

Late Backup



**October 18, 2012  
Agenda Item 91**

## ***BCNA Summary***

- ◆ BCNA opposes City Staff's recommendations to grant planned unit development (PUD)
  - ⇒ Zoning review is representative of an arbitrary interpretation of the BCNA Neighborhood Plan
  - ⇒ Proposed project does not offer superior design and is nearly 1/10 of required size
- ◆ BCNA is opposed to the use of PUDs to work around existing zoning requirements, especially within the Waterfront Overlay District
  - ⇒ City Staff and Council should heed the Waterfront's requirement that no variance be granted for extended building heights
  - ⇒ Zoning process should be predictable and consistent to ensure it is applied fairly for the benefit of the development community as well as the Austin community at-large
- ◆ BCNA remains committed to advocating for our neighbors' ability to sustain an affordable quality-of-life
  - ⇒ If Council is in support of granting a PUD for this project, then:
    1. BCNA requests Council to remove the 'Fee-in-Lieu' option for Affordable Housing
    2. Give BCNA the opportunity to work with staff in drafting specific affordable language into the ordinance



October 18, 2012

Austin City Council  
505 Barton Springs Road  
Austin, Texas 78704

RE: Broadstone at the Lake, 201 South First Street  
Case No.: C814-2012-0071  
Council Agenda Item # 91

Dear Mayor Leffingwell and City Council Members,

The Bouldin Creek Neighborhood Association (BCNA) opposes City Staff's recommendations to grant planned unit development (PUD) for 422 W. Riverside Drive and 201 S. 1st Street. After meeting with City Staff in regard to this Case, BCNA believes the zoning review is representative of an arbitrary interpretation of the BCNA Neighborhood Plan and the proposed project does not offer superior design.

BCNA is opposed to the use of PUDs to work around existing zoning requirements, especially within the Waterfront Overlay District. We believe City Staff and Council should heed the Waterfront's requirement that no variance be granted for extended building heights. From our perspective, the zoning process should be predictable and consistent to ensure it is applied fairly for the benefit of the development community as well as the Austin community at-large.

Additionally, BCNA remains committed to advocating for our neighbors' ability to sustain an affordable quality-of-life. If Council is in support of granting a PUD for this project, then BCNA requests Council to remove the 'Fee-in-Lieu' option for Affordable Housing and give BCNA the opportunity to work with staff in drafting specific affordable language in the ordinance.

Sincerely,

Cyndi Collen  
BCNA President