Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or ☐ Co-op ☐).

☐

As a parent of Luke Posner who attends All Austin Cooperative Nursery School ☐ I encourage you to support AACNS ☐ request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong

10/13/2010

communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS core values; the school devotes careful thought to the design of its outdoor spaces and also brings the outside into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

□

Best Regards,

Jim Posner

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 7:35 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com;
Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or Co-op).

As a Co-op Member, I encourage you to support AACNS request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. Play Ignites and Nature Inspires are two of AACNS core values; the school devotes careful thought to the design of its outdoor spaces and also brings the outside into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- - Significantly enhance the quality of the student experience at AACNS;
- - Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- - Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation Works, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Jennifer Posner

10/13/2010

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 7:58 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
 trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Subject: All Austin Cooperative Case # SPC-2010-0122A

Robbin Polter
 4401 Sinclair Ave.
 Austin Texas 78756 Rosedale neighbor Oct. 12,2010

Ms. Betty Baker, Chair Zoning and Platting Commission
 Ms. Sandra Baldrige, Commissioner
 Mr. Gregory Bourgeois, Commissioner
 Ms. Teresa Rabago, Commissioner
 Ms. Patricia Seeger, Commissioner
 Ms. Cynthia Banks, Commissioner
 Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # **SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or Co-op)**.

As a Co-op alumnus living in Rosedale, I encourage you to support AACNS request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS core values; the school devotes careful thought to the design of its outdoor spaces and also brings the outside into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop childrens gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

I am an active volunteer in our neighborhood AISD programs and my roots of a neighborhood volunteer ethic was mentored from the AACNS environment. This is in no way a destructive "tear in a fabric" of the neighborhood but a cohesive force we should nurture. While the demographics of this neighborhood is changing the one consistent element is FAMILY and this school nurtures every aspect of that. This association and their strong hold tactics does not represent all neighbors in any shape or form.

New upstart schools forming in the area are using public properties for playground areas while the AACNS actually pays for property and adjusts delicately and respectfully works to adjust their needs within respect to the neighborhood.

I would appreciate the review of the notes on the original purchase of this property and the zealous and

agressive opposition introduced to your commission by the Rosedale Association. Their complaints were absurd over a Preschool coming into the neighborhood. The board at that time saw how ridiculous and unreasonable the opposition was displayed and were in favor of this amazing school.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Robbin Polter, Property Manager and

AACNS alumni board member, AACNS Past Board president,

Bryker Woods Elementary School volunteer, OHenry Middle School Volunteer

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 8:38 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School

Mitzi L. Pirkey
5707 McCarthy Circle
Austin, TX 78756

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op member who lives within one mile of AACNS I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

While we don't reside within the Rosedale boundaries, we live very nearby in the southwestern portion of the Brentwood neighborhood and frequently walk to destinations in Rosedale, including AACNS. The school has and would continue to preserve the neighborhood feel in Rosedale because many of the member families live nearby and truly care about that aspect of the co-op. The property in question would not look different from the street but would greatly impact the children inside.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACNS
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Mitzi L. Pirkey

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 10:15 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: in support of All Austin Co-op in case # SPC-2010-0122A

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op member who lives in Allandale, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The Co-op is a ground-breaking institution in the state -- it was one of the first integrated preschools in the 1950s. It is also a huge asset to its members and is a testament to the power of cooperative institutions. Upon touring the Co-op in 2009, the only downside I noted was the size of the playground. I had heard so many amazing things about the supportive community of parents and amazing teachers that I overlooked this shortcoming. This is the kind of place where meals magically arrive if your family welcomes a new child or experiences a major illness. It is the kind of place where parents have a large role in school operations with hands-on volunteer work both in and outside of the classroom. We are in our second year at the Co-op and couldn't have found a better community to join. I hope you will encourage the forward progress of an organization such as this with a vote in support of the playground expansion.

I can tell you that the playground was shockingly small after we moved to the Co-op from a church preschool. What a difference the playground expansion could make! At my daughter's old school, there was a large area where then entire class of a kids (10-14) could freely move on trikes at the same time. Here, only one or two children can be on trikes at the same time and they pretty much have to go in small circles because of the size of the paved area. I know that with a larger playground, our children will gain confidence, physical ability and kindergarten readiness because they will be able to enjoy a fuller and richer large motor skill learning environment.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation Works, that the school has lived by since its inception in 1953.

I appreciate your service on this commission and your consideration.

Sincerely,
Amy Hufford
6814 Joyce St
Austin, TX 78757

10/13/2010

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 10:31 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School

Kristin L. Asthalter
 2005 Kenwood Avenue
 Austin, TX 78704

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
 Ms. Sandra Baldrige, Commissioner
 Mr. Gregory Bourgeois, Commissioner
 Ms. Teresa Rabago, Commissioner
 Ms. Patricia Seeger, Commissioner
 Ms. Cynthia Banks, Commissioner
 Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op alumnus, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students. I have been a member of the Co-op community since the late 80's when my daughter attended the school. AACNS has always made every effort to not only be mindful of the greater community but also to contribute to that community. Established in 1953 the school was the first "tri-ethnic" preschool in Texas. The Co-op continues to lead with educational innovations, including incorporating nature and the outdoors in children's learning.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACNS;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and

10/13/2010

- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Kristin L. Asthalter

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 10:35 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School

Michael W. Asthalter
2005 Kenwood Avenue
Austin, TX 78704

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op alumnus, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACNS;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

10/13/2010

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Michael W. Asthalter

Welch, Sue

From: [REDACTED]
Sent: Tuesday, October 12, 2010 10:56 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Letter of Support for CUP for All Austin Co-op

Nicole & Eric Basham
3611 Serena Woods Ct.
Austin, TX 78759

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

RE: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")

Dear Chair and Members of the Commission:

I am writing about the All Austin Co-op's request for a conditional use permit to use the backyard of the adjacent residence, 5012 Shoalwood Avenue, as an outdoor play area for students.

I grew up in Austin, next door to my elementary school, so I certainly understand the challenges neighbors of the Co-op face, in terms of parking and activity at some times of the day, as well as the sounds generated by children happily playing. We are also new members of the Co-op, so we are just beginning to experience how special this place is for our son, the children who have preceded him and those who will follow him.

That said, I would like to ask you to approve the Co-op's permit. Part of what makes this school so special is the recognition that children have so much to gain from exploring and engaging with the world outside of the classroom. At a time when young children are increasingly divorced from nature, I applaud the school's efforts to expand their outdoor areas.

Schools like the Co-op do not take away from a thriving neighborhood, but instead add value. Part of being in a Co-op is caring about community, and our families will continue to work closely with adjacent neighbors to listen to their concerns and meet their needs.

Thanks in advance for your careful consideration of this important matter.

Best, Nicole and Eric Basham

Nicole Panagopoulos Basham
Contributor, [LiveMom](#)
Marketing Director, [Barb Steinberg Presents](#)

10/13/2010

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 8:45 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School

Erik M. Holland
5909 Carleen Dr
Austin, TX 78757

October 13, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission

Ms. Sandra Baldrige, Commissioner

Mr. Gregory Bourgeois, Commissioner

Ms. Teresa Rabago, Commissioner

Ms. Patricia Seeger, Commissioner

Ms. Cynthia Banks, Commissioner

Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a member who lives about a mile from AACNS, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part

10/13/2010

of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

It is a wonderful site to see these young children learning and growing in the outdoors - it is clearly their natural environment and they benefit tremendously from their time outside. Expanding their learning space will have a positive impact not only on them, but on our community.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Erik Holland

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 9:02 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com; Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

Julia Fazio
501 W. 41st ST
Austin, TX 78751

October 13, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op Member, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- ? Significantly enhance the quality of the student experience at AACN;
- ? Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- ? Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Julia Fazio

10/13/2010

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 10:03 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Support of Case # SPC-2010-0122A - All Austin Cooperative

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op Member with two daughters who have/are attending the school I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students. We are really very happy with the school but would love to see a larger play area for our kids. By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school even greater.

Best Regards,
Dean Herback

M. Dean Herback | Projects Strategy Manager | w. 512.382.1402 | c. 512.419.8256
Oracle Apps Development

10/13/2010

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 10:19 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustinfoop.org
Subject: Letter of Support to ZAP Commissioners

October 13, 2010

My name is Hollis Howell, I am a resident of the Rosedale neighborhood, 4305 Ramsey Avenue.

Ms. Betty Baker, Chair Zoning and Platting Commission

Ms. Sandra Baldrige, Commissioner

Mr. Gregory Bourgeois, Commissioner

Ms. Teresa Rabago, Commissioner

Ms. Patricia Seeger, Commissioner

Ms. Cynthia Banks, Commissioner

Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

10/13/2010

As a Rosedale resident, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation Works, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

M. Hollis Howell, DDS

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 11:11 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: All Austin Cooperative Nursery School (Case # SPC-2010-0122A)

Christine Hartnett

2503 Albata Avenue
Austin, TX 78757

October 13, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As the parent of two children who have benefited greatly from the Co-op, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The Co-op has provided a magical experience for my children, and I believe that Austin is better off because the Co-op exists. I have a daughter who currently attends and a son who has graduated and is currently a member of Gullett Elementary. For my kids, the Co-op provided a community-oriented loving environment for exploration and hearty play. Through their play and their interactions with their classmates, I see them learn how to better connect and interact with their peers and gain the confidence to explore and better understand their surroundings. In a world that is increasingly becoming more fast paced and screen-based (TV, video games, computers, etc), I am so thankful that the Co-op has made a commitment to ensure that children spend half of their schoolday outdoors.

I would love to see the Co-op gain permission to increase the size of its playground space. Doing so, would provide even more wonderful learning opportunities for children and give them a chance to explore new spaces. Also, I am confident that the Co-op would be a good neighbor to the surrounding communities.

I do not live in Rosedale, but I live in nearby Allandale, and I am deeply immersed in the general area's school-age community via elementary school,

10/13/2010

soccer, baseball, etc. From talking to people in these circles, I can assure you that the Co-op is widely regarded as a community treasure. We are so very lucky to have this school among us. Expanding the playground would make it just that much better. The kids would benefit greatly.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Christine Hartnett

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 1:43 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Re: AACNS: Letter of Support to ZAP Commission
Attachments: ZAP Letter of Support.doc; ATT3131220.htm

Susan Sternberg

October 12, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission

Ms. Sandra Baldrige, Commissioner

Mr. Gregory Bourgeois, Commissioner

Ms. Teresa Rabago, Commissioner

Ms. Patricia Seeger, Commissioner

Ms. Cynthia Banks, Commissioner

Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

10/13/2010

As an Austin parent of Co-op alumni and grandparent of current Co-op students, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

As a retired Curator of Education at the Blanton Museum of Art, I can speak directly through my professional years to the value of the play experience that the renowned educator, Piaget, addresses in his theory that all children learn about their world through play. From pre-k through the elementary school years, play particularly allows our children to develop thinking and problem solving skills.

I believe that excellent schools represent a valuable component of the vibrant neighborhoods and strong communities that we as parents and teachers strive to nurture in Austin. I also believe that a vibrant playground experience marks a vital part of a great school and involves children in active learning.. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- . Significantly enhance the quality of the student experience at AACN;
- . Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- . Ultimately provide AACNS children with more outside time, which has

become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Susan Sternberg

On Oct 12, 2010, at 7:41 PM, Melissa Sternberg wrote:

[REDACTED]

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 11:49 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Jane Ross; Welch, Sue; director@allaustincoop.org
Subject: Zoning and Planning Case # SPC-2010-0122A - Letter in support of All Austin Cooperative Nursery School

From Margaret J (Jane) Ross
5802 Wynona Avenue,
Austin TX 78756

12 October, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner Ms. Teresa Rabago, Commissioner Ms. Patricia Seeger,
Commissioner Ms. Cynthia Banks, Commissioner Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op alum parent who has lived within one mile of AACNS's Shoalwood property for 18 years, I ask you to support AACNS' request for a Conditional Use Permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The Co-op Board has worked closely with its immediate neighbors over the 7+ years it has occupied the Shoalwood property to make sure their concerns are met. Co-op parents have created a strong and responsive alliance with these neighbors. The Co-op is an historic and exemplary organization, which serves as a model preschool environment that's studied by a new generation of preschool teachers, as well a new model of community-oriented co-operative education that instills community values in children and parents alike. The Co-op's close neighbors recognize the Co-op as a valuable addition to the neighborhood.

It is surprising and disappointing that the Board of the Rosedale Neighborhood Association has chosen to oppose the Co-op's CUP request over the heads of those neighbors who are actually directly affected by and in support of the CUP request.

We are all aware that Austin's inner-city residential neighborhoods face a risk of being degraded by expanding commercial use on their periphery. I believe the Rosedale Board sees this case in those terms.

Having been involved in presenting to the Commission on behalf of Allandale neighborhood in just such a case, where a Conditional Use Permit in a shopping center on Burnet Road threatened property values in our neighborhood, I know this is a valid concern.

However, in the case of the Co-op's request for a CUP, I strongly believe that the benefits to the community vastly outweigh any effects the proposed playground might have on the neighborhood as a whole. The precedent created by the granting of this CUP, in my view, in no way diminishes the ability of the neighborhood association to hold the line in other more significant CUP cases that could truly degrade the neighborhood and where their energetic opposition is indeed needed.

The Co-op Board has worked very hard to accommodate the concerns of the Board of the Rosedale Neighborhood Association but ultimately was unable to reach a compromise with the Board. We therefore ask that the Commissioners consider the positive support of many in the neighborhood and the benefits offered by the Co-op's CUP request, which will allow for expanded playground space at the preschool and the enhancement of a unique and wonderful preschool environment, as you make your decision.

Thank you for the opportunity to put the case in favor of the Co-op's request and for your time and attention to this case.

Best Regards,

Your Name

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 11:44 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Letter of Support for Conditional Use Permit for All Austin Cooperative Nursery School

Rachel and Kevin Dietz
5303 Woodview Ave.
Austin, Texas 78756

October 13, 2010

Re.: Case # SPC-2010-0122A - All Austin Cooperative
Nursery School

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Madam Chairperson and Members of the Commission,

We are writing to respectfully ask you to approve the conditional use permit that the All Austin Cooperative Nursery school is requesting (Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op"). This CUP would allow students to use the backyard of 5012 Shoalwood Avenue as an outdoor play space. As both a neighbor and a member of the co-op, we strongly support their application.

We live one block north of the All Austin Cooperative Nursery School. Our children currently attend the school and have had a wonderful education there. When we walk to school everyday, we can't believe how lucky we are to have such a phenomenal school in our neighborhood.

Research has shown that physical exercise and time to play and explore outdoors is critical in early childhood. Because of society's increasing emphasis on screen time (computer games, the internet, television), children are getting less and less physical activity and time outdoors.

With that in mind, the teachers at the co-op have done everything they can to make the current outdoor space engaging and full of opportunities to learn, explore, and move. However, the space is very limited

10/13/2010

and does not allow for the children to engage in certain critical gross motor activities, such as riding wheel toys and running for a sustained period of time. Expanding the outdoor play area would offer the children space to engage in these gross motor activities that are critical to healthy development. It would also provide more space for children to plant and maintain gardens. Overall, it would further enhance the already stellar early childhood education that the school offers.

The beauty of this conditional use permit is that it asks for conditional, specific use of a part of land that is in the back of the property. Because it is in the back, the street frontage would remain residential. Moreover, the conditions on the permit specify that the yard be used for, and only for, children to play during specified hours and days of the week. Should the conditions not be met in future (should the property be sold, for example), the permit would be null and void.

In my opinion, this is a win-win-win situation: the school improves, Rosedale gets an even better school, and Austin gets even better to live in. One of the reasons Rosedale is one of Austin's most highly desirable neighborhoods is its location: it has so many wonderful resources within walking distance, such as the library, the coffee shops, the parks. For families with young children, the All Austin Cooperative Nursery School is one of those resources. Neighborhoods like Rosedale make Austin the great city that it is.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community.

Thank you very much for your time and consideration of this matter. We appreciate your work on behalf of the residents of Austin.

Sincerely,
Rachel and Kevin Dietz

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 5:04 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonesscarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbvanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: AACNS Letter of Support

AnnMarie Melendrez
5406 Odessa Lane
Austin, TX 78731

10/13/2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or „Co-op%).

As a co-op member, I encourage you to support AACNS, request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. Play Ignites and Nature Inspires are two of AACNS, core values; the school devotes careful thought to the design of its outdoor spaces and also brings the „outside% into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS, small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children,s gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, Community Matters and Cooperation Works, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,
AnnMarie Melendrez

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 4:54 PM
To: bbaker5; sbald; gbourgeois; trabago; prseeger; crbanks; donna.zap
Cc: Welch, Sue; director
Subject: All Austin Cooperative Nursery School (AACNS): Case # SPC-2010-0122A
Attachments: aacns_petition_2010_10_13.pdf

Dear Chair and Members of the Zoning and Platting Commission,

I am attaching a pdf file of the signatures we have collected to date using an online petition in support of our request for a Conditional Use Permit and Compatibility Standards Waiver(s) as necessary that will allow the AACNS to include a portion of the backyard of 5012 Shoalwood Avenue for school grounds while maintaining the front portion of this SF-3 zoned property as a single-family residence.

Briefly, I would like to point out that:

- the attached results were downloaded at 4 pm on Wednesday, October 13, 2010.
- Of the 180 signatures listed, 6 are duplicates due to error. (2 of those duplicates were re-sent in order to correct their zip code information.) Therefore, there are 174 unique signatures.
- 24 petitioners self identified as Rosedale Residents
- 4 petitioners identified themselves as Rosedale Property owners or Past Rosedale Residents
- Many petitioners identified themselves as near neighbors to AACNS in their comments

I encourage you to look through the results. Many petitioners chose to post comments in addition to their signatures.

Thank you for your time and consideration.

Best Regards,

Karen Wiley

AACNS Board President

[REDACTED]



This petition has collected
180 signatures
using the online tools at iPetitions.com

Printed on 10-13-2010

Support for CUP Application to Expand Outdoor Play Space

Sponsored by: All Austin Cooperative Nursery School

About the petition

I support the All Austin Co-operative Nursery School's application for a Conditional Use Permit and Compatibility Standards Waiver(s) as necessary that will allow them to include a portion of the backyard of 5012 Shoalwood Avenue for school grounds while maintaining the front portion of this SF-3 zoned property as a single-family residence.

Signatures

1. Name: Kerry Drake on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:

2. Name: Mary Hollis Howell on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments:

3. Name: Sam Corman on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 76565
Comments: I own property in the Rosedale area.

4. Name: Karen Wiley on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments: I live within a mile of the All Austin Cooperative Nursery School (AACNS) and believe that schools like AACNS are vital to Central Austin's vibrant community.

5. Name: John Markert on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78712
Comments: I fully support the expansion of the outdoor space for this children's nursery school. I live nearby, and although my children are older, I think this school is one of the most important resources in the neighborhood. The school's main property could have been an auto shop or anything commercial, but instead we have this jewel of a school and we as neighbors should support a better outdoor space for the children. The expansion to include the backyard of the neighboring property is a wonderful idea, and only the scrooge-like RNA would oppose such a thing. Real neighbors like me support this most wholeheartedly.

6. Name: John Markert on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments: Wrong zip code in previous entry; should be 78756.

7. Name: Susan Hillman on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments: I don't live directly in the Rosedale neighborhood but my home is just .7 miles from the school in Shoalwood Addition. I feel that this school is a wonderful addition to a family-focused neighborhood and improving the school adds value to the neighborhood. Both my sons attended this wonderful school and the new families near me are excited to know that such a quality program is so close.

8. Name: Natalie Gray on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: We are a co-op alumni family and trust the school community to do wonderful work with the added space w/out adding a burden to neighbors. One of our daughters also attended Saida's Little People for a year - a full time day care just a block away that operates from 6:30 - 6:30 without seeming to cause any undue duress to neighbors. Given that this full time daycare is so close, it

seems easy/a no brainer to allow the co-op this minor expansion. Also, b/c there are businesses of all types lining Hancock, a small expansion to this small and very part time preschool seems like it wouldn't pose a problem. (In other words, if this were in a highly residential area, I could see concern - but given how commercial this area is, it would seem neighbors would be used to hustle and bustle.

9. Name: Kristin L. Asthalter on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704

Comments: My daughter attended All Austin Cooperative Nursery School in the late 80's and early 90's. I have continued to be involved with this wonderful school because of all it offers to its families and the larger community. One could not wish for better neighbors.

10. Name: Jessica Mann on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

11. Name: Evan Rivera on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments: We are lucky to have a school like this in Austin.

12. Name: AnnMarie Melendrez on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

13. Name: Lisa Doggett on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments:

14. Name: Don Williams on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments:

15. Name: Robbin Polter on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments: This is ridiculous to appose a permit for expansion of the back yard . I see in no way does this effect the FABRIC of Rosedale ! Many schools in this neighborhood use city parks to extend their playground of their schools and AACNS has purchased the square footage. Another ridiculous control by Rosedale Board.

16. Name: Karla Haney on Oct 10, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments: I am amazed at how hard the parents at the Co-op have worked to accommodate so many needs -- increasing the size of the playground while keeping the original house intact, and keeping the same number of students so we don't strain our teachers or neighbors. This is a well-thought-out plan, and I support it.

-
17. Name: Sean Allen on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78722
Comments:
-
18. Name: Lisa Shubin on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78722
Comments:
-
19. Name: Jessica DeMoss on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:
-
20. Name: Laurie Cook Heffron on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:
-
21. Name: Kim Kent on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:
-
22. Name: Anonymous on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:
-
23. Name: Emily Stevens on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments: All Austin Co-operative Nursery School is a precious value add to ANY neighborhood.
-
24. Name: Mattsson on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments:
-
25. Name: Alexis Sanford on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments: All Austin Co-op is part of what makes Austin unique. For over fifty years, they have been building community and providing opportunities for Austin's children. A bit more play space will only enhance an already remarkable program. In a world where children spend approximately 7 hours a day plugged in to computers and television, more space to play, skip and build in the sand is what all of our children most need.

-
26. Name: Alexis Sanford on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments: All Austin Co-op is part of what makes Austin unique. For over fifty years, they have been building community and providing opportunities for Austin's children. A bit more play space will only enhance an already remarkable program. In a world where children spend approximately 7 hours a day plugged in to computers and television, more space to play, skip and build in the sand is what all of our children most need.
-
27. Name: Nicole Basham on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:
-
28. Name: Bill Cason on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments: Close by neighbors who think this is an excellent idea
-
29. Name: Liz Garton Scanlon on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704
Comments: We were an All Austin Cooperative family for many years and I feel sure that the school and its community are good neighbors and will continue to be. There is nothing "commercial" about the school or its activities -- it is all about growth and joy and connection, rather than commerce. Extending the playground will not change any of that; it will merely offer children a little more room to stretch their wings.
-
30. Name: Eric Basham on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:
-
31. Name: Rebecca Cody on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:
-
32. Name: Scott Burton on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments: This is the perfect application of the CUP concept. Here we have a tremendous community asset that delivers on our 'mixed use' goal for a more liveable city. And this school in particular is an excellent fit who has demonstrated a reliable interaction and look & feel with the community over a long time. It is an institution run by our very neighbors themselves (It's a co-op after all) The quality of care for dozens of local kids is impacted by this decision, but any negative impacts on the neighborhood are well mitigated. The condition that the property will be used in is this: The house stays. Only pre-schoolers using the backyard of property for play during the hours of around 9am - 2pm. Never on evenings/nights, never on weekend. Privacy fence, offset from the property line. Free space for neighbors to make enjoyment of that 5' offset land to expand their yards if they desire. No permanent construction on-site. Landscaping. I want them as my neighbors! There is no danger of setting a precedent here that would railroad the neighborhood into some other less desirable business: this is a CUP for All Austin Cooperative Nursery School, that is it. My 5 year old loved his experience there, but the outdoor space is not truly adequate. Losing this community asset because we won't let a facility for children thrive in our midst would be an act of self-destruction on the very community in whose name a "may" vote would be cast on this issue. We should allow All-Austin Co-operative Nursery School to have their kids run in the backyard.
-

33. Name: Ann Erickson on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:
-
34. Name: Michelle Denny on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:
-
35. Name: Ashli Pate on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I live in Brentwood, which is a neighborhood very close to Rosedale, and I fully support the AACNS being able to use the back yard at 5012 Shoalwood for school grounds and play area. Kids need to be outside, and that's good for our community!
-
36. Name: Natalie Kane on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments: My son is 4th on the waiting list for AACN to start next september. We are so excited to have found a school that mirrors the educational approaches we use at home. As huge outdoor enthusiasts, we are most excited about AACN's emphasis on unstructured outdoor play and their commitment to allow children to explore the elements of nature that surround us. A larger outdoor area will greatly enhance the value of our children's education and urge you to consider this in your decision for a Conditional Use Permit.
-
37. Name: Andrea Zeddies on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments:
-
38. Name: Tara Vela on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments: I live 1.4 miles from the coop and support the efforts to enhance the neighborhood by offering additional quality natural outdoor space for preschoolers and would love to have a quality nursery school w/in walking distance.
-
39. Name: Susan Marik on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments: This is a win-win situation. The neighborhood retains a charming single family home, and the Co-operative school gains a little space for the children to play. This small school only uses the play area for 4 hours per day, and they are not planning on increasing enrollment. They support neighborhood businesses and I hope the neighborhood will support them in return.
-
40. Name: Lesley Leach on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78739
Comments:
-
41. Name: Anonymous on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments:

42. Name: Emily Vorspan on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments:
-

43. Name: Maaike Worde on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments:
-

44. Name: Howard Worde on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments:
-

45. Name: Stephanie Tickle on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments:
-

46. Name: Rebecca Reedy on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments: My child attended the Co-op. From my perspective, the Co-op makes every effort to be a respectful neighbor.
-

47. Name: Heather Gravois on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments:
-

48. Name: Nicole Nykaza on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments:
-

49. Name: Heidi Murphy on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments: The All Austin Cooperative Nursery School is where our kids went to preschool. We think it is the best preschool in the world. The teachers, staff and families are very committed to providing developmentally appropriate experiences for young children. Having a larger playground would greatly enhance the preschool experience for the children of Rosedale and Central Austin.
-

50. Name: Jamie Avard Fernandez on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757

Comments:

51. Name: Krista Bergeron on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78731
Comments:

52. Name: Mitzi L. Pirkey on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments:

53. Name: Erica Howard on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78722
Comments: I grew up in this neighborhood, and I am quite surprised by its response. I always got the impression that Rosedale would put the best interest of the children above all else. I am very disappointed by my former neighbors' response to this opportunity.

54. Name: Lisa Tully on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

55. Name: Kerren Campa on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments:

56. Name: Diane Cunningham on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78735
Comments:

57. Name: Samantha Slate on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78723
Comments:

58. Name: Basia Carpentier on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments:

59. Name: Arthur Gold on Oct 11, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments: AACNS is truly wonderful institution trying to expand its services with a rather minimal effect on its surroundings (limited

to the sounds of a few happy children).

Seems appropriate to me!

60. Name: Karen Shopoff Roof on Oct 11, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments: I live less than 1.5 miles from AACNS, and its neighborhood location is one of the draws for our family. We mostly walk or bike to Co-op, as we believe in supporting local businesses and organizations within self-powered distances from our home. Children are in a nurturing, familial environment there, and expanding their play space will only strengthen the long-standing tradition of child-led exploration which the Co-op has developed.

61. Name: John Roof on Oct 11, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments:

62. Name: Heidi Krell on Oct 11, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments: I live four doors down from a large daycare, so I'm familiar with the sounds of a preschool. AACNS makes Rosedale an even more vibrant community.

63. Name: Heidi Krell on Oct 11, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments: I live four doors down from a large daycare, so I'm familiar with the sounds of a preschool. AACNS makes Rosedale an even more vibrant community.

64. Name: Andrea Maher on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78756

Comments: I live one block north of the Rosedale northern border. My family walks to the Co-op every day. It is our neighborhood nursery school.

65. Name: Cathy Savage on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments:

66. Name: Elizabeth Andrews on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: yes

My Zip Code is:: 78731

Comments: What could be more 'community' building than a safe, wonderful, imaginative place for children to play. I think having great facilities for childcare is a big part of making a community an attractive place to live.

67. Name: Michael Wiest on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments:

68. Name: Susan Sloan on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78745
Comments:

69. Name: Laura Thurmond on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

70. Name: Jennifer Furl on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:

71. Name: Michelle M. Leyden on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704
Comments: I believe in creating and supporting strong non-church affiliated daycare resources located within neighborhoods close to families that need them. This daycare has found a wonderful way to continue to improve their support for the community's children. I can't understand why anyone would block their positive, sensible and respectful plan.

72. Name: Sheila Buechler on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments: I believe that this expansion of playground space will have no negative impact on the community. It's simply using the additional backyard space as a backyard for kids to play. Isn't that what community is about?

73. Name: Colin Buechler on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

74. Name: Michelle Wald on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78731
Comments: I totally support the co-op and want you to grant them a Conditional Use permit. I believe this will only enhance the quality of our neighborhood to have awesome schools! thank you.

75. Name: Jennifer Posner on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:

76. Name: Rachel Dietz on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756

Comments: I live a few blocks north of Hancock in what is officially Allendale, but the All Austin Cooperative Nursery School is our neighborhood nursery school. We are proud to live a few blocks away from Austin's oldest and one of it's most highly regarded pre-schools. Since expanding the playground in the back of a residential property will not add to street frontage business space, I see no reason why it would detract from the residential feel of the neighborhood. On the contrary, anything that improves the quality of early childhood education at the school would only benefit the neighborhood. It is a win-win situation, in my view.

77. Name: Sandy Hampton on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704
Comments:

78. Name: Kate Murdock on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78750
Comments:

79. Name: Gayle Rosenthal on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78746
Comments: I lived in Rosedale for years and my 4 kids went to the AACNS. It's an asset to the community and will thrive and continue to nurture children and families for years to come. Hopefully it will include my grandchildren. I still own property in Rosedale and may return when my children have all left home.

80. Name: Alice Walker on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

81. Name: Nadia Traietti on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78722
Comments:

82. Name: Carl Cole on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78722
Comments:

83. Name: Michael Asthalter on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704
Comments:

84. Name: Anonymous on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I think that the Coop is a vital part of the neighborhood. The time that the children will be using the playground will be less obtrusive to neighbors in the area. Most of our school's parents live in the area and would not want to degrade the neighborhood. We are very involved.

85. Name: Heather Kuhiken on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments:

86. Name: Melissa Sternberg on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704
Comments:

87. Name: Mary Beth Laye on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78723
Comments:

88. Name: Nora Dock on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78722
Comments:

89. Name: Clara Laye on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78752
Comments: I live within a mile from the school.....I have no objections to the expansion of the playground.....It's a wonderful school.....I have had three of my grandchildren attend and would not object to any expansions or improvements to it.....

90. Name: Clara Laye on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments: I live within a mile from the school.....I have no objections to the expansion of the playground.....It's a wonderful school.....I have had three of my grandchildren attend and would not object to any expansions or improvements to it.....

91. Name: Michael McDonough on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78723
Comments:

92. Name: Kirsten Nottleson on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78745
Comments: This school has made a huge difference in the lives of both of my children and really to our whole family. The outdoor space is a significant part of their experience. Outside they get to run, climb, create, explore, imagine, play, and learn. I believe the COOP community will be thoughtful of our neighbors and very appreciative!

93. Name: John Tully on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

94. Name: Marsha McDonough on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78723
Comments: Former Co-op parent who supports growth and development of this excellent school.

95. Name: Marion Sanford on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78701
Comments:

96. Name: Amy Hufford on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I think it is important to note that the school is looking at adding a small number of square feet to its playground -- not even the whole lot it owns. The current cramped playground was the only negative thing I saw when I toured the school.

This school has been a pioneer among institutions -- it was one of the first interracial preschools in the state. It is also a shining example of the power of the cooperative model and the positive impact the model can have on those who participate and the communities they live in. Please help the school continue to serve the Austin community with a larger playground to better support the growth and development of our City's future leaders.

97. Name: Lisa Roe on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: AACNS is a true asset to Austin and has a long history of providing quality early-childhood education for families of all backgrounds. Our two children greatly benefited from their time at AACNS, and this project will only increase the quality of the pre-school experience for families in the future.

98. Name: Carole Panagopoulos on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments:

99. Name: Judith F. Sanford on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments: This is much needed space and will be a great benefit to many children and will have absolutely no negative impact to the neighborhood. I don't live in Rosedale but close by and drive by this location often.

100. Name: Jaff Pirkey on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments: While I don't live in Rosedale, I live within walking distance to the school and think it would be a great addition for the kids and the neighborhood.

101. Name: Skip Baney on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704
Comments:

102. Name: Margot Brown on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78753

Comments:

103. Name: Laura Shepard on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments: I fully support the expansion of AACNS to include a portion of the neighboring property. I think it will be great for both the school and the neighborhood. It is such a wonderful school with a long history in Austin. Having more play area for the children will just make it even better. Considering the hours that the school is open, I believe that allowing the use of the backyard of 5012 Shoalwood Avenue would have no negative effect on the neighborhood.

104. Name: Bobby Hempling on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: yes

My Zip Code is:: 78756

Comments: We live less than a mile from the school and feel that allowing the school to use the backyard as a playground will not in any way affect the neighborhood.

105. Name: Kevin Blake Shepard on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments:

106. Name: Sara Braun on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments:

107. Name: Miriam Kuznets on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments: I live in Allandale, within walking distance of the Co-op; I think it's an asset to the community and that the arrangement the Co-op is suggesting is a reasonable one.

108. Name: Scott Stevens on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78749

Comments:

109. Name: Brian Pitre on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments: Please help our city's youngest residents learn in a natural and nurturing environment with enough room to stretch their legs! All-Austin Cooperative Nursery School embodies the spirit of Austin.

110. Name: Linda Sheehan on Oct 12, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments: They are wonderful to have as neighbors and do so much for children and their families. Linda Sheehan co-op alumni

-
111. Name: Dyan Hessenthaler on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments: I live one mile from the school.
-
112. Name: M.J. And Will Owen on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I live in Allandale. Each of my three children have attended AACNS. It is a wonderful school filled with people who care about kids and central Austin. It benefits so many families in my neighborhood. We fully support this petition and hope it will pass.
-
113. Name: Janna Sammon on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:
-
114. Name: Sasa Rodriguez on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704
Comments:
-
115. Name: Joyce Banks on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78722
Comments:
-
116. Name: Lesley Hempfling on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments: I live less than a mile from the Coop and as a member of the neighborhood completely support the application that has been proposed. Permitting this type of conditional use will not impede the residential feel of the neighborhood. In fact, I suspect that it would be a non-issue to any neighbors passing by, particularly since the existing Coop playground is adjacent to the property at issue.
-
117. Name: Nicola Britton on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78731
Comments:
-
118. Name: Miguel Rodriguez on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78704
Comments: The Co-op is a valuable asset to the neighborhood and the city. The proposed low-impact use (added playground space) is in keeping with the character of the neighborhood.
-
119. Name: Linda P. Vasquez on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments: I support the application submitted by the All Austin Co-operative Nursery School to allow them to expand their outdoor play area to include a portion of the backyard of 5012 Shoalwood. All Austin is and will continue to be a good neighbor. The area in question abuts the current play area and will be in use by the children only in the morning and early afternoon of weekdays. There will be no increase in traffic, noise or congestion in the area and the residential character of the front part of the property will be maintained.

120. Name: Anonymous on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I live in Aliandale.

121. Name: Linda P. Vasquez on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:

122. Name: Jarred And Sommer Maxwell on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78706
Comments:

123. Name: Pat Sefton on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

124. Name: Joel Banks on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments: Both of our kids went to the Co-op, and the large playground at the old location gave them lots of opportunities for adventure, learning, and growth. The new location would greatly benefit from the expanded outdoor play space. Keeping the house as residential property preserves the atmosphere of the neighborhood while allowing for a better learning experience for the school.

125. Name: Terry Banks on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments: We are former residents of the Rosedale Neighborhood. Both of our kids went to the Co-op, and the large playground at the old location gave them lots of opportunities for adventure, learning, and growth. The new location would greatly benefit from the expanded outdoor play space. Keeping the house as residential property preserves the atmosphere of the neighborhood while allowing for a better learning experience for the school.

126. Name: Jim Posner on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:

127. Name: Sara Gerleman on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 46032

Comments:

128. Name: Chris Murphy on Oct 12, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

129. Name: Anna Rowe on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: My children enjoyed the summer camps put on by the Co-op. Wonderful school for children!

130. Name: Claire McDonough on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments: I went to All Austin and received excellent care. Now I'm an adult and planning to have a family soon. Please expand the playground for our future generations.

131. Name: Suzanne Murphy on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78723
Comments:

132. Name: Melanie Tolen on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78751
Comments:

133. Name: Erik Holland on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: My child is a student at the AANCS. We live about a mile from the school and it is a great benefit to us and the neighborhood to have such a great place to send our young ones. Having a larger space to play and learn will only prove to be more beneficial for the children and the neighborhood.

134. Name: Yvonne Darrah Steckel on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: My son attended the Coop and it was a wonderful experience. The school is based on full community participation. The neighborhood couldn't ask for a better neighbor!

135. Name: Beth Kennedy on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I live in Allandale.

136. Name: Sandra Kugelman on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78723

Comments:

137. Name: Catherine Attaway-Krueger on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: yes

My Zip Code is:: 78756

Comments: As a longtime resident of the Rosedale neighborhood (1978) and a former teacher of the All Austin Cooperative Nursery School (21 years) I fully support the effort to use a portion of the backyard of the property at 5012 Schoalwood. The co-op is a wonderful neighbor and a asset to the Rosedale and Allandale area.

138. Name: Cheri Hartman on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments: I live in North Shoal Creek (78757). I support AACNS's application as stated above. I believe that the school is a valuable asset to our community.

139. Name: Rebecca Evans-Winkler on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78749

Comments:

140. Name: Christie Shore on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78756

Comments:

141. Name: Eric Krell on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments: I'm a Co-op member and very proud of our organization's cooperative, considerate relationships with our neighbors. We remain committed to that cooperation and consideration. Thanks for considering our request to enhance the educational experiences of our student-children.

142. Name: Laurie Schlesinger on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments:

143. Name: Holly Wiese on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: yes

My Zip Code is:: 78756

Comments:

144. Name: Katie Eaton on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78717

Comments:

145. Name: Steve Wiese on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: yes

My Zip Code is:: 78756

Comments:

146. Name: Sarah Meyer on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78703

Comments:

147. Name: August Bradford on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78753

Comments:

148. Name: Beverly Barrett on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78723

Comments:

149. Name: Katharine Beisner on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78756

Comments: This change will not add to traffic or use of the site. Fencing will be improved to shield neighbors. It is a creative solution to allow the neighborhood and an Austin institution to thrive.

150. Name: Becca Kahn on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments:

151. Name: Jeff Kahn on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments:

152. Name: Wilson Owen on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78757

Comments:

153. Name: Dean Herback on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78703

Comments: My children go to the school and I'd love to see them have a wide open spacious play area to enjoy.

154. Name: De Ann Friedholm on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: yes

My Zip Code is:: 78756

Comments: As a property owner and resident in Rosedale since 1989, I have participated off and on in the RNA. I sometimes found that they did not represent my position on various topics. This is one of those cases, where I strongly support the Nursery School's application. I think the neighbor is a better place to be because of entities like the School.

155. Name: James Eaton on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78717
Comments:

156. Name: Annette VanDover on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:

157. Name: Monty VanDover on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:

158. Name: Marcia VanDover on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:

159. Name: Jan Eaton on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78717
Comments:

160. Name: Tom Maher on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments: I am a neighbor living within walking distance of the Coop. Both my children have attended the Coop. As well, I work at the Coop as a teacher assistant. I support the School's application for a Conditional Use Permit and urge you to grant the request. Neighborhood schools create strong communities. The Coop plays an active role in supporting this vibrant, caring, and active neighborhood. It seeks only to strengthen threads of the residential fabric that holds this neighborhood together.

161. Name: Ambrose Melendrez on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78731
Comments:

162. Name: Liz Darwin on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I am familiar with this preschool, as I have visited many times in my role as a speech-language pathologist. I fully believe that the administration, teachers, and parents will be respectful of the neighbors. I would gladly share a neighborhood with this preschool!

-
163. Name: David Kuhlken on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments: This school is a huge asset for the neighborhood and the permit allows them to better serve neighborhood children.
-
164. Name: Nina Rao on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I live in Allandale, just north of Rosedale. I hope that this goes through. The school is a wonderful community member. Thanks.
-
165. Name: Brooke Bell on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments:
-
166. Name: Christine Hartnett on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: The Co-op has provided a magical experience for my children, and I believe that Austin is better off because the Co-op exists. I have a daughter who currently attends and a son who has graduated and is currently a member of Gullett Elementary. For my kids, the Co-op provided a community-oriented loving environment for exploration and hearty play. Through their play and their interactions with their classmates, I see them learn how to better connect and interact with their peers and gain the confidence to explore and better understand their surroundings. In a world that is increasingly becoming more fast paced and screen-based (TV, video games, computers, etc), I am so thankful that the Co-op has made a commitment to ensure that children spend half of their schoolday outdoors. I would love to see the Co-op gain permission to increase the size of its playground space. Doing so, would provide even more wonderful learning opportunities for children and give them a chance to explore new spaces. Also, I am confident that the Co-op would be a good neighbor to the surrounding communities.
-
167. Name: Darien Stefani on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78703
Comments:
-
168. Name: Christina Ford on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments: I live in Allandale and always hear wonderful things about this school.
-
169. Name: Danina Lee Culver on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments: My grandson attends the Austin Co-operative Nursery School and I have lived in the Rosedale neighborhood for 17 years. This is an important addition to the school and I see no conflict with the neighborhood. Please approve their application for a Conditional Use Permit and Compatibility Standards Waivers. Thank you. Danina Culver
-
170. Name: April Smith West on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78753

Comments:

171. Name: Pam Vander Werf on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments:

172. Name: Pam Vander Werf on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments:

173. Name: Lizan Gilbert on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments: I think that this school is an asset to our community and the values that we hold dear to our hearts. I appreciate their work with our children and support their need for additional playground space. I've seen the plan and feel like it is well thought out and integrated into the space. I'm glad to support this petition.

174. Name: Bob Gilbert on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: yes
My Zip Code is:: 78756
Comments: I am happy to support this petition. I appreciate the goals of the Co-op and their methods for working with and integrating themselves into the community. The kids are who benefit the most from this and that is a great way to spend our resources.

175. Name: Natalie Rickards on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78759
Comments:

176. Name: Ann Proctor on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78701
Comments:

177. Name: Sally Landsrud on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78757
Comments:

178. Name: Kerry Howell on Oct 13, 2010
I live in the Rosedale Neighborhood, Austin, TX.: no
My Zip Code is:: 78756
Comments:

179. Name: Monica Mueller on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments: We live in the adjoining neighborhood of Shoalmont.

180. Name: James Mann on Oct 13, 2010

I live in the Rosedale Neighborhood, Austin, TX.: no

My Zip Code is:: 78731

Comments:

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 5:16 PM
To: bbaker5; sbald; gbourgeois; trabago; prseeger; crbanks; donna.zap
Cc: Welch, Sue; director
Subject: All Austin Cooperative Nursery School (AACNS): Case # SPC-2010-0122A: additional signatures of support
Attachments: AACNS_rosedalesignatures.JPG

Dear Chair and Members of the Zoning and Platting Commission,

In addition to the current results of our online petition, which you should have received via email, I am attaching a scanned image of additional signatures from Rosedale Residents from a paper petition (as opposed to online). The first two signatures in this file are also found on our online petition. The last five signatures, however, are unique and should be included as additional voices of support for our case.

Best Regards,
Karen Wiley
AACNS Board President
[REDACTED]

10/13/2010

Rosedale Neighborhood Support for the All Austin Co-operative
Nursery School's Conditional Use Permit Application

I live in the Rosedale neighborhood and support the All Austin Co-operative Nursery School's application for a Conditional Use Permit and Compatibility Standards Waiver(s) as necessary that will allow them to include a portion of the backyard of 5012 Shoalwood Avenue for school grounds while maintaining the front portion of this SF-3 zoned property as a single-family residence.

[illegible]

Amar Rama & Kim Rama
5010 Shoalwood Avenue
Austin, TX 78756

October 7, 2010

Karen Wiley, Board President
Pat Sefton, Director
All Austin Cooperative Nursery School
2301 Hancock Drive
Austin, TX 78756

Re: Conditional Use Permit Application (Case #SPC-2010-0122A)

Dear Karen and Pat:


In connection with the above-referenced Conditional Use Permit Application that All Austin Cooperative Nursery School is presenting to the City of Austin, we wish to provide you with this letter in support of your application in the form it has been submitted.


Our home is adjacent and just to the south of the lot (5012 Shoalwood Avenue) that is the subject of your application.

We understand the purpose of your application, and we appreciate the care with which you have prepared your plans and discussed them with us, taking into account that our home is located right next to the property you will be using to expand the school's play area. Thank you for meeting with us to address our concerns in your plans and showing us the consideration you have. We think that your planned use of the back yard next door will be beneficial to the children you are caring for and beneficial to our neighborhood.

We are providing you with this letter so that you can submit it to the City staff to show that we are in support of your application.

Very truly yours,

 - 10/11/2010
Amar Rama

 10/11/2010
Kim Rama

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 8:24 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - AACNS CUP

Katherine Torrini
2802 W Fresco Dr

October 13, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission

Ms. Sandra Baldrige, Commissioner

Mr. Gregory Bourgeois, Commissioner

Ms. Teresa Rabago, Commissioner

Ms. Patricia Seeger, Commissioner

Ms. Cynthia Banks, Commissioner

Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op alumnus living in Rosedale, I encourage you to support AACNS' request for a conditional use

10/14/2010

permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students. I live within one mile of the school and support their CUP application. The neighborhood association does not represent my viewpoint in this matter.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

The Co-op is on of the best examples of neighborliness and responsibility that I have experienced and am proud of the example of model citizenship that they have been in my children's lives. The neighborhood has nothing to fear and much to gain by approving this request.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Katherine Torrini

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 8:31 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com;
Welch, Sue; director@allaustincoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative Nursery School

Jessica Mann
3802 Paseo del Toro Cove
Austin, TX 78731

October 13, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a current Co-op Member and Member of the Board of Directors, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. "Play Ignites" and "Nature Inspires" are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- * Significantly enhance the quality of the student experience at AACN;
- * Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- * Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. The neighborhood association disapproves of loss of residential space and increased commercial space in the neighborhood, and our request complies with those goals. The house will remain residential and the backyard

10/14/2010

will not be converted to commercial space, it will only be used for children to play. In aligning our request with the neighborhood association's goals, we reflect two other AACNS core values, "Community Matters" and "Cooperation Works", that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Jessica Mann

10/14/2010

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 10:19 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org; [REDACTED]
Subject: 5012 Shoalwood - Case # SPC-2010-0122A - All Austin Cooperative Nursery School

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or Co-op).

As a Co-op member and homeowner who lives within one mile of AACNS, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that a great school represents a valuable component of a vibrant neighborhood and strong community. Having used this school for the past five years, with five to go, I can testify that this co-op community devotes careful thought to the design of its outdoor space and has a great respect for the neighborhood. Many co-op families live in the neighborhood and support the character and quality it provides. The use of the proposed space as a playground is not inconsistent with the immediate area's character and quality. In fact, another early childhood school exists a block away from the Co-op.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The Co-op has very limited hours of operation in which the playground use will occur, therefore, there is very little potential for any conflicts with the neighboring properties.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs.

I appreciate the time and expertise you invest in considering this matter.

Best Regards,

Sam Shore
5614 Adams Ave
Austin, TX 78756

10/14/2010

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 10:59 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustinfoop.org
Subject: Case # SPC-2010-0122A - All Austin Cooperative

Alice Walker
1818 West 38th Street
Austin, TX 78731

October 13, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative
Nursery School (AACNS or "Co-op").

As a Co-op member who lives a little over a mile from AACNS, I encourage you to support AACNS' request for a

conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for the children of AACNS.

We chose our home in central Austin because it was part of a vibrant and diverse community with excellent educational options. As we evaluated those options for our son, the emphasis on outdoor play was a strong consideration when we select AACNS for him. My husband and I believe that outdoor play is a vital part of his development.

I am an executive with a developer and operator of senior housing and in my many years of experience with neighborhood concerns about development, I understand the anxiety that some Rosedale home owners feel when a commercial use is proposed. However, in this instance, the anxiety is unwarranted. The common neighborhood concerns about commercial uses such as increased traffic, unwelcome noise, and conversion of the property are not relevant.

Enrollment will not be increased and therefore traffic will be unchanged. Hours of operation will not be changed and therefore, the noise impact of children playing outdoors will still be the same. Since this is a conditional use permit, the space can not be converted to a more impactful commercial use upon the sale of the property. The only thing that will change is that children will be given more room to play and explore their world.

I appreciate the time and expertise you invest in considering this matter.

With kindest regards,

Alice Walker

10/14/2010

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 11:42 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: AACNS

Pam Vander Werf
4108 Rosedale Ave.
Austin, Texas

October 13, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Rosedale resident and Co-op alumnus, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACN;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Sincerely,

Pam Vander Werf

Welch, Sue

From: [REDACTED]
Sent: Wednesday, October 13, 2010 11:54 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Welch, Sue; director@allaustincoop.org
Subject: AACNS

Karim Hirani
4108 Rosedale Ave
Austin, Tx 78756

Oct. 13th 2010

Ms. Betty Baker, Chair Zoning and Platting Commission
Ms. Sandra Baldrige, Commissioner
Mr. Gregory Bourgeois, Commissioner
Ms. Teresa Rabago, Commissioner
Ms. Patricia Seeger, Commissioner
Ms. Cynthia Banks, Commissioner
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding **Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op")**.

As a Co-op alumnus living in Rosedale, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACNS;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Regards,

Karim Hirani