

ARMBRUST & BROWN, PLLC

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LYNN ANN CARLEY, P.E.
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February 3, 2011

VIA EMAIL AND HAND DELIVERY

Cesar Zavala
City of Austin
Planning and Development Review
505 Barton Springs Road, 4th Floor
Austin, TX 78704

Re: 5th and Brazos Parking Garage – SPC-05-0031C(XT2).MGA

Dear Mr. Zavala:

This firm represents and I am writing to you on behalf of the applicant in the above-referenced application. The 5th and Brazos Parking Garage is a large, long-term project in downtown Austin consisting of approximately 0.812 acres located at 501 Brazos Street, 500-502 San Jacinto Boulevard, and 212 East 5th Street, Austin, Texas 78701. A Managed Growth Agreement (MGA) has been requested to extend the life of the project.

The existing site plan meets the criteria to obtain a MGA, as listed below:

1. The site plan meets current code.
2. It consists of three phases of construction.
3. The site plan requires more than two building permits to complete the project.
4. The project has other benefits. It provides parking in downtown Austin, which assists the City's goals of economic development near the convention center.

Based on these criteria, it is requested that project duration and site plan expiration date regulations applicable to the site plan as currently approved should continue to remain in effect until 2020. We hereby request that this MGA be placed on the City Council agenda for March 10, 2011.

ARMBRUST & BROWN, PLLC

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If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2378 or Richard T. Suttle, Jr. at (512) 435-2300.

Sincerely,

A handwritten signature in cursive script, reading "Lynn Ann Carley".

Lynn Ann Carley, P.E.
Senior Land Development Consultant

cc: Tom Stacy
Richard T. Suttle, Jr.

ARMBRUST & BROWN, L.L.P.

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July 20, 2010

Greg Guernsey
Director
Planning and Development Review
City of Austin
505 Barton Springs Road, 5th Floor
Austin, TX 78701

Re: 5th and Brazos Parking Garage – Managed Growth Agreement

Dear Mr. Guernsey:

This firm represents and I am writing to you on behalf of the applicant in the above-referenced application. The 5th and Brazos Parking Garage is a large, long-term project in downtown Austin consisting of approximately 0.812 acres located at 501 Brazos Street, 500-502 San Jacinto Boulevard, and 212 East 5th Street, Austin, Texas 78701. A Managed Growth Agreement is being requested to extend the life of the project to allow completion under the regulations in effect when the project started.

When the original site plan (SPC-05-0031C) was approved, the property included a 832 square foot bank building and a drive through teller building with 11 drive through lanes. The 832 square foot bank building has been demolished. However, the drive through teller building with 11 drive through lanes is still being utilized.

The current site plan proposes a 273,000 square foot parking garage, which will include approximately 8,800 square feet of retail space and 1,265 square feet of the existing Bank of America, which will remain. Based on the size of the project, it meets the criteria for a Managed Growth Agreement. It is our understanding that the project meets current code. In addition, it provides necessary parking in downtown Austin, which assists the City's goals of economic development.

Due to the large size of the project and the current state of the economy, it will take more than ten years to obtain all building permits and additional time for construction. Therefore, it is requested that regulations applicable to the site plan as currently approved should continue to remain in effect until 2020.

The completeness check process yielded one question from ATD-ROW management regarding a possible license agreement for treewells, bike racks, pavers etc. in the ROW. These items are currently incorporated in license agreement no. WP 170-0604. Attached is a copy of this document for your records.

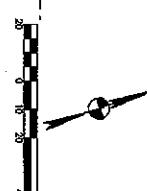
If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2378 or Richard T. Suttle, Jr. at (512) 435-2300.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Ann Carley".

Lynn Ann Carley, P.E.
Senior Land Development Consultant

cc: Tom Stacy
Paul Workman
Richard T. Suttle, Jr.



DATE	NO.	REVISION	APPROVAL



WALTON STACY PARTNERS IV LP.

PLOTTING SCALE 1" = 1'
DATE PLOTTED: JAN 28, 2008
FILE: Q:\634\DWG\133402.Plot.Dwg
DRAWN BY: LKC/TL/PSD
DESIGNED BY: JH
REVIEWED BY: GSS
PROJECT No: 1334-01-20

Of 28

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