

Closed Caption Log, Council Meeting, 5/22/08

Note: Since these log files are derived from the Closed Captions created during the Channel 6 live cablecasts, there are occasional spelling and grammatical errors. **These Closed Caption logs are not official records of Council Meetings and cannot be relied on for official purposes.** For official minutes, please contact the City Clerk at 974-2210.

Mayor Wynn: GOOD MORNING, I'M AUSTIN MAYOR WILL WIN, IT'S MY PRIVILEGE TO WELCOME PASTOR CHARLES ROBINSON, TREE OF LIFE INTERNATIONAL PRAYER AND PRAISE CENTER, IN FAR NORTHWEST AUSTIN TO LEAD US IN OUR INVOCATION, PLEASE RISE.

MAYOR, MAYOR PRO TEM, DISTINGUISHED COUNCILMEMBERS, IT'S A BLESSING AND A PRIVILEGE TO BE HERE TODAY. LORD, WE JUST COME BEFORE YOUR THRONE TODAY AND WE ASK YOU FOR YOUR BLESSINGS. WE ASK YOU FOR YOUR BLESSING, FIRST IN THE CITY OF AUSTIN. WE ASK THAT THESE ELECTED CITY OFFICIALS, LORD GOD, AND THE CHER GEE MEMBERS OF THE -- CLERGY MEMBERS OF THIS CITY, THE BUSINESS PEOPLE OF THIS CITY WOULD LIVE TOGETHER, LORD, AND THAT WE WOULD COME TOGETHER IN UNITY TO SEE THE POTENTIAL OF THIS CITY, TO SEE THE POTENTIAL OF ITS PEOPLE COME FORTH. LORD, WE ALSO ASK YOU TO BLESS THE COUNCILMEMBERS TODAY. THEIR SPOUSES, THEIR FAMILY. WE ASK THAT YOUR PROTECTION AND YOUR GRACE WOULD BE UPON THEM. LORD, WE ASK YOU TO -- TO GIVE US YOUR WISDOM TODAY FOR THE DECISIONS THAT ARE TO BE MADE AND THE GREAT RESPONSIBILITY THAT THESE ELECTED SERVANTS HAVE, GOD, WE DO NOT, THEY DO NOT TAKE LIGHTLY. LORD, YOUR WORD SAYS IN REVELATION, CHAPTER 3, VERSE 20, THAT YOU STAND AT THE DOOR AND KNOCK. AND IF ANY MAN HEAR YOUR VOICE AND OPEN THE DOOR, YOU WILL COME INTO HIM AND DINE WITH HIM AND HIM WITH YOU. SO LORD, JESUS, WE KNOW THAT YOU ARE ASKING TO COME INTO THIS CITY IN A GREATER WAY AND WE ASK YOU TO DO THAT. WE PRAY ALL THIS IN THE NAME OF JESUS, AMEN. THANK YOU.

Mayor Wynn: THANK YOU, PASTOR ROBINSON. THERE BEING A QUORUM PRESENT, AT THIS TIME I WILL CALL TO ORDER THIS MEETING OF THE AUSTIN CITY COUNCIL. IT IS THURSDAY, MAY 22nd, 2008. APPROXIMATELY 10:17 A.M. WE ARE HERE IN THE COUNCIL CHAMBERS OF THE CITY HALL BUILDING, 301 WEST SECOND STREET. WE HAVE A HANDFUL OF CHANGES AND/OR CORRECTIONS TO THIS WEEK'S POSTED AGENDA. THEY ARE -- THE NOTATION THAT BOTH ITEMS 2 AND 8 COME TO US RECOMMENDED BY THE WATER AND WASTEWATER COMMISSION. ON ITEM NO. 14, WE NEED TOTO -- TO INSERT THE WORDS -- THE PROPER NAME OF THE RAILROAD TRACKS, AUSTIN AND NORTHWEST. SO THAT WOULD READ "THE AUSTIN AND NORTHWEST RAILROAD TRACKS." ON ITEM NO. 19, WE NEED TO CORRECT ONE

FIGURE, SO WE WILL -- ON ONE OF THE 12 MONTH EXTENSIONS THE AMOUNT -- THE CORRECTED ESTIMATED AMOUNT NOT TO EXCEED IS \$582,340. THERE WAS A TYPO ON THE ORIGINAL POSTING. ON ITEM NO. 25, WE SHOULD STRIKE THE WORDS "PORTIONS OF THE" INSERT THE WORD "THOSE" AND STRIKE THE WORDS "CENTRAL OPERATIONS FUNCTIONS" AND INSERT OPERATIONS CURRENTLY HOUSED AT THE AUSTIN POLICE DEPARTMENT MAIN HEADQUARTERS BUILDING AND INSERT -- AND STRIKE THE WORD "NORTHEAST -- NORTHEAST POLICE STATION IOWA EYE" INSERTING SUBSTATION THAT WILL HOUSE NORTHEAST COMMANDS. THE CORRECTED SUMMARY OF THIS ITEM NO. 25 WOULD BE TO APPROVE A RESOLUTION DIRECT THE CITY MANAGER TO EVALUATE THE FEASIBILITY OF LOCATING THOSE AUSTIN POLICE DEPARTMENT OPERATIONS CURRENTLY HOUSED AT A.P.D.'S MAIN HEADQUARTER BUILDING, TO THE PLANNED SUBSTATION THAT WILL HOUSE THE NORTH CENTRAL AND NORTHEAST AREA COMMANDS AND REPORT BACK TO THE COUNCIL IN 90 DAYS. ITEM NO. 25. ON ITEM NO. 54, WE NEED TO -- WE NEED TO SAY THE THAT THE STAFF RECOMMENDATION IS TO GRANT GENERAL COMMERCIAL SERVICES CONDITIONAL OVERLAY OR CS-CO COMBINING DISTRICT ZONING. WE SHOULD NOTE THAT ITEM NO. 34 IS RELATED TO ITEM NO. 38. AND ALSO NOTE THAT ITEM 37 AND 39 HAVE BEEN WITHDRAWN. OF COURSE THE NOTATION THEN THEREFORE THAT ITEM 38 IS ALSO RELATED TO ITEM 34. THEN FINALLY, COUNCIL, ON ITEM NO. 12, WE HAVE A REVISED ORDINANCE, THIS IS REGARDING THE -- THE REFINANCING OF THE MILLENNIUM YOUTH CENTER. SO THERE'S A -- THERE'S A CORRECTED ORDINANCE ON THE DAIS, SO WITHOUT OBJECTION THAT WILL BE THE ORDINANCE THAT WE TAKE ACTION ON. IF IN FACT ITEM NO. 12 IS APPROVED ON THE CONSENT AGENDA. LET'S SEE. OUR -- OUR SCHEDULE TODAY IS THAT AFTER WE APPROVE OUR CONSENT AGENDA, AND IF THERE ARE ANY DISCUSSION ITEMS WE'LL TAKE THOSE UP THIS MORNING. WE THEN LIKELY WILL GO INTO EXECUTIVE SESSION, WE HAVE A LIMITED EXECUTIVE SESSION AGENDA, WE TYPICALLY DO THAT JUST PRIOR TO AND AFTER OUR LUNCH HOUR, BUT AT NOON WE COME BACK FOR OUR GENERAL CITIZENS COMMUNICATION. AT 1:00 TODAY WE ARE GOING TO START -- WE WILL CONDUCT THE PRESENTATIONS FROM THE FIVE ON DEVELOPMENT TEAMS WHO ARE PROPOSING THE REDEVELOPMENT OF THE GREEN WATER TREATMENT PLANT DOWN THE STREET. WE WILL START THOSE AT 1:00. WE ANTICIPATE THOSE FIVE PRESENTATIONS LASTING ALL THE WAY TO OUR 5:30 BREAK FOR LIVE MUSIC AND PROCLAMATIONS. OUR MUSICIAN BY THE WAY, TODAY, IS LATIN AT HEART. CONTINUING OUR LATINO MUSIC MONTH SERIES. I -- I ANTICIPATE THEN US TAKING UP THE ZONING MATTERS AFTER -- JUST AFTER 6:00 P.M. SO ESSENTIALLY THE ENTIRE AFTERNOON BEGINNING AT 1:00, WILL BE DEDICATED TO THE PRESENTATIONS BY THE FIVE DEVELOPMENT TEAMS FOR THE GREEN WATER TREATMENT PLANT, AFTER LIVE MUSIC AND PROCLAMATIONS WE'LL COME BACK AND TAKE UP WHAT'S A RELATIVELY LIMITED ZONING AGENDA, AND THEN -- THEN SHORTLY THEREAFTER CONDUCT OUR PUBLIC HEARINGS FOR THE EVENING. SO THAT IS OUR -- OUR CORRECTED AGENDA FOR TODAY. SCHEDULED FOR TODAY, COUNCIL ANY -- ANY ANTICIPATED ITEMS COMING FROM COUNCIL OVER THE NEXT FEW WEEKS? COUNCILMEMBER COLE?

Cole: MAYOR, I WANTED TO SAY THANK YOU TO MY COLLEAGUES, JUNE 19th IS ACTUALLY

THE DAY THAT TEXAS BECAME AWARE THAT THE EMANCIPATION PROCLAMATION WAS ISSUED AND WE AS A BODY MADE A COLLECTIVE DECISION NOT TO HOLD A COUNCIL MEETING ON THAT DAY, BUT TO HOLD IT ON JUNE 18th, THE DAY BEFORE JUNE 19th. SO THAT ANY COUNCILMEMBER COULD PARTICIPATE IN THOSE FESTIVITIES. AND I'VE HEARD VERY POSITIVE FEEDBACK FROM THE COMMUNITY REGARDING THAT DECISION.

THANK YOU, COUNCILMEMBER. AGAIN, ANY ANTICIPATED ITEMS FROM COUNCIL OVER THE NEXT MONTH OR SO? HEARING NONE, THEN I WILL READ A PROPOSED CONSENT AGENDA NUMERICALLY. AND IT WILL BE: TO APPROVE ITEM NO. 1, OUR MINUTES FROM OUR PREVIOUS MEETING. FROM OUR WATER UTILITY, APPROVING ITEM NO. 2 PER CHANGES AND CORRECTION. FROM OUR CITY CLERK'S OFFICE, APPROVING ITEM NO. 3. FROM OUR CONTRACT AND LAND MANAGEMENT COMPLAIN APPROVING ITEM NOS 4, 5, 6, 7 AND 8 PER CHANGES AND CORRECTION. FROM OUR LAW DEPARTMENT, APPROVING ITEM NOS 9 AND 10. FROM OUR LIBRARY DEPARTMENT APPROVING ITEM 11. FROM OUR NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, APPROVING ITEM NO. 12 PER CHANGES AND CORRECTION. AND ITEM 13. FROM OUR PUBLIC WORKS DEPARTMENT, APPROVING ITEM 14 PER CHANGES AND CORRECTION. FROM OUR PURCHASING OFFICE, APPROVING ITEMS 15, 16, 17, 18, 19, PER CHANGES AND CORRECTION. 20, 21, AND 22. ITEM NO. 23 IS OUR BOARD AND COMMISSION APPOINTMENTS THAT I WILL READ INTO THE RECORD. TO THE AUSTIN TRAVIS COUNTY E.M.S. ADVISORY BOARD, PAUL CARROZA IS MY NOMINATION. TO OUR COMMISSION ON IMMIGRANT AFFAIRS, AOY ACONDA SORRY IF I'M MISPRONOUNCING THAT IS COUNCILMEMBER COLE'S. NUMBER 23. ALSO APPROVING ITEM NO. 24, ITEM 25 PER CHANGES AND CORRECTION, 26, 27, AND 28. WE WILL BE SETTING THE PUBLIC HEARINGS BY APPROVING ITEMS 29, 30, 31, 32, AND 33. I'LL ENTERTAIN A MOTION ON THAT PROPOSED CONSENT AGENDA. MOTION MADE BY COUNCILMEMBER MARTINEZ, SECONDED BY THE MAYOR PRO TEM, COMMENTS? COUNCILMEMBER LEFFINGWELL?

Leffingwell: I HAVE A PROPOSED FRIENDLY AMENDMENT TO ITEM NO. 24 WHICH IS THE ITEM THAT DIRECT -- WHICH DIRECTS THE CITY MANAGER TO NOT PURCHASE PLASTIC WATER BOTTLES FOR USE WITHIN CITY HALL AND DEVELOP STRATEGIES FOR OTHER CITY VENUES AND EVENTS TO MITIGATE THE USE OF PLASTIC WATER BOTTLES. BUT IT'S A ONE-WORD REVISION TO THE RESOLUTION. THE FIRST ITEM AFTER BE IT RESOLVED, INSERT THE WORD DISPOSABLE BEFORE PLASTIC WATER BOTTLES TO MAKE IT CLEAR THAT WE ARE TALKING BY INDIVIDUALLY DISPOSABLE WATER BOTTLES AND NOT THE BIG FIVE GALLON BOTTLES.

Mayor Wynn: COUNCILMEMBER MARTINEZ DO I CONSIDER THAT FRIENDLY? MAYOR PRO TEM? OKAY. SO WE HAVE A MOTION AND A SECOND ON THE TABLE AMENDED MOTION AND SECOND ON THE TABLE TO APPROVE OUR CONSENT AGENDA AS READ. WE DO HAVE A COUPLE OF CITIZENS THAT WOULD LIKE TO GIVE US SOME TESTIMONY. ON ITEM NO. 13, GUESS PENA SIGNED UP WISHING TO ADDRESS US. REGARDING -- REGARDING AFFORDABLE RENTAL HOUSING. WELCOME BACK, GUS.

THANK YOU, MAYOR, GOOD MORNING, COUNCILMEMBERS, MAYOR, CITY MANAGER, GUS

PENA, I KNOW THIS IS A RESOLUTION, BUT AGAIN I WOULD ASK YOU, MAYOR, CITY MANAGER, COUNCILMEMBERS, REGARDING THE -- THE STATEMENT OF AFFORDABILITY OR AFFORDABLE, WHAT IS AFFORDABLE HOUSING? I CALLED THE H.U.D. AND ALSO SPOKE TO FORMER SECRETARY OF H.U.D., FORMER MAYOR OF SAN ANTONIO HENRY CISNEROS, A FRIEND OF THE FAMILY'S, ASKED HIM TO WORK WITH US TO GET A NEW CLEAR CUT DEFINITION OF WHAT AFFORDABLE HOUSING REALLY IS. AFFORDABLE HOUSING TO SOME PEOPLE FROM CALIFORNIA CAN AFFORD TO BUY A HOUSE AT \$350,000, BUT A PERSON FROM EAST AUSTIN, SOUTH AUSTIN, NORTHWEST AUSTIN CANNOT AFFORD THAT UNIT. SO ANYWAY, I WOULD ASK YOU TO KEEP THAT IN MIND ALSO AND ALSO IN REGARDS TO THE FUNDING MECHANISM, YOU KNOW, WHO IS GOING TO CONTROL IT? WHAT DEPARTMENT IS GOING TO CONTROL IT? IT'S GOING TO BE HOUSING AND DEVELOPMENT. WE ALSO ASKED FOR A -- FOR ANOTHER REVISION OF THE MFI LISTING. MEDIAN FAMILY INCOME. IT IS OUT OF CONTROL. IT SHOULD BE REVISED. AND ALSO NEW FIGURES SHOULD BE IMPLEMENTED SO WE ARE HOPING THAT H.U.D. WILL LOOK AT THAT, ALSO. SUNNY MEADE APARTMENTS ONE OF THE LAST AFFORDABLE APARTMENTS IS GOING TO BE TORN DOWN TO I GUESS BUILD AFFORDABILITY WHICH IS NOT GOING TO BE ABLE TO BE AFFORDABLE TO THE POOR. ANYWAY, THANK YOU FOR THIS RESOLUTION, I KNOW IT'S A RESOLUTION BUT I NEED TO MAKE THESE COMMENTS REGARDING AFFORDABLE HOUSING, THANK YOU.

Mayor Wynn: THANK YOU, MR. PENA. AND WE'LL NOTE FOR THE RECORD THAT A NUMBER OF FOLKS ARE HERE IN SUPPORT OF ITEM NO. 32, HERE TO ANSWER QUESTIONS IF NEED BE. AND/OR NOT WANTING TO SPEAK, BUT ALL IN FAVOR, ITEM NO. 32, TECHNICALLY WE ARE JUST SETTING A PUBLIC HEARING TO CONDUCT A PUBLIC HEARING ON JUNE 5th REGARDING THE -- THE IMPROVEMENTS TO THE VISIBILITY -- VISITABILITY, EXCUSE ME, STANDARDS FOR NEW HOMES IN AUSTIN. I THINK THAT'S ALL OF OUR CITIZEN SPEAKERS, COUNCIL. AGAIN WE HAVE A MOTION AND A SECOND ON THE TABLE APPROVING AN AMENDED CONSENT AGENDA. FURTHER COMMENTS? I WOULD JUST LIKE TO SAY ON ITEM NO. 19 THERE WAS A LITTLE BIT OF PRESS REGARDING THIS. WE ARE SPENDING A LOT OF MONEY THROUGH AUSTIN ENERGY TO PURCHASE TWO-WAY ELECTRONIC ELECTRIC METERS. THAT IS, YOU KNOW, VERY HIGH TECHNOLOGY RADIO BASED ELECTRIC METERS AND SO THE -- THE AUSTIN ENERGY CAN READ THOSE METERS EVERY 15 MINUTES VIA RADIO FREQUENCY AS OPPOSED TO GOING OUT AND READING THEM MANUALLY. I SHOULD NOTE THIS, ROGER, PROBABLY 400,000 METERS IN AUSTIN, SOMETHING LIKE THAT, 400,000 INDIVIDUAL ACCOUNTS AT AUSTIN ENERGY. THINK ABOUT THAT, THAT MEANS EVERY SINGLE WORK DAY WE HAVE TO READ MANUALLY 20,000 ELECTRIC METERS. DAY IN AND KAY DAY OUT. WHAT THIS INITIAL PURCHASE WILL ALLOW US TO START DOING IN A MUCH BROADER FORMAT IS TO HAVE THOSE READ ELECTRONICALLY. NUMBER ONE, DRAMATIC REDUCTION IN VEHICLE MILES TRAVELED. FROM A CLIMATE PROTECTION PLAN STANDPOINT, A MEASURED REDUCTION IN GREENHOUSE GASES EMITTED BECAUSE OF US MANUALLY HAVING TO READ 20,000 ELECTRIC METERS EVERY SINGLE DAY. NUMBER 2, ALSO ALLOWS AUSTIN ENERGY TO BECOME AWARE OF OUTAGES ALMOST IN REAL TIME AS OPPOSED TO NEEDING TO WAIT FOR SOMEBODY TO CALL IN AN INDIVIDUAL OUTAGE

SOMEWHERE, WHICH AS WE SAW LAST WEEK CAN BE DIFFICULT FOR AUSTIN ENERGY TO FIND, THIS TECHNOLOGY WILL ALLOW FOR REAL-TIME ALERTING OF OUTAGES THROUGHOUT THE CITY AND THEN LASTLY, IT -- IT BEGINS TO SET THE STAGE FOR WHAT I THINK IS INEVITABLE IN THIS COUNTRY OVER THE FORESEEABLE FUTURE, THAT'S REAL-TIME PRICING OF ELECTRICITY. THAT IS THERE'S VERY IMPORTANT JUDICIOUS STRATEGIC REASONS WHY ELECTRIC UTILITIES WOULD WANT TO MANAGE A PEAK DEMAND AND YOU CAN DO THAT IN THEORY OVER TIME BY HAVING REAL-TIME PRICING OF ELECTRICITY. IT'S MUCH LESS EXPENSIVE FOR US TO DELIVER ELECTRICITY SAY IN THE MIDDLE OF THE NIGHT WHEN DEMAND IS VERY, VERY LOW. WE DON'T HAVE TO BUY VERY EXPENSIVE ELECTRICITY, SPOT PURCHASES ON OPEN MARKET AND/OR WE DON'T NEED TO BUILD ADDITIONAL GENERATION AND/OR EVEN FIRE UP EXISTING PEAK NATURAL GAS FIRED UNITS THAT WE HAVE. SO AGAIN ANOTHER REDUCTION OF GREENHOUSE GASES EMITTED IF WE CAN MANAGE THE PEAK LOAD THERE. ARE ALREADY APPLIANCES IN DEVELOPMENT NOW. SMART APPLIANCES THAT ESSENTIALLY WILL BE TALKING DIRECTLY TO THE GENERATING UNIT, TURN THEMSELVES ON WHEN ELECTRICITY WILL BE AT ITS LEAST DEMAND IN THEORY SOON OR RATHER THAN LATER LEAST EXPENSIVE. YOU LOAD YOUR DISHWASHER, YOU TURN IT ON. BUT IT'S REALLY SMART AND IT DOESN'T TURN ITSELF ON UNTIL IT CAN PURCHASE YOU THE CHEAPEST ELECTRICITY POSSIBLE. PROBABLY 2:30, 3:00 IN THE MORNING. MEANWHILE YOUR DISHES ARE JUST AS CLEAN THE NEXT MORNING, BUT IT SAVED YOU MONEY BY BUYING LESS EXPENSIVE ENERGY IN THE MIDDLE OF THE NIGHT. YOU KNOW, SO ULTIMATELY TWO-WAY TECHNOLOGY BETWEEN THE CONSUMER AND THE UTILITY IS GOING TO BE A VERY, VERY JUDICIOUS THING, BOTH FOR THE CONSUMER ADVOCACY STANDPOINT, DRIVING DOWN THE COST OF YOUR PURCHASE OF ELECTRICITY. REALLY MORE IMPORTANTLY FROM A GOVERNMENTAL STANDPOINT BUILDING MORE CAREFULLY MANAGED COMPLICATED BUSINESS LIKE ELECTRICITY GENERATION. HATS OFF TO AUSTIN ENERGY FOR ONCE AGAIN TAKING ADVANTAGE OF TECHNOLOGY, PUSHING THE ENVELOPE ON TECHNOLOGY, ULTIMATELY CONTINUING TO HAVE A VERY PROGRESSIVE, VERY WELL RUN ELECTRIC UTILITY.

MAYOR?

COUNCILMEMBER MARTINEZ?

I JUST WANTED TO SPEAK BRIEFLY ON ITEM NO. 25. I WANT TO THANK COUNCILMEMBER COLE FOR BRINGING THIS FORWARD BUT IT DID CREATE A LITTLE BIT OF CONSTERNATION BECAUSE POLICE WERE THINKING THIS WAS AN ITEM TO MOVE POLICE HEADQUARTERS. WHAT IT IS IS A FEASIBILITY STUDY SO THAT WHEN WE MAKE THAT DECISION, WHICH IS GOING TO BE FAIRLY SOON THAT WE HAVE THE INFORMATION NECESSARY TO MAKE THE RIGHT DECISION. RIGHT NOW OUR POLICE HEADQUARTERS IS OVERCROWDED. WE HAVE OFFICERS AND ADMINISTRATIVE PERSONNEL LITERALLY IN CLOSETS AND IN WALKWAYS THAT ARE CONVERTED TO, YOU KNOW, CUBICLE SPACES. SO WE KNOW THAT AS THE DEPARTMENT GROWS AND AS THE CITY GROWS, WE ARE GOING TO NEED A NEW HEADQUARTERS SOMEWHERE. I THINK THAT IT'S CRITICAL THAT WE HAVE ALL OF THE DATA

NECESSARY TO MAKE THE RIGHT DECISION. WE KNOW THAT WALLER CREEK IS GOING TO LOOK VASTLY DIFFERENT IN A FEW YEARS. THERE'S GOING TO BE MANY OPPORTUNITIES THERE. I THINK THIS STUDY WILL HELP US UNDERSTAND THE OPPORTUNITIES THAT ARE BEFORE US AND I COULD VERY HELY SEE US COMING OUT OF THIS SITUATION WITH POTENTIALLY BEING ABLE TO BUILD AN ENTIRE NEW POLICE HEADQUARTERS WITHOUT SPENDING A SINGLE DOLLAR OF TAXPAYER MONEY BECAUSE OF THE LEVERAGING THAT WE WILL HAVE WITH THAT -- WITH THAT PRIME REAL ESTATE ON I-35 AND 8th STREET. I DO BELIEVE THAT WE SHOULD MAINTAIN A PRESENCE DOWNTOWN WITH -- IN TERMS OF OUR POLICE HEADQUARTERS. FOR PRACTICAL REASONS AND FOR TRADITIONAL REASONS, I THINK THAT IT'S VERY IMPORTANT AND FOR ME I -- I WANT THE PUBLIC TO KNOW THAT THIS IN NO WAY WILL HARM PUBLIC SAFETY. NO WAY AFFECT SERVICES THAT WE PROVIDE. WE ARE JUST TRYING TO COMPILE THE DATA SO THAT WE CAN MAKE THE RIGHT DECISIONS AND I JUST WANTED TO THANK YOU AND COUNCILMEMBER COLE FOR SUPPORTING THIS ITEM.

Mayor Wynn: AGREED. THANK YOU, COUNCILMEMBER. AGAIN -- COUNCILMEMBER COLE?

Cole: I FULLY AGREE WITH ALL OF COUNCILMEMBER MARTINEZ'S STATEMENTS AND I BROUGHT THIS ITEM FORWARD TO ADDRESS A NUMBER OF POTENTIAL ISSUES, BUT THE FOREMOST WAS RECOGNIZING THAT WE HAVE A NUMBER OF ASSETS IN OUR COMMUNITIES AND WE MUST MANAGE THOSE FOR THE BENEFIT OF OUR ENTIRE COMMUNITY FOR THE SHORT TERM AND LONG TERM AND AS WE GO THROUGH THE PROCESS OF DETERMINING WHAT IS GOING TO BE DOWNTOWN WE HAVE TO LOOK AT MAINTAINING A POLICE PRESENCE DOWNTOWN STILL BUT EVALUATING THE QUESTION OF WHETHER OUR MAIN HEADQUARTERS HAVE TO BE DOWNTOWN, LOOKING AT OTHER LOCATIONS THAT MAY BENEFIT FROM HAVING POLICE HEADQUARTERS THERE. SUCH AS THE NORTHEAST LOCATION AND I WOULD HOPE THAT AS STAFFINGS THROUGH THE PROCESS OF DETERMINING THE FEASIBILITY THAT THERE WOULD BE OUTREACH TO THE COMMUNITY AND COMMUNITY FEEDBACK.

Mayor Wynn: THANK YOU. FURTHER COMMENTS ON OUR AMENDED CONSENT AGENDA? MOTION AND A SECOND ON THE TABLE. HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

Wynn: OPPOSED? MOTION PASSES ON A VOTE OF 7-0. THANK YOU ALL VERY MUCH. SO, COUNCIL, THAT -- THAT NOW THEN LEAVES US WITH NO POTENTIAL DISCUSSION ITEMS AND IN FACT REALLY UNTIL THIS EVENING BECAUSE THIS AFTERNOON WILL BE SET ASIDE FOR BRIEFINGS FROM OUR -- FROM OUR DEVELOPMENT TEAMS REGARDING THE GREEN WATER TREATMENT PLANT. WITHOUT OBJECTION, WE WILL NOW GO INTO CLOSED SESSION PURSUANT TO SECTION 551.071 OF THE OPEN MEETINGS ACT TO TAKE UP POTENTIAL LEGAL ISSUES, ITEM 34 REGARDING THE STOP DOMAIN SUBSIDY PROPOSED CHARTER

AMENDMENT, WHICH ALSO RELATES TO ITEM NO. 38. AND ITEM NO. 36, DISCUSSING THE LEGAL ISSUES REGARDING TO THE DEVELOPMENT OF THE GREEN WATER TREATMENT PLANT AND THE AUSTIN ENERGY CONTROL CENTER SITES. WE MAY ALSO TAKE UP THAT SAME ITEM AS REAL ESTATE MATTERS PURSUANT TO SECTION 551.072, WE POSTED THAT AS ITEM NO. 35. WE ARE NOW IN CLOSED SESSION AND ANTICIPATE THIS CLOSED SESSION LASTING RIGHT UP UNTIL OUR NOON GENERAL CITIZENS COMMUNICATION. WE WILL COME BACK INTO OPEN SESSION. WE ARE NOW IN CLOSED SESSION, THANK YOU.

Mayor Wynn: WE ARE OUT OF CLOSED SESSION. IN EXECUTIVE SESSION WE TOOK UP ONE LEGAL ISSUE, ITEM NUMBER 34, LEGAL ISSUES RELATED TO THE STOP DOMAIN SUBSIDIES. WE HAVE ENDED THAT DISCUSSION FOR THE DAY, AND WITHOUT OBJECTION, COUNCIL, WE'LL JUST NOTE FOR MS. SPENCE'S ERRORS THAT ITEM NUMBER 38 HAS NOW BEEN WITHDRAWN. THERE WILL BE NO ACTION ITEM RELATED TO ITEM 34. WE HAVE NOT YET TAKEN UP EITHER THE LEGAL OR REAL ESTATE MATTERS RELATED TO THE GREEN WATER TREATMENT PLANT AND/OR AUSTIN CONTROL CENTER SITES, ITEM 35 AND 36. WE SHOULD TAKE THOSE UP IMMEDIATELY AFTER CITIZEN COMMUNICATION. THAT TAKES US TO OUR GENERAL CITIZEN COMMUNICATION. WE HAVE I THINK 10 SPEAKE SIGNED UP TO ADDRESS US. OUR FIRST IS PAUL ROBBINS. WELCOME BACK, MR. ROBBINS. YOU WILL HAVE THREAMINE, TO BE FOLLOWED BY GUS PENA.

WHERE ARE THE OTHER THREE COUNCILMEMBERS?

Mayor Wynn: A QUORUM IS PRESENT AND WE HAVE SOME BUSINESS TO CONDUCT.

WELL, I'M TRULY HONORED. CITIZENS -- THINK OF IT. IF I WERE TO TURN THE MICROPHONE AROUND AND SPEAK TO THE PUBLIC INSTEAD OF TO THE COUNCIL, WOULDN'T YOU ALL FIND IT OFFENSIVE?

Mayor Wynn: PEOPLE DO THAT FREQUENTLY. IT'S YOUR RIGHT TO DO THAT, MR. ROBBINS.

I'M JUST TRYING TO MAKE A POINT THAT -- I'M NOT ASKING ANY HUGE AMOUNT OF THEIR TIME, YOU KNOW? I'M PAUL ROBBINS. I'M AN ENVIRONMENTAL ACTIVIST AND CONSUMER ADVOCATE. I'M SPEAKING AGAINST THE SALE OF DOWNTOWN LAND FOR PRIVATE DEVELOPMENT. THE CITY OF AUSTIN ESTABLISHED IN 1839 HAS ABOUT 13,000 EMPLOYEES. IF THE CITY CONTINUES TO GROW AND PROSPER, WE WILL HAVE MORE EMPLOYEES, ALL OF WHOM WILL NEED OFFICES. THE CITY WILL ALSO NEED CONVENIENTLY LOCATED SITES THAT CAN SERVE AS DESTINATION FACILITIES. THERE ARE REASONS YOU WANT GOVERNMENT FACILITIES IN CENTRAL AUSTIN. THESE INCLUDE REDUCING TRAVEL TIME AND GAS COSTS FOR ALL AREAS OF THE CITY. FOR INSTANCE, HOW ARE SOUTH AUSTINITES SUPPOSED TO GET TO THE PROPOSED NEW COURTHOUSE IN NORTHEAST AUSTIN? THE CENTRAL BUSINESS DISTRICT IS THE SUPPOSED POLITICAL, CULTURAL AND MERCANTILE NERVE CENTER OF AUSTIN, AND DESPITE ALL OUR MODERN COMMUNICATIONS TECHNOLOGIES, PERSONAL PRESENCE AND INTERACTION ARE

ESSENTIAL. HAS ANYONE DONE A SURVEY TO ASSESS HOW MUCH SPACE FOR OFFICES AND DESTINATION SITES THE CITY WILL NEED IN THE FUTURE? ANOTHER ESSENTIAL URBAN USE IS PARKS. TELL ME WHAT WOULD BE WRONG WITH SOME OR ALL OF THE LAND SLATED FOR REDEVELOPMENT TO BE USED AS A PARK ON THE DOWNTOWN SIDE OF THE COLORADO? NOT UNLIKE BUTLER PARK ON THE SOUTHSIDE. WHY ARE WE LEASING AND SELLING VALUABLE CITY LAND THAT WILL NEED -- THAT WE WILL NEED FOR OFFICE SPACE AND DESTINATION SITES? DOWNTOWN LAND IS ONLY GOING TO GET MORE EXPENSIVE. AND WE NEED TO HOARD WHAT WE HAVE LEFT. ONE FINAL NOTE. IT HAS BEEN SAID THAT LAND SALES WILL FUND NEW BUILDINGS, AND AN EXAMPLE OF CITY HALL WAS USED WHERE THE SALE OF LAND SURROUNDING CITY HALL WAS SUPPOSED TO HAVE HELPED FUND IT. BUT ACCORDING TO MY INFORMATION, THE BUILDING COST 57 MILLION, AND THAT'S SO EXPENSIVE THAT 36 MILLION OF THIS WAS FUNDED THROUGH DEBT. I'VE TRIED TO THE BEST OF MY ABILITY TO FOLLOW HOW MUCH MONEY THE CITY HAS TAKEN IN AND SPENT FROM THE SALE OF CSC LAND, AND I CAN'T SEE THAT THE MAJORITY OF LAND FOR SALE FOR, SAY, THE POLICE DEPARTMENT, I CAN'T SEE HOW THE FUNDING FOR THAT LAND IS GOING TO MAKE UP ANY LARGE PERCENTAGE OF THE NEW BUILDING. THANK YOU ALL FOR YOUR ATTENTION, AT LEAST THOSE OF YOU WHO ARE HERE. AND WE'LL SEE YOU NEXT COUNCIL MEETING. [BUZZER SOUNDS]

Mayor Wynn: THANK YOU, MR. ROB BE BINS. OUR NEXT SPEAKER, WELCOME MR. PENA. YOU TOO WILL HAVE THREE MINUTES, TO BE FOLLOWED BY CAROL ANNE ROSE KENNEDY.

THANK YOU, MAYOR, COUNCILMEMBERS, ASSISTANT CITY MANAGER. I'M HERE TO SPEAK ON MEMORIAL DAY FOR THE VETERANS. FOR VETERANS, WE LIFT UP THE VETERANS AND THEIR LOVED ONES LEFT BEHIND WHO HAVE ANSWERED THE CALL TO DUTY. BECAUSE OF YOUR KINDNESS TOWARD US WE LIVE IN FREEDOM TODAY THROUGH THE SACRIFICE OUR VETERANS HAVE MADE. WE THANK YOU FOR LETTING US LIVE IN THIS LAND WHERE ONLY LOVE OF YOU AND FAMILY TAKE PRESENCE DENSE OF LOVE OF COUNTRY. WE THANK YOU FOR THE LIBERTIES GIVEN TO US BECAUSE OF THE COUNSELOR US SERVICE OF OUR VETERANS. BLESS US, BLESS OUR LAND THAT WE MAY ALWAYS BE THE LAND OF THE FREE AND THE HOME OF THE BRAVE. IN JESUS NAME I PRAY, AMEN. I USUALLY DON'T LIKE TO SHOW THIS, BUT THIS IS ME WHEN I WAS IN THE MARINE CORPS, 18 YEARS OLD. I WANT TO SAY HELLO TO MY SONS, WHO ARE WATCHING THIS. BEHAVE YOURSELVES, GUYS. MONDAY IS MEMORIAL DAY. IT IS A DAY TO REMEMBER MILITARY VETERANS WHO DIED IN THE SERVICE TO OUR COUNTRY. WORLD WAR I, WORLD WAR II, ALL THE OTHER WARS. MY FELLOW CLASSMATES AT JOHNSTON HIGH SCHOOL, TOBY AND ALICE, DIED IN VIETNAM. I WAS SUPPOSED TO HAVE ACCOMPANIED ALEX, BUT HE QUIT SCHOOL AND I MISS MY GOOD FRIENDS. MY GOOD FRIEND AND CHILDHOOD BUDDY WAS ALSO MY CLASSMATE IN ELEMENTARY SCHOOL, ALL EAST AUSTIN SCHOOLS. ALEX AS I SAID WAS THE LAST INFANTRYMAN TO DIE IN VIETNAM, 19 YEARS OLD. REMEMBER THEM AND OTHERS THAT GAVE OF THEMSELVES AND MADE THE ULTIMATE SACRIFICE TO DEFEND OUR COUNTRY'S FREEDOM, SAFETY AND DEMOCRACY AS WELL AS OTHER COUNTRIES' FREEDOM, SAFETY AND DEMOCRACY. LET THEIR EFFORTS AND SACRIFICES NOT BE IN VAIN. REMEMBER THE

MOMS WHO CARRIED US IN THEIR WOMBS AS THE MOM STILL FEEL THE PAIN OF LOSING THEIR SONS ANDORRA. THIS IS A PICTURE FROM A NEWSPAPER I KEPT FOR WELL OVER 30 YEARS. 18'S CASUALTY LIST FIRST, FIRST TO DIE TO VIETNAM. THE LAST ARMY SPECIALIST FOURTH CLASS, ALEX, MY FRIEND, AND MY FELLOW CLASSMATE. DO NOT LET THEIR DEATHS BE MADE IN VAIN. A LOT OF OUR VETERANS ARE IN NEED OF JOBS, EDUCATION, A LOT OF VETERANS DO NOT HAVE HEALTH CARE. IF WE HELP THE VETERANS GET THEIR HEALTH CARE, THEY WILL NOT TAX THE BUDGET. SO EVEN THE CLINICS HAVE DENIED SERVICES. SENATOR JAMES WEBB, SENATOR FROM VIRGINIA, GOOD FRIEND OF MINE, HE WILL BE IN AUSTIN. HE IS ONE OF THE ONES THAT ARE PUSHING THE EFFORTS FOR IMPROVING VETERANS ISSUES AND THE DEPARTMENT OF VETERAN AFFAIRS AMONG OTHERS AS WE SPEAK IN WASHINGTON. THEY'RE SUPPOSED TO VOTE TODAY. VETERANS ASSISTANCE SUPPORTIVE HOUSING, THAT IS GOING TO PASS ALSO THAT IS MY UNDERSTANDING. UNFORTUNATELY WE WERE NOT INCLUDED IN THE POLITICAL PROCESS TO OBTAIN HOUSING VOUCHERS. WE ARE WORKING ON THAT. AND I THINK CONGRESSMAN LLOYD DOGGETT, I UNDERSTAND HE MET WITH OTHER FELLOW VETERAN ORGANIZATIONS. GOOD WORK ON THAT. [BUZZER SOUNDS] CRIME IS ON THE INCREASE. HELP A.P.D. FIGHT CRIME. KIDS, STAY IN SCHOOL. GOD BLESS Y'ALL. HAPPY MEMORIAL DAY.

Mayor Wynn: THANK YOU. CAROL ANNE ROSE KENNEDY, WELCOME. YOU WILL HAVE THREE MINUTES, TO BE FOLLOWED BY JIMMY CASTRO, WHO WILL BE FOLLOWED BY DORIS WILLIAMS.

WELCOME BACK, COUNCIL. THANK Y'ALL FOR HAVING ME. TODAY I HAVE A BONE TO PICK WITH Y'ALL. A CHICKEN BONE. THIS IS VERY UNREHEARSED. IT'S SOMETHING THAT HAPPENED YESTERDAY. AND I'D LIKE AN ANSWER, PLEASE. I WAS DRIVING HOME FROM THE AIRPORT YESTERDAY RIGHT BEFORE NOON, 24 HOURS AGO, AND I WAS HEADING SOUTH ON I-35 FROM BEN WHITE, AND AT THE SLAUGHTER -- NO. I CAME MCKINNEY FALLS WEST TO THE SERVICE ROAD OF 35 FROM WILLIAM CANNON TO SLAUGHTER. WHEN I TURNED ON TO THE SERVICE ROAD SOUTH, I WAS IN A CHEVY TANK. THERE WAS A FLATBED TRUCK THAT WAS OPEN AND THERE WAS CARGO ON IT, MAYBE THE SIZE AFTER PODIUM, WHITE STUFF. I DON'T KNOW WHAT IT WAS, BUT IT WAS UP NEAR THE CAB. AND IT WAS WEAVING. HE WAS RIGHT IN FRONT OF ME GOING LIKE 30 MILES PER HOUR. I WAS THREE TRUCK LENGTHS BEHIND HIM, AND HE WAS WEAVING THREE TIMES IN FRONT OF ME BEFORE WE GOT TO SLAUGHTER ON THE SERVICE ROAD. I PICKED UP MY PHONE, I CALLED 311 AND I SAID SOMEBODY COME CHECK THIS GUY OUT, PLEASE. WELL, THEY SAID -- I SAID THIS IS NOT AN EMERGENCY, BUT IT'S FIXING TO HAPPEN, COULD BE. SO THEY TRANSFERRED ME TO 911. SO I GOT ON THE PHONE WITH THEM. MEANTIME THEY'RE ASKING ME -- I GAVE THEM THE LOCATION, THE TIME. I GAVE THEM THE DESCRIPTION OF THE TRUCK. IT HAD NO LICENSE PLATE. AND THEY KEPT ON INTERROGATING ME. MEANTIME HE'S FLYING DOWN I-35 GOING TO SAN ANTONIO OR MEXICO OR SOMEPLACE. SO I SAID LOOK, JUST LET ME GO. I GAVE YOU EVERYTHING. SO I TURNED ON SLAUGHTER, WENT HOME, AND I PULLED INTO WAL-MART THERE TO FINISH MY CONVERSATION. I DON'T LIKE TALKING ON MY CELL PHONE WHILE I'M DRIVING. AND SO ANYWAY, THAT WAS IT. SO THIS MORNING AT 3:00 SOMETHING --

I'VE BEEN WORKING ALL NIGHT. I'M NOT ALL WITH IT RIGHT NOW, BUT AROUND 3:00 SOMETHING THIS MORNING, I CALLED 311 AND I ASKED THEM WHAT HAPPENED? DID Y'ALL INVESTIGATE IT, DID YOU FIND ANYTHING? ALL I WANT TO KNOW IS WHAT HAPPENED TO MY EFFORTS IN CALLING Y'ALL TO GET THESE PEOPLE OFF THE ROAD. THIS WAS LIKE BEFORE NOON ON A WEDNESDAY! IT'S NOT YOUR USUAL DRUNK DRIVING ON FRIDAY, SATURDAY P.M. OR A.M. TOO. SO MY ONLY QUESTION IS I CALLED THIS MORNING AROUND 3:00, I CALLED -- [BUZZER SOUNDS] AM I DONE YET?

Mayor Wynn: YOUR TIME IS UP, SO IF YOU COULD PLEASE CONCLUDE.

I WILL. 3:00 THIS MORNING I CALLED 311 AND THE GUY -- I SAID I JUST WANT TO KNOW WHAT HAPPENED, IF Y'ALL INVESTIGATED IT. HE PULLED UP THE REPORT AND SAID -- TO MAKE A LONG STORY SHORT, I ASKED FOR HIS SUPERVISOR, SO SHE GOT ON THE LINE AND SHE COULDN'T ANSWER MY QUESTION. SHE JUST THREW THE BOOK, THIS IS POLICY, THIS IS POLICY. AND I SAID WELL, HAVE YOUR SUPERVISOR CALL ME. SO HE CALL ME BACK THIS MORNING, I HAVEN'T PICKED UP MY MESSAGE, BUT I WANT AN ANSWER. WE ARE HERE TO HELP THE COPS. YOU KNOW, LET US HELP YOU. LET US CALL YOU! WE'RE SNIFFING THEM OUT FOR YOU, JUST GO CHECK THEM OUT! WE'RE HELPING -- YOU NEED US MORE THAN WE NEED YOU.

Mayor Wynn: THANK YOU, MS. KENNEDY.

WILL SOMEBODY CALL ME, PLEASE? YOU'RE THE BOSS THAT'S -- THE BOSS THAT'S GOING TO CALL ME.

Mayor Wynn: WE WILL FIGURE OUT WHO HERE CAN RESPOND. IN FACT, I SEE AN OFFICER WITH HER HAND UP.

RESPOND NOW?

[INAUDIBLE - NO MIC].

THANK YOU.

Mayor Wynn: THANK YOU. NEXT SPEAKER IS JIMMY CASTRO. WELCOME. YOU WILL BE FOLLOWED BY DORIS WILLIAMS.

THANK YOU, WILL. GOOD AFTERNOON, MAYOR WYNN, COUNCILMEMBERS, MR. OTT. MY NAME IS JIMMY CASTRO. I'M HERE TO SPEAK ON MY OWN BEHALF. I HAVE SOME SLIDES TO SHOW YOU THIS AFTERNOON. I WOULD LIKE TO REMIND EVERYONE OF THIS YEAR'S CHILDREN'S MIRACLE ASSOCIATION TO BENEFIT THE DELL CHILDREN'S MEDICAL CENTER OF CENTRAL TEXAS FROM FRIDAY MAY 30TH TO SUNDAY JUNE THE FIRST. ALL MONEY RAISED FROM THE CENTRAL TEXAS AREA DURING THE CELEBRATION WILL BE EARMARKED

FOR THE DELL CHILDREN'S MEDICAL CENTER OF CENTRAL TEXAS. THE DELL CHILDREN'S MEDICAL CENTER OF CENTRAL TEXAS IS THE ONLY DEDICATED PEDIATRIC MEDICAL FACILITY SERVING A 46 COUNTY REGION OFFERING WORLD CLASS SPECIALTY CARE FOR FAMILIES THROUGHOUT CENTRAL TEXAS. THE AUSTIN PEDIATRIC MEDICAL EDUCATION IS A RESIDENCY PROGRAM THAT OFFERS A WELL ROUNDED BALANCED TRAINED EXPERIENCE FOR OUR COUNTRY'S FINEST MEDICAL SCHOOL GRADUATES. THE PEDIATRICIANS OF TOMORROW, MEDICAL STUDENTS AND RESIDENTS PLAY AN IMPORTANT ROLE IN CARING FOR CHILDREN. SOME OF THE DEPARTMENTS AND PROGRAMS AT THE DELL CHILDREN'S MEDICAL CENTER OF CENTRAL TEXAS INCLUDE THE DELL CHILDREN'S CRANIAL FACIAL AND RECONSTRUCTIVE PLASTIC SURGERY CENTER. THE DELL CHILDREN'S SPECIALTY CARE CENTER. THE DELL CHILDREN'S ASTHMA PROGRAM. THE DELL JUVENILE DIABETES TEAM. THE TOPFER EMERGENCY CENTER. THE TOPFER EMERGENCY CENTER IS ONLY ONE OF FIVE PEDIATRIC CENTERS IN TEXAS AND THE ONLY ONE IN CENTRAL TEXAS. THE PEDIATRIC INTENSIVE CARE UNIT IS THE ONLY CREDIT KEG CARE FACILITY FOR CHILDREN IN CENTRAL TEXAS. THE CHILDHOOD CANCER AND BLOOD DISORDER CENTER. THE DELL CHILDREN'S IS THE ONLY PROVIDER OF PEDIATRIC NEUROLOGY SERVICES IN CENTRAL TEXAS. THE SUPPORT FROM THE CHILDREN'S MEDICAL CENTER FOUNDATION OF CENTRAL TEXAS. THE LEVEL 3 NEO NATAL INTENSIVE CARE UNIT PROVIDES 24/7 COVERAGE BY THE MOST COMPREHENSIVE CARE IN THE STATE FOR NEWBORNS AND INFANTS WITH MEDICAL OR SURGICAL PROBLEMS. THE DELL CHILDREN'S IMAGING CENTER CREATES SPACE FOR ON-SITE RADIOLOGY AND ON-SITE ULTRASOUND CAPABILITIES.

> THE DELL'S CHILDREN CENTER IS THE ONLY ONE IN CENTRAL TEXAS DEDICATED SPECIFICALLY TO CHILDREN. THE PEDIATRIC CRITICAL CARE TRANSPORT TEAM IS AVAILABLE 24/7 TO SERVE THE NEEDS OF THE CENTRAL TEXAS AREA. THE DELL CHILDREN'S REGIONAL HEART PROGRAM WILL CONTINUE A LONG AND DISTINGUISHED HISTORY AND SERVICE TO PATIENTS THROUGHOUT THE STATE AND THE WORLD. FINALLY, WHAT REALLY MAKES THE DELL CHILDREN'S MEDICAL CENTER OF CENTRAL TEXAS DIFFERENT IS PEOPLE. PEOPLE WHO CAN LEAVE WORK EACH DAY KNOWING THEY HAVE MADE THE DIFFERENCE IN THE LIFE OF A CHILD. THANK YOU, MAYOR WYNN.

Mayor Wynn: OUR NEXT SPEAKER IS DORIS WILLIAMS. SHE WANTED TO ADDRESS US ON THE AUSTIN ENERGY BILLING CYCLE. FOLLOWED BY ZENOBIA JOSEPH. WELCOME. YOU WILL HAVE THREE MINUTE TO BE FOLLOWED BY JENNIFER GALE. APPARENTLY NOT. WELCOME MS. JOSEPH. [ONE MOMENT, PLEASE, FOR CHANGE IN CAPTIONERS] .

I KNOW THE RIGHT ANSWER. FEDERAL DOLLARS ARE NOT ALLOCATED FOR WRITING INSTRUCTION. SO I TURN TO YOU, MAYOR WYNN, BECAUSE I KNOW THAT YOU HAVE WRITE ON AUSTIN, A LIVING DOCUMENT ON LINE FOR CITIZENS TO PROVIDE THEIR STORIES. I HOPE THAT YOU WILL LOOK AT THE STORIES THAT I HAVE PROVIDED YOU IN THE PACKET WITH THE STUDENTS SAMPLES UP FRONT AND REALIZE THAT -- THAT IT'S NONSENSICAL, BUT IF YOU WILL NOTICE FROM YOUR PACKET, IT'S STATED FEBRUARY, 2008. AND THE TEST WAS IN MARCH. THE STUDENTS ARE UNABLE TO WRITE OFTENTIMES, I NOW WORK AS A

CONSULTANT, AM CALLED OFTENTIMES AT THE 11th HOUR, I DON'T MEAN TO CUT OFF THE HAND THAT FEEDS ME, BUT MAYOR WYNN, COUNCILMEMBERS, I WANT YOU TO UNDERSTAND PAYING ME FOR 180 HOURS OF SERVICE TIMES \$50 AN HOUR, 30 DAYS BEFORE THE TEST, EQUALS \$9,000 AND IT DOES NOT MAKE THE KIDS WRITE AND I TELL YOU WHY, IT IS BECAUSE THE STUDENTS THAT I SERVE HAVE A SOUL. AND THEY NEED TIME, THEY NEED TO BE TAUGHT. SO I'M ASKING YOU AS THE DOCUMENTS INDICATE TO HELP ME FIND FUNDING, \$4,000, WHICH IS MINIMAL. THE COMPETITION BASICALLY CHARGES \$400 FOR ONE STUDENT UP TO 15 STUDENTS, WHICH EQUALS \$6,000 FOR A THREE HOUR SESSION FOR THREE WEEKS. BY THE END OF THE SUMMER, IT'S 60 STUDENTS, AND IT WOULD EQUATE TO APPROXIMATELY \$24,000. AND SO I WANT YOU TO UNDERSTAND THAT I TRIED TO GO THROUGH THE HOUSING AUTHORITY TO THE CITY OF AUSTIN, WHEN I WAS MADE AWARE THAT FUNDS WERE AVAILABLE. I STARTED THIS QUEST IN MARCH AND CONTINUED THROUGH MAY. I NEVER DID MEET WITH BARBARA JACKSON OFFICIALLY. BUT EVENTUALLY MADE MY WAY OVER TO THE OFFICE UNANNOUNCED AND I SPOKE TO HER. THE BOTTOM LINE IS THAT THE MONEYS DO EXIST, BUT SHE WAS UNWILLING TO SPONSOR A SMALL NUMBER OF STUDENTS WHO HAVE TO TAKE THE TESTS. SO I HAVE SINCE FOUND SOMEONE WHO WILL HELP ME I HAVE TURNED TO THE AFRICAN-AMERICAN RESOURCE ADVISORY COMMISSION ON SEVERAL OCCASIONS, I HAVE GOTTEN NOWHERE. RATHER THAN SHARE WITH YOU THE VERBIAGE THAT YOU CAN READ IN FRONT OF YOU, I WILL DEFER A FEW MOMENTS OF MY TIME TO SOMEONE THAT I THINK HAS THE SAME VISION AND PASSAGE WITH ME, DEBORAH OR ORR.

YOU SPOKE FOR YOUR ENTIRE THREE MINUTES. MS. ORR IF YOU COULD TAKE A SHORT TIME.

OKAY. OKAY. I WILL BE REALLY BRIEF. MY PROGRAM IS OUTREACH PRODUCTIONS. YOU MAY BE FAMILIAR WITH IT. I WANT TO THANK Y'ALL FOR Y'ALL'S SUPPORT IN THE CITY OVER THE YEARS. I TOO WENT THROUGH HOUSING, GOT THE RUN AROUND ABOUT THE FUNDING. I JUST WANT TO END THAT WE WILL BE AT THE TURNER ROBERTS REC CENTER THIS SUMMER TRYING TO PROVIDE A HEALTHY PROGRAM, A HIGH CRIME AREA, COLONY PARK, THOSE KIDS WILL BE COMING TO TURNER ROBERTS. IN ADDITION TO WHAT SHE SAID, I HAVE ONE REQUEST THAT YOU CAN HELP ME WITH. THERE IS NO TRANSPORTATION THIS SUMMER THAT I KNOW OF TO GET THE KIDS TO THE TURNER ROBERTS. THE REC CENTER IS ON A BIG HILL. A REALLY DANGEROUS PATH WITHOUT A SCHOOL BUS FOR THE KIDS TO GET THERE. THAT'S WHAT I'M WORKING ON NOW. WE HAVE A PROGRAM. SHE IS GOING TO DO CREATIVE WRITING WITH THE CHILDREN, I HAVE THE ARTS AND CRAFTS ALL OF THE OTHER STUFF READY TO GO. WE JUST NEED HELP WITH TRANSPORTATION. THANK YOU MS. ORR, MS. JOSEPH.

MAYOR?

Martinez: MS. JOSEPH, COULD YOU PLEASE CONTACT MY OFFICE. I WAS PRESENTED WITH AN OPPORTUNITY TO DO SOME THINGS IN THE NORTHEAST AUSTIN AREA AND I BELIEVE

THAT I CAN PROVIDE SOME FUNDING.

I APPRECIATE YOUR SUPPORT, SIR. THANK YOU. JENNIFER GALE, WELCOME, YOU, TOO, WILL HAVE THREE MINUTES, TO BE FOLLOWED BY DOUG RILEY.

HI AUSTIN, CITY MANAGER MARC OTT OTT, NOT HERE, MAYOR WILL WYNN, COUNCILMEMBER LEFFINGWELL, COUNCILMEMBER MARTINEZ, COUNCILMEMBER KIM THERE ARE PLENTY OF LEADERS IN AUSTIN, YOU ARE THE ONE SPECIAL LEADER THAT ACTUALLY SPOKE OUT FOR THE PEOPLE OF AUSTIN, EVEN THOUGH YOU WERE TOLD NOT TO. I SAW YOU AT THE RESPONSIBLE GROWTH FOR NORTHCROSS ACTUALLY SHOWING THAT LEADERSHIP THAT THEY LIED ABOUT. BETTER AUSTIN TODAY ALSO REPEATEDLY LIED TO THE PEOPLE OF AUSTIN. DO NOT TRUST THESE GROUPS OR THE AUSTIN NEIGHBORHOOD COUNCIL -- AUSTIN NEIGHBORHOOD COUNCIL. YOU WERE THE ONE COUNCILMEMBER THAT LISTENED. AND WAS DELIBERATE AND BASED YOUR DECISIONS ON MORAL AND ETHICAL AUSTIN VALUES. I'M SUPPORTING CID GALINDO FOR THESE SAME REASONS. JUNE 2nd TO JUNE 14th FOR EARLY VOTING, JUNE 2nd TO EARLY VOTING. STARTING JUNE 2nd. GET OUT THERE AND SHOW -- HAVE THE 91.5% OF OUR AUSTIN -- OF OUR PROGRESSIVE AUSTIN VOTERS GET OUT AND ACTUALLY VOTE TO SHOW YOU REALLY CARE ABOUT AUSTIN, BECAUSE I DON'T THINK YOU DO. ALL YOU NEED IS A STATE I.D. WHEN YOU VOTE. KEITH REEVES HAS ON OUR ELECTION WEBSITE ALL THE CANDIDATES. THE CAPITAL METRO ANTI-STRIKE RESOLUTION THANK YOU, COUNCILMEMBER DUNKERLY AND COUNCILMEMBER MCCracken. GOOD MORNING. NELSON LINDER REMIND US OF HOW DANGEROUS AUSTIN POLICE OFFICERS ARE, CAROLYN ROSE KENNEDY SHOWS HOW INEFFECTIVE THEY ARE. I ASKED FOR A POLICE OFFICER LAST NIGHT AND THEY COULD HAVE VERY EASILY CAUGHT SOMEONE THAT I SAW ASSAULTED. I WANT TO THANK JACKIE GOODMAN FOR HER RELENTLESS LEADERSHIP AND FOR HER KINDNESS IN WILLING TO WORK WITH ME. I WANT TO THANK CHRISTINA CHAVEZ AND REAGAN HACK KELMAN OF NEWS 8 AUSTIN FOR SHOWING WHAT REAL NEWS COVERAGE IS ALL ABOUT. WE DON'T HAVE IT ON ANY OF THE OTHER TELEVISION STATIONS. AND AUSTIN'S TRULY AMERICAN LEADER JEFF WARD, 590, KLBJ. TODAY -- TODAY WE SHOW OUR APPRECIATION FOR MEMORIAL DAY. MEMORIAL DAY IS WHEN YOU GET UP I RECALL IN THE MORNING AT DAWN AND HANG YOUR FLAG UP UNTIL NOON TO SHOW RESPECT, TO HONOR, TO HONOR THE VERY PEOPLE YOU AND I WILL NEVER SEE AGAIN. NOT THE ONES THAT ARE INJURED BUT THE ONES THAT ARE DEAD. THE MOTHERS AND FATHERS THAT WENT OFF TO WAR THAT WE WILL NEVER SEE AGAIN. NOT THE CASUALTIES OF WAR, BUT THE ACTUAL DEAD. YOU CAN SEE THIS ON A WEBSITE USMEMORIALDAY.ORG. YOU CAN LOOK AT THE MEN AND WOMEN HAVE THAT DIED FOR US. YOU CAN LOOK AT THE BOYS AND GIRLS THAT JOINED THE ARMY, MARINE CORPS, NATIONAL GUARD AND ALL OF THE WONDERFUL PEOPLE WHO STOOD IN DEFINES OF TYRANNY, GAVE US THE LIBERTY THAT WE NEED FOR OPEN GOVERNMENT. [BEEPING] TO THE -- TO THE MONUMENTAL TASK OF GRADUATING THE AUSTIN INDEPENDENT SCHOOL DISTRICT AND OUR UNIVERSITIES, AFTER A LONG VACATION, I WANT YOU TO GET BACK IN SCHOOL SO THAT YOU CAN LEARN THE TYPE OF LEADERSHIP THAT

OUR COUNTRY NEEDS. THANK YOU.

Mayor Wynn: THANK YOU, MS. GALE. OUR NEXT SPEAKER IS DOUG RILEY. DOUG RILEY WISHED TO ADDRESS US AS DID ROBERT THOMAS. WELCOME BACK, YOU WILL HAVE THREE MINUTES TO BE FOLLOWED BY ELIZABETH COLVIN. GO AHEAD.

THANK YOU, MAYOR WYNN. MAYOR PRO TEM DUNKERLY AND HONORABLE MEMBERS OF THE COUNCIL. I'M INDEED HONORED TO SPEAK WITH YOU ON BEHALF OF THE PARKS AND RECREATION DANIEL PLANTE, ROSEWOOD PARK AND RECREATION CENTER. FOR MANY YEARS I WAS IN THE LABOR OF INTERNATIONAL UNION OF NORTH AMERICA, TEXAS AFL-CIO CENTRAL LABOR COUNCIL AND FOR MANY YEARS I PLAYED PROFESSIONAL FOOTBALL, IN THE NATIONAL FOOTBALL LEAGUE, WORLD FOOTBALL LEAGUE AND AMERICAN FOOTBALL ASSOCIATION. I [INDISCERNIBLE] TIME TO SPEND FOR ABOUT 20 YEARS, WE ARE GROWING INTO AN INDUSTRIAL ENTERPRISE THAT HAS PARKLAND IN SURROUNDING AREAS. I FELT IT WAS ONLY PRACTICAL THAT I GOT LABOR LEADERS AND PROFESSIONAL ATHLETES IN ORDER TO INCORPORATE WHAT WE WANTED TO [INDISCERNIBLE] DURING THIS CURRENT PERIOD. AT ROSEWOOD THE AMOUNT OF INDUSTRIALISM, BUT WHAT I WAS ENCOUNTERED WITHIN THE SPAN OF ABOUT THREE YEARS ON NEGOTIATIONS AND AGREEMENTS IS UNFAIR. NOW, THEY HAD ORIGINALLY PROMISED TO GIVE ME THE PROGRAM SUPERVISION POSITION ON BEHALF OF WHAT WE HAD DONE WITHIN [INDISCERNIBLE] EXPERIENCE OF DEVELOPING ORGANIZED LABOR. WITHIN THAT PARTICULARLY EPOCH OF TIME THAT WE HAVE LOOKED INTO A MASSIVE AMOUNT OF BONDING THAT WE HAVEN'T GOTTEN INTO, IS THAT WE HAD BEEN PUSHED AWAY FROM AND DISSOLUTION OF THAT PARTICULAR DEMAND IS BROUGHT ON BY A LOT OF DISSENT. WITHIN OUR LEAGUE BECAUSE I'M PLEASED TO ANNOUNCE THAT WE AT THE MILLENNIUM YOUTH ENTERTAINMENT CENTER WILL HELP OUR OLD CLASSMATES, FOR OUR REUNION THIS SUMMER. BUT IT DIDN'T DO ANYTHING FOR OUR POSITION AND MY POSITION AS ATHLETE. I NEED THE POSITION AT ROSEWOOD TO SHOW YOU HOW EFFECTIVE WE ARE DOING WITHIN OUR [INDISCERNIBLE] SPORTS PROGRAMMING. WE NEED TO LOOK INTO A NEW ERA OF RECREATION ADMINISTRATION AT ROSEWOOD THAT WILL BRING ON THE PRACTICALITY, LIKE I SAID, OF WHAT IS GOING ON AROUND US. THE KIDS NEED A NEW QUALITY OF LIFE. THEY CAME TO US AND SPOKE TO US IN THE AREAS OF WHY THEY WERE FRIGHTENED AND AFRAID OF GANG ACTIVITIES. I DON'T THINK IT'S THE KIDS, IT'S THE MANAGEMENT UP THERE THAT'S BEEN SO LONG, IT'S SUBPAR. MISMANAGEMENT. NOT QUALIFYIED. [INDISCERNIBLE] DISSOLVED FROM ALL OF THEIR PARTNERSHIPS AND BRINGING OUR [INDISCERNIBLE] IN TO SHOW HOW EFFECTIVE WE CAN DO. I HAVE GOT TO SCHEDULE A MEETING WITH STEWART STRONG OF THE PARKLAND AND THEN FROM THERE I WANT TO SEE IF WE CAN BRING FORTH AN ERA, I SPOKE TO [INDISCERNIBLE] AND HE SO STATED THAT HE WON'T RETURN MY CALLS, BUT I THINK STRONGLY MAKE A PRETTY PRODUCTIVE ARRANGEMENT WITH US [BEEPING] AND I WILL SCHEDULE ANOTHER MEETING AND I WILL TELL YOU WHAT HAPPENED THERE.

Mayor Wynn: THANK YOU, MR. THOMAS, I'M SURE MR. STRONGLY LOOK FORWARD TO

MEETING WITH YOU. OUR FINAL SPEAKER IS ELIZABETH COLVIN.

I'M ELIZABETH COLVIN WITH FOUNDATION COMMUNITIES. FOUNDATION COMMUNITIES OPERATES A COMMUNITY TAX CENTER PROGRAM. WE RECENTLY COMPLETED THE 2008 TAX SEASON AND I HAVE SOME EXCITING RESULTS TO REPORT. IN 12 WEEKS, OVER 450 VOLUNTEERS COMPLETED 17,000 TAX RETURNS AND BROUGHT IN 21 MILLION-DOLLAR FOR LOW INCOME FAMILIES HERE IN AUSTIN. THE CITY'S CONTRIBUTION OF \$100,000 TO US FOR THE PAST TWO YEARS REALLY HAS A MEASURABLE IMPACT ON THE ECONOMIC CONDITIONS FOR LOW INCOME FAMILIES HERE IN AUSTIN. FOR 21 -- WITH \$21 MILLION COMING INTO THE ECONOMY, OVER 8 MILLION IN EARNED INCOME TAX CREDITS THAT THESE FAMILIES WOULD NOT HAVE RECEIVED OTHERWISE, WERE ABLE TO HAVE A HUGE IMPACT -- WE'RE ABLE TO HAVE A HUGE IMPACT ON THE BASIC NEEDS ORGANIZATIONS AND JUST THE INDIVIDUAL FAMILIES HERE IN AUSTIN. WE REALLY APPRECIATE YOUR SUPPORT. AND WE LOOK FORWARD TO CONTINUING TO WORK WITH YOU IN FUTURE YEARS. THANK YOU.

Mayor Wynn: THANK YOU, MS. COLVIN. IF YOU DO THE QUICK MATH, COUNCIL, THAT'S OVER -- WELL OVER A THOUSAND DOLLARS PER RETURN. SO THESE ARE FOLKS IN OUR COMMUNITY WHO FOR DIFFERENT REASONS PROBABLY DIDN'T HAVE THE RESOURCES TO APPROPRIATELY SEEK THOSE REFUNDS AND A THOUSAND DOLLARS IN THOSE POCKETS IS -- MEANS A LOT. SO THANK YOU TO FOUNDATION COMMUNITIES FOR THAT GREAT WORK THESE YEARS. SO, COUNCIL, THAT CONCLUDES OUR GENERAL CITIZENS COMMUNICATIONS. I WANT TO MAKE SURE HAS DOUG RILEY OR DORIS WILLIAMS MADE IT INTO THE CHAMBERS? IF NOT, COUNCIL, THAT CONCLUDES OUR GENERAL CITIZENS COMMUNICATION. WE ARE A FEW MINUTES LATE THIS AFTERNOON. WE NOW WILL GO BACK INTO CLOSED SESSION AND TAKE UP TWO POTENTIAL ITEMS, EITHER LEGAL OR REAL ESTATE MATTERS RELATED TO THE GREEN WATER TREATMENT PLANT AND/OR THE AUSTIN ENERGY CONTROL CENTER SITES WE GET TO DO THAT PURSUANT TO SECTION 551.071 OR 072 OF THE OPEN MEETINGS ACT. I'M NOT SURE HOW LONG THESE DISCUSSION WILL TAKE. MY INSTINCT IS 30, 45 MINUTES, HOPEFULLY NOT MUCH LONGER THAN THAT BECAUSE WE WERE SCHEDULED TO START OUR PRESENTATIONS FROM THE FIVE DEVELOPMENT TEAMS REGARDING GREEN AND AECC SHORTLY AFTER 1:00 AS POSSIBLE. SO WE ARE -- WITHOUT OBJECTION WE ARE NOW IN CLOSED SESSION. I ANTICIPATE US COMING BACK AS SHORTLY AFTER 1:00 AS POSSIBLE. THANK YOU.

MAYOR WYNN: WE ARE OUT OF CLOSED SESSION, IN EXECUTIVE SESSION WE TOOK UP ITEM NO. 35, DISCUSSING REAL ESTATE MATTERS RELATED TO THE GREEN WATER TREATMENT PLANT SITE AND AUSTIN ENERGY CONTROL CENTER SITE. WE DID NOT AND WILL NOT TAKE UP ITEM 36, LEGAL ISSUES RELATED TO THOSE TWO PROPERTIES. THAT HAS NOW ENDED OUR EXECUTIVE SESSION AGENDA OF THE -- FOR THE DAY. THAT BRINGS US TO ITEM NO. 40, WHICH IS THE PRESENTATION AND DISCUSSION -- POTENTIAL DISCUSSION RELATED TO THE POTENTIAL SALE AND REDEVELOPMENT OF THOSE TWO SITES, THE GREEN WATER TREATMENT PLANT SITE AND THE AUSTIN ENERGY CONTROL

CENTER SITES. WHAT WE HAVE SCHEDULED HERE ARE THE PRESENTATIONS FROM OUR FIVE QUALIFIED PROPOSING TEAMS. I'LL JUST HELP YOU SORT OF PLAN YOUR AFTERNOON. WE HAVE -- WE ARE TELLING EACH OF THE TEAMS TO LIMIT THEIR PRESENTATIONS TO 30 MINUTES. WE'RE GOING TO TAKE THEM SEQUENTIALLY WITHOUT QUESTIONS IN BETWEEN EACH PRESENTATION, SO IN ROUND NUMBERS THOSE FIVE PRESENTATIONS WILL TAKE A LITTLE OVER TWO AND A HALF HOURS BY THE TIME FOLKS TAKE A COUPLE MINUTES BETWEEN TO TRANSITION AND MAKE SURE THEIR AUDIO-VISUAL PRESENTATIONS ARE UP AND RUNNING, AND SO THAT WILL LEAVE US JUST A FEW MINUTES PRIOR TO OUR 5:30 BREAK FOR LIVE MUSIC AND PROCLAMATIONS BUT HOPEFULLY ENOUGH TIME FOR COUNCIL TO TEE UP SOME QUESTIONS. HERE IN A FEW MINUTES SUE OR RODNEY WILL PROBABLY GIVE US SOME PUBLIC INFORMATION ABOUT WHAT WE WILL NOW DO WITH THESE PRESENTATIONS, HOW WE WILL CONTINUE TO GATHER PUBLIC INPUT ABOUT THEM AND WHAT WE HEAR TODAY. SO WITH THAT I'D LIKE TO INTRODUCE ACTING CITY MANAGER, SUE EDWARDS. WELCOME, SUE.

THANK YOU, MAYOR. MAYOR, PRO TEM, COUNCIL MEMBERS AND CITY MANAGER, ACTING ASSISTANT CITY MANAGER, SUE EDWARDS, I WOULD LIKE TO BEGIN THIS PROCESS BY INTRODUCING ACTING DIRECTOR FOR THE ECONOMIC GROWTH AND SERVICES OFFICE, RODNEY GONZALES, WHO IS GOING TO BRING TO YOU A BRIEF HISTORY OF THE PROCESS THAT WE HAVE GONE THROUGH FOR THE GREEN WATER TREATMENT PLANT PROPOSALS AND CONTINUE ON WITH THAT PROCESS. RODNEY?

THANK YOU, MS. EDWARDS. THANK YOU, MR. GONZALES.

THANK YOU, SUE. MAYOR, MAYOR PRO TEM, COUNCIL MEMBERS AND CITY MANAGER, I'M RODNEY GONZALES, ACTING DIRECTOR FOR THE CITY'S ECONOMIC GROWTH AND REDEVELOPMENT SERVICES OFFICE. IN JUST A SHORT WHILE YOU WILL HEAR FIVE PRESENTATIONS IN RESPONSE TO THE CITY'S REQUEST FOR PROPOSALS TO REDEVELOP THE GREEN WATER TREATMENT PLANT AND AUSTIN ENERGY CONTROL CENTER SITES LOCATED IN THE SEAHOLM EAST REDEVELOPMENT DISTRICT. TODAY'S PRESENTATIONS REPRESENT JUST ONE OF A SERIES OF MANY EVENTS THAT MAKE UP THE PROCESS TO REDEVELOP THESE TWO DOWNTOWN SITES. THE PLAN TO REDEVELOP THE GREEN WATER TREATMENT PLANT AND THE ENERGY CONTROL CENTER DATES BACK THREE YEARS. IN AUGUST 2005 THE CITY COUNCIL ADOPTED RESOLUTION THAT DIRECTED THE CITY MANAGER TO CREATE A TIMELINE FOR THE DECOMMISSIONING AND DECONSTRUCTION OF THE GREEN WATER TREATMENT PLANT AND TO INITIATE THE PROCESS FOR THE DESIGN AND CONSTRUCTION OF THE EXTENSION OF NUECES STREET TO CESAR CHAVEZ STREET AND THE EXTENSION OF 2ND STREET TO NUECES STREET. IN OCTOBER 2005 THE CITY COUNCIL ADOPTED A RESOLUTION THAT DIRECTED THE CITY MANAGER TO RELOCATE THE AUSTIN ENERGY CONTROL CENTER, TO REDUCE THE SURFACE AREA OF THE SEAHOLM SUBSTATION, TO INTEGRATE THE SELLING AND REDEVELOPMENT OF THESE TWO SITES WITH THE CITY STRATEGY FOR REDEVELOPING THE SEAHOLM POWER PLANT AND THE GREEN WATER TREATMENT PLANT SITE, AND TO EXTEND 2ND STREET WEST TO SEAHOLM.

IN OCTOBER 2006 CITY STAFF PRESENTED AN UPDATE TO THE CITY COUNCIL ON THE DECOMMISSIONING OF THE GREEN WATER TREATMENT PLANT AND REDEVELOPMENT OF THE SITE. AT THAT TIME STAFF PRESENTED A TIMETABLE FOR THE REDEVELOPMENT OF THE SITE. FOLLOWING THIS MEETING CITY COUNCIL DIRECTED STAFF TO USE THE RFP PROCESS FOR THE REDEVELOPMENT. IN MAY 2007 CITY STAFF PRESENTED AN UPDATE TO CITY COUNCIL ON THE DECOMMISSIONING OF THE GREEN WATER TREATMENT PLANT AND REDEVELOPMENT OF THE SITE. AT THIS BRIEFING CITY COUNCIL DISCUSSED GOALS FOR KEY ELEMENTS IN THE RFP. IN DECEMBER 2007 THE CITY COUNCIL ADOPTED A RESOLUTION THAT DIRECTED STAFF TO INITIATE ZONING THE GREEN WATER TREATMENT PLANT SITE AND ENERGY CONTROL CENTER SITE TO CDD CURE, WHILE ENSURING COMPLIANCE THAT THE WATERFRONT OVERLAY AND CAPITAL VIEW CORRIDORS WOULD BE MET AND ELIMINATING ANY FLOOR TO AREA RATIO RESTRICTIONS. IN 2007 CITY STAFF PREAND TO THE DESIGN COMMISSION AND DOWNTOWN COMMISSION A DRAFT OF THE CITY COUNCIL'S GUIDING VISION AND POLICY PRINCIPLES FOR REDEVELOPING THE GREEN WATER TREATMENT PLANT AND ENERGY CONTROL CENTER. ALSO, IN 2008 THE CITY COUNCIL ADOPTED A RESOLUTION THAT ESTABLISHED THE GUIDING VISION AND POLICY PRINCIPLES. A COUPLE OF KEY ELEMENTS OF THAT RESOLUTION INCLUDE DESIGNATING THE AUSTIN ENERGY SOUTH SUBSTATION AS THE LOCATION FOR THE NEW CENTRAL PUBLIC LIBRARY AND AUTHORIZING THE ISSUANCE OF AN RFP. ESTABLISHING THAT 40% OF THE PROCEEDS OF THE CITY'S PROPERTY TAXES RESULTING FROM THE DEVELOPMENT OF THE GREEN WATER TREATMENT PLANT AND ENERGY CONTROL CENTER GO TO THE CITY'S AFFORDABLE HOUSING TRUST FUND AND REQUIRING THAT RFP RESPONSES WHICH CONTAINED RENTAL HOUSING BE REQUIRED TO PROVIDE A MINIMUM OF 10% OF THE UNITS TO INDIVIDUALS AT OR BELOW 80% OF THE AREA MEDIAN INCOME, AND ANY PROPOSALS THAT INCLUDE A HOUSING COMPONENT, SHALL INCLUDE AN OPTION FOR THE CITY TO PARTICIPATE IN A PUBLIC-PRIVATE PARTNERSHIP FOR ADDITIONAL UNITS. BRINGING US TO RECENT EVENTS, THE RFP WAS ISSUED IN MARCH OF THIS YEAR. FIVE PROPOSALS WERE RECEIVED ON APRIL 30 FROM THE FOLLOWING FIRMS. CATELLUS DEVELOPMENT GROUP, FOREST CITY RESIDENTIAL GROUP, SIV URBAN 2 INC., STRATUS PROPERTIES, INC., AND TRAMMELL CROW AUSTIN DEVELOPMENT INC. CITY STAFF HAVE REVIEWED THE PROPOSALS TO DETERMINE WHETHER MANDATORY ELEMENTS REQUESTED IN THE CITY'S RFP HAVE BEEN MET. EACH OF THE FIVE PROPOSALS MEET THE MANDATORY CRITERIA. TODAY THE FIVE FIRMS HAVE BEEN INVITED TO MAKE A PUBLIC PRESENTATION OF THEIR PROPOSAL. REPRESENTATIVES OF EACH FIRM THROUGH LOTS TO DETERMINE THE ORDER OF PRESENTATION. THE ORDER WILL BE SIV INC., TRAMMELL CROW, CATELLUS, FOREST CITY AND STRATUS. EACH FIRM HAS BEEN INVITED TO PROVIDE A PUBLIC DISPLAY OF THEIR CONCEPTUAL DESIGNS IN CITY HALL. THESE DISPLACE ARE AVAILABLE FOR THE PUBLIC TO HAVE YOU IN CITY HALL MON THROUGH FRIDAY FROM 7 TO 8:30 P.M. ADDITIONAL CITY STAFF WILL INITIATE A PROCESS TO ELECT PUBLIC COMMENTS REGARDING THE PROPOSALS. THOSE COMMENTS WILL BE COLLECTED THROUGH MAY 30. STAFF WILL COMPILE THOSE COMMENTS AND TRANSMIT THEM TO CITY COUNCIL ON JUNE 2. MAYOR PRO TEM, COUNCIL MEMBERS AND CITY MANAGER, THIS CONCLUDES MY BRIEF

INTRODUCTION. THANK YOU.

MAYOR WYNN: THANK YOU, MR. GONZALES. QUESTIONS FOR STAFF, COUNCIL? COMMENTS? THEN IF NOT, STARTING RIGHT AT THE TOP OF THE HOUR WE'LL TAKE THESE FIVE PRESENTATIONS BACK-TO-BACK, AND WE'RE STARTING WITH SIV URBAN II INC. AND WE'LL SET THE CLOCK FOR 30 MINUTES.

GOOD AFTERNOON. MAYOR AND CITY COUNCIL, MY NAME IS JUAN COTERA, AND I WOULD LIKE TO INTRODUCE THE SIMMONS VEDDER COTERA TEAM, AND SIMMONS VEDDER WILL BE REPRESENTED BY JOHN McCERNY AND THE OTHER WILL BE REPRESENTED BY OUR PARTNER, PHIL REED, WHO WILL SERVE AS THE PROJECT PRINCIPAL ON THIS PROJECT. IN THIS TEAM, I -- WE SEE YOU HAVE THE MOST QUINTESSENTIAL AUSTIN TEAM YOU COULD ASK FOR. IT'S ALSO A TEAM THAT WILL FOCUS ON THE ISSUES THAT ARE THE MOST IMPORTANT AUSTIN ISSUES, SUCH AS CITIZEN PARTICIPATION, SUSTAINABILITY AND THE AUSTIN -- THE FINAL PRODUCT. THANK YOU VERY MUCH, I'D LIKE TO INTRODUCE PHIL.

MAYOR WYNN: THANK YOU.

GOOD AFTERNOON, MAYOR, COUNCIL MEMBERS. WE ARE BOTH EXCITED AND HONORED TO PRESENT OUR TEAM AS A CANDIDATE TO DEVELOP THIS TREMENDOUS PIECE OF PROPERTY IN DOWNTOWN AUSTIN. I'M JOHN McCERN I, LEAD OF OUR PROJECT TEAM. LET ME FIRST SAY THIS IS A VERY IMPORTANT PROJECT FOLT CITY AND -- FOR THE CITY AND FOR OUR FIRM. MANY EYES WILL BE ON THIS PROCESS AND THIS PROJECT, AND I THINK AFTER OUR PRESENTATION TODAY YOU WILL SEE THAT OUR TEAM BEST PROVIDES THE EXPERIENCE, CAPABILITIES AND FLEXIBILITY NEEDED TO DEVELOP THIS SPECTACULAR PIECE OF OUR DOWNTOWN LANDSCAPE. THE ONLY PRIVATELY OWNED AUSTIN-BASED FIRM TO PRESENT TO YOU TODAY, THIS PROJECT WILL BE A VERY PERSONAL EFFORT FOR OUR FIRM. I SAY THIS BECAUSE WE LOOK AT THE TYPES OF PROJECTS THAT WE HAVE DEVELOPED HERE IN AUSTIN OVER THE PAST FIVE YEARS. YOU WILL RECOGNIZE THE SKILL SETS, CAPABILITIES AND ASSOCIATIONS WE HAVE DEVELOPED THAT WILL BE SO IMPORTANT IN OVERSEEING THIS PROJECT IN THE COMING YEARS. LET ME POINT OUT A COUPLE OF THESE PROJECTS. IN 2002 AT THE TRIANGLE, AFTER MANY YEARS OF NEGOTIATIONS AND TALK, WE TOOK OVER THIS PROJECT FROM A LARGE PUBLIC COMPANY AND AT A TIME WHEN THE ECONOMY WAS AT ITS NADER, WORKED WITH MANY STAKEHOLDERS, INCLUDING NEIGHBORHOODS, THE CITY, THE STATE OF TEXAS AND TOOK AN UNDERUSED PIECE OF PROPERTY AND BUILT WHAT HAS COME TO BE A VERY WELCOME MIXED USE ADDITION TO CENTRAL AUSTIN. SOON AFTERWARDS AS A PROPERTY OWNER IN WEST CAMPUS WE BECAME THE LEADING CATALYST IN THE EFFORT THAT IS NOW KNOWN AS UNO, OR UNIVERSITY NEIGHBORHOOD OVERLAY. THIS BEGAN BY INVOLVING OURSELVES IN THE NEIGHBORHOOD PLANNING PROCESS WITH MARK WALTERS AND HIS TEAM AT THE CITY, AND THE STAFF OF THE NEIGHBORHOOD PLANNING DEPARTMENT. WE THEN HELPED WORK THROUGH A MULTITUDE OF ISSUES WITH THE SEVEN SURROUNDING NEIGHBORHOODS, THE COMMERCIAL PROPERTY OWNERS IN THE AREA, THE STUDENT

BODY ORGANIZATION AT THE UNIVERSITY OF TEXAS AND OTHERS, SOME OF WHICH WERE ACTUALLY HOSTILE AT THE TIME, AND TO -- TO FINALIZE THAT PLAN. WE ACTUALLY DESIGNED EFFORTS WITH COTERA REED AT THE TIME TO DEVELOP SPECIFIC ARCHITECTURAL PLANNING GUIDELINES FOR THE AREA AND BY ALL ACCOUNTS CREATED WHAT HAS TO BE THE MOST SUCCESSFUL REDEVELOPMENT CONCEPT OF A DENSE URBAN NEIGHBORHOOD IN THE ENTIRE CITY OF AUSTIN. OUR INVESTMENT WITHIN UNO HAS NOW GROWN TO OVER 200 MILLION. IT IS ONE THAT WE ARE VERY PROUD OF. I POINT OUT THESE PROJECTS BECAUSE THE PROCESS OF GREEN WATER TREATMENT PLANT WILL BE VERY SIMILAR TO THE PROCESSES WE UNDERTOOK AT THOSE DEVELOPMENTS. THE PUBLIC INPUT AND INVOLVEMENT BY OUR CITIZENS AND STAKEHOLDERS THAT I BELIEVE ONE ARCHITECT PREVIOUSLY DESCRIBED AS TERMINAL DEMOCRACY, SOMETHING THAT WE UNDERSTAND AND ARE QUITE COMFORTABLE WITH. IN FACT, MANY OF THE STAKEHOLDERS WE WOULD BE RECEIVING INPUT FROM ON THIS PROJECT ARE VERY FAMILIAR TO US AND I THINK TRUSTING OF BOTH MYSELF AND OUR FIRM. ANOTHER IMPORTANT COMPONENT FOR YOUR CONSIDERATION IS THE FLEXIBILITY AND INTEGRITY OF THE FIRM YOU CHOOSE TO DIRECT THIS IMPORTANT UNDERTAKING. AS YOU KNOW, RARELY HAS ONE OF THESE PUBLIC-PRIVATE PARTNERSHIPS YOU'VE UNDER TAKEN IN THE RECENT PAST, THE CONVENTION CENTER, SEA HOLM AND BLOCK 21, WITHOUT FINANCIAL CHANGES OR INVOLVEMENT BY THE CITY OR THE MAKEUP OF THE COMPONENTS OF THE PROJECT. GIVEN THE TIME FRAMES INVOLVED ON THIS PROJECT I CAN ASSURE YOU THAT THINGS WILL CHANGE AND ASSUMPTIONS AND COMMITMENTS WILL HAVE TO BE FLEXIBLE BUT THE INTEGRITY OF THE DEVELOPER CHOSEN TO PURSUE THE SHARED VISION WE CREATE HERE WILL BE OF ULTIMATE IMPORTANCE. THIS PROJECT MORE SO THAN ANY OTHER, COMMERCIAL PROJECT IN THE CITY, WILL BE A CENTERPIECE OF OUR URBAN FABRIC FOR MANY YEARS TO COME AND AS SUCH DESERVES A A DEVELOPER THAT CARES AS MUCH AS ANY AUSTINITE ABOUT THE END RESULT. WITH THAT LET ME QUICKLY POINT OUT THE HIGHLIGHTS BEFORE I TURN IT OVER TO PHIL REED AT THIS TIME TO DISCUSS THE DESIGN ASPECTS OF OUR PROJECT. WE HAVE PROPOSED A PROJECT THAT WILL ENTAIL APPROXIMATELY 2.2 MILLION SQUARE FEET OF IMPROVEMENTS WITH A FAIRLY EQUAL MIX OF OFFICE AND RESIDENTIAL SPACE ALONG WITH 3500 FEET OF RETAIL. WE HAVE BEEN RESPECTFUL OF TOWN LAKE BY STEPPING THE HEIGHTS OF OUR BUILDINGS AWAY FROM THE WATERFRONT. WE HAVE IN SMALLER BUILDINGS BORDERING SHOAL CREEK SAID ASIDE THE MEZZANINE FLOORS FROM APPROXIMATELY 35,000 FEET THAT WILL BE DEDICATED TO NONPROFIT USERS, THAT WILL CONTINUE TO HAVE INCREASING DIFFICULTY FINDING SPACE TO OPERATE IN OUR DOWNTOWN AREA. WE HAVE PROPOSED AN UNDERGROUND GARAGE OF APPROXIMATELY 3,000 SPACES THAT WILL SERVE THE GREEN WATER SITE AND PROVIDE SUBSTANTIAL PARKING FOR THE CENTRAL LIBRARY AND OTHER SURROUNDING USES. WE HAVE ALSO PROPOSED TAKING THE 18 MILLION OF PROPOSED REIMBURSEMENTS FOR THE TWO INFRASTRUCTURE PROJECTS INCLUDED IN THE RFP, AND USING THAT PLUS ANY ADDITIONAL AMOUNTS AT OUR COST TO PROVIDE THE NEW BRIDGE AT 3RD STREET AND NEW PEDESTRIAN BRIDGES IN TWO KEY LOCATIONS OVER SHOAL CREEK SO THAT WE CAN FULLY CONNECT THE SITE TO THE NEIGHBORING SITES AND

PUBLIC AMENITIES IN THE AREA. WE HAVE ALSO ASKED THAT WE BE ALLOWED TO USE THE OUTDOOR AREA ALONG THE CREEK AS AN ART-ORIENTED PUBLIC SPACE OR ART PARK. AND WITH REGARDS TO SUSTAINABILITY WE HAVE AGREED TO CHIEF LEE GOLD ON ALL VERTICAL IMPROVEMENTS AND SILVER FOR THE ENTIRE SITE. AND FINALLY AS PART OF THE LEAD AND SILVER OBLIGATION WE HAVE COMMIT TO DO PURSUE THE POINT REQUIRING PROVISION OF AFFORDABLE HOUSING BUT PROVIDING 15% OF THE RESIDENTIAL UNITS AT 50% OF MEDIAN INCOME OR 30% OF THE UNITS AT 80% OF MEDIUM INCOME FOR 15 YEARS. WE HOPE YOU FIND OUR PROPOSAL FAR-REACHING IN ITS ATTEMPTS TO PROVIDE THE BEST OVERALL PROJECT FOR THE CITY AND HOPE YOU GIVE US GIVE SERIOUS CONSIDERATION. LET ME HAND IT TO PHIL.

MAYOR WYNN: WELCOME.

THANK YOU, MAYOR AND COUNCIL. MY NAME IS PHILIP REED AND I WILL PROBABLY REPEAT A LOT OF WHAT JOHN JUST SAID BUT HOPEFULLY WITH SOME VISUALS ADDED TO THAT. JUAN COTERA AND I HAVE A FIRM THAT WILL BE THE DESIGN ARCHITECT. WE ARE A LOCAL FIRM, AN MBU, WE HAVE A LONG HISTORY OF PUBLIC WORK IN BUILDING DESIGN AND MASTER PLANNING IN AUSTIN. AND AS JOHN MENTIONED, BECAUSE OF THE REAL PUBLIC INPUT PORTION OF THE DEVELOPMENT OF GREEN WILL START WHEN THE TEAM HAS BEEN SELECTED, I JUST WOULD LIKE TO QUICKLY RUN THROUGH SOME PROJECTS THAT WE HAVE WORKED ON IN AUSTIN WHERE CONSENSUS BUILDING AND NEIGHBORHOOD AGREEMENT WAS A VERY BIG PART OF THEM, ONE YOU MIGHT RECOGNIZE. JUAN AND I EACH SERVED ON THE DESIGN COMMISSION FOR TEN YEARS, PART OF A COMMISSION THAT DEVELOPED THE ORIGINAL DOWNTOWN DESIGN GUIDELINES IN 1999. THESE WERE REVISED IN 2008 AS THE URBAN DESIGN GUIDELINES THAT BECAME PART OF THIS RFP. AS AN OUTGROWTH, AS JOHN MENTIONED, WE WERE HIRED BY THE NEIGHBORHOOD GROUPS IN WEST CAMPUS THAT DEVELOP THE UNO OVERLAY IN AN EFFORT THAT LASTED A NUMBER OF YEARS. NEGOTIATING AN AGREEMENT BETWEEN THE NEIGHBORHOODS AND DEVELOPERS AND THE CITY OF AUSTIN, WE WROTE MUCH OF THE ORDINANCE INCLUDING THE ARCHITECTURAL DESIGN GUIDELINES. WE WORKED WITH THE CITY AND WITH AND TONY PREDOT TO DEVELOP THE NEW AUSTIN CITY HALL, WHICH IS POSSIBLY THE MOST EXTENSIVE PUBLIC AND -- OUTREACH PROGRAM THAT WAS EVER PERFORMED IN AUSTIN. IN PARTNERSHIP WITH PUBLIC WORKS A WEB SITE WAS DEVELOPED. WE HAD A STOREFRONT DOWNTOWN WHERE CITIZENS COULD COME IN AND EXPRESS THEIR OPINION. THESE COMMENTS AND OPINIONS WERE ALL GATHERED INTO A LARGE MATRIX AND RESPONDED TO, EVERY ONE OF THEM, AND ULTIMATELY THE BUILDING DESIGN CHANGED FOR THE BETTER, WE FEEL. ALSO WORKING IN CITY HALL ALSO GAVE US TECHNICAL EXPERIENCE IN WORKING IN THE SAME PART OF TOWN AS GREEN, PUTTING IN A PARKING GARAGE BELOW THE LEVEL OF LEAB BIRD LAKE AND WORKING IN THE DISTRICT COOLING PLANT ON SOIL CONDITIONS. WE HAVE SEVERAL LEAD ACCREDITED ARCHITECTS ON STAFF AND ARE ABLE WITH THE SUPPORT OF CITY STAFF TO ACHIEVE A LEAD GOLD RATING ON THE CITY HALL. WE RECENTLY DEVELOPED THE HEADQUARTERS FOR SOUTHWEST KEY PROGRAM, A NONPROFIT THAT WORKS WITH KIDS AT RISK ON A 77-ACRE SITE IN EAST

AUSTIN NEAR JOHNSON HIGH SCHOOL. THE PROJECT ACTUALLY STARTED SIX YEARS AGO WHEN WE PARTICIPATED IN THE JOHNSON GOVALLE NEIGHBORHOOD PLANNING PROCESS ON BEHALF OF SOUTHWEST KEY, BUT DEVELOPED FROM THAT WAS SMOOTH INTEGRATION OF CORPORATE HEADQUARTERS INTO A SMALL SCALE NEIGHBORHOOD. TWO YEARS AGO WE WERE ASKED BY THE CITY AUSTIN WATER UTILITY TO HELP REDESIGN A WATER TOWER PLANT FOR 51ST STREET AS PART OF THIS CITY RECLAIMED WATER INITIATIVE. AFTER A COALITION OF NEIGHBORHOOD ASSOCIATIONS OBJECTED TO THE STANDARD TOWER, OVER A PERIOD OF TIME WORKING WITH THE NEIGHBORHOODS WE DEVELOPED TWO DESIGNS THAT WERE ACCEPTED BY BOTH THE PUBLIC AND THE WATER UTILITY. WE'VE ALSO BEEN WORKING WITH THE CITY AND TXDOT AND A COALITION OF NEIGHBORHOOD ASSOCIATIONS TO REDEVELOP THE AREA UNDER I-35 AT 6TH, 7TH AND 8TH STREET AND SUCCESSFULLY CREATED A DESIGN THAT REFLECTS THE CONCERNS OF THE SURROUNDING NEIGHBORHOODS. WE'RE WORKING IN WEST CAMPUS WITH COLLEGE HOUSES CO-OP, A STUDENT OWNED HOUSING COOPERATIVE ON A NEW 7 STORY STUDENT CO-OP THAT WILL HAVE 160 BEDS, EACH OF WHICH WILL RENT FOR \$750 A MONTH, WHICH INCLUDES FOOD. IT'S CURRENTLY UNDER CONSTRUCTION IN WEST CAMPUS AS A RESULT OF THE UNO OVERLAY. WE'VE BEEN IN AUSTIN A LONG TIME AND WE'RE VERY FAMILIAR WITH THE URBAN CONTEXT AND THE CITY OF AUSTIN'S AND THE CONCERNS OF THE NEIGHBORHOODS AND ISSUES THAT FACE LARGE DEVELOPMENT PROJECTS HERE. WE ALSO FEEL THAT THE CREATION OF A DENSE URBAN CORE IS CRITICAL TO DOWNTOWN'S DOWNTOWN'S FUTURE. FUTURE. I DON'T BELIEVE A CITY MUST ALWAYS MAKE A CHOICE BETWEEN DENSITY AND HUMAN SCALE. I THINK HUMAN SCALE IS SOMETHING THAT CAN BE BROUGHT TO ANY PROJECT. WHILE WE SEE TO BE ONE OF THE DEVELOPMENT TEAMS THAT HAVE ONE OF THE LARGER SQUARE FOOTAGES WE'RE COMFORTABLE WITH THE SQUARE FEET WE HAVE AND THE GROUPING OF THE AREAS. AS JOHN SAID WE PUSHED THE TALLER BUILDINGS UP TO THE NORTH END OF THE SITE AND AWAY FROM LADY BIRD LAKE AND AWAY FROM THE CREEK. AND WE'VE ALSO -- I'LL TRY TO GET MY CURSOR UP HERE. WE'VE ALSO PLANNED TO SPLIT THE SOUTH BLOCKS IN HALF APPROXIMATELY WHERE THE ALLEY WOULD HAVE BEEN IF IT HAD ONE IN ORDER TO REDUCE THE SCALE OF THE ENTIRE PROJECT. FOR ALL THE TEAMS, THE FINAL MIX OF USES AND TENANTS WILL PROBABLY BE DEVELOPED AFTER DILIGENT MORE NEGOTIATION NEGOTIATIONS WITH CITY STAFF. WE REALIZE THAT. SO WE TRY TO DEAL WITH THE PUBLIC SPACE BETWEEN THE BUILDINGS AND LEAVE THE BUILDING DESIGNS SOMEWHAT UNDEVELOPED. IF EVER THERE WAS A PROJECT WHERE THE SPACE BETWEEN THE BUILDINGS MATTERED IT WOULD BE THIS ONE. THE CREEK IS A WONDERFUL ASSET IN THE DISTRICT THAT MAKES IT QUITE UNIQUE. UNLESS IT IS BRIDGED IN MULTIPLE LOCATIONS IT WILL INTERRUPT THE TISSUE OF THE CITY THAT WILL LEAVE SEAHOLM AND THE LIBRARY AND THE NEW METRO STOP ON THAT SITE ISOLATED FROM THE REST OF DOWNTOWN. IN FACT, THE SUCCESS OF THE LIBRARY COULD HINGE ON WHAT IS DONE AT GREEN TO CONNECT THAT SITE TO THE REST OF THE CITY. WE'VE BEEN DESCRIBED AS THE SUSTAINABLE SOLUTION, WHICH WE LIKE, AND WE'VE ALSO, AS JOHN MENTIONED, COMMITTED THE TEAM TO TWO LEAD GOALS, LEAD SILVER AND D, A NEW CATEGORY

ADDRESSING NEIGHBORHOOD DEVELOPMENT AND LEAD GOLD FOR ALL THE BUILDINGS. IN TERMS OF SUSTAINABILITY AND URBAN DESIGN, OUR HOPE IS REALLY THAT THE CITY WOULD USE THE REDEVELOPMENT OF GREEN TO CREATE A MODEL FOR THE WAY WE SHOULD BE BUILDING NOW AND UNDOUBTEDLY WILL HAVE TO BE BUILDING IN 20 YEARS. WE THINK WE CAN ALSO MAKE A DEVELOPMENT THAT WORKS FUNCTIONALLY. WHAT YOU'RE ABOUT TO SEE IS A TRULY MIXED USE LIVE WORK COMMUNITY THAT WILL SUPPORT MASS TRANSIT AND CULTURAL USES AROUND IT. IT HAS 2.5 MILLION SQUARE FEET OF BUILDING. THE PARKING IS AT FOUR LEVELS BELOW THE GREEN SITE AND 3 BEFORE THE AUSTIN ENERGY SITE. RETAIL, MUNICIPAL USES, NON-PROFITS, OFFICE SPACE AND RESIDENTIAL. IN AN ATTEMPT TO MAKE THE AREA MORE A 24-HOUR COMMUNITY WE'VE INCLUDED A LARGE AMOUNT OF OFFICE SPACE IN THE PROPOSAL. WE INTEND TO ATTRACT AS DI VERSA GROUP OF TENANTS AS POSSIBLE AND ENCOURAGE AS MANY LOCAL BUSINESSES TO MOVE INTO OR TO EXPAND INTO THE DEVELOPMENT. REGARDING AFFORDABLE HOUSING, JUAN AND I HAVE THOUGHT A LOT ABOUT AFFAIRS R AFFORDABLE HOUSING AS MEMBERS OF THE DESIGN COMMISSION AND HAD MANY DISCUSSIONS ABOUT IT. IT IS OUR HOPE THAT WHATEVER THE FINAL DESIGN, THE AFFORDABLE UNITS WOULD BE MADE AFFORDABLE THROUGH THEIR OWNERSHIP OR LEASING STRUCTURE AND NOT ATTEMPT TO REDUCE THE COST AND QUALITY OF THE UNITS SO LOW THAT THEY'LL WORK IN THE MARKET. AFFORDABLE HOUSING IS MORE ABOUT JUST HOUSING -- MORE THAN ABOUT JUST HOUSING PEOPLE. IT'S ABOUT HUMAN RELATIONS, AND BRINGING PEOPLE INTO THE SYSTEM AND ESTABLISHING A MIXED SOCIETY HELPS ESTABLISH PERSONAL RELATIONSHIPS THAT ARE GOOD FOR EVERYONE. CONSEQUENTLY, WE WOULD ALSO RECOMMEND THAT THE AFFORDABLE UNITS BE FULLY INTEGRATED INTO THE DEVELOPMENT AND NOT ISOLATED IN AN ALTERNATIVE HOUSING BLOCK. PART OF THE GOAL OF KNITTING THE CITY BACK OVER SHOAL CREEK WOULD BE TO HOOK UP ALL THE CULTURAL USES IN THE DISTRICT AND REALLY TRY TO EMPHASIZE THE INTERRELATEDNESS OF THEM ALL. HISTORICALLY THIS AREA HAS ALWAYS BEEN FRACTURED AND DISCONTINUOUS BECAUSE THE ORIGINAL GREEN PLANT BLOCKED THE STREETS GOING THROUGH IT BUT ALSO BECAUSE THE CREEK RESISTED ACCESS ACROSS IT, WE'RE SUCKING A SERIES OF NEW BRIDGES, THE FIRST ONE ON THE NORTH SIDE BEING A PEDESTRIAN BRIDGE THAT WOULD CONNECT A NEW PLAZA ON THE NORTH SIDE OF AUSTIN ENERGY RESIDENTIAL TOWER TO 4TH STREET RIGHT ABOUT WHERE LA ZONA ROSA IS. IN ADDITION TO THAT A VEHICULAR BRIDGE ACROSS THIRD STREET, THE REQUIRED BRIDGE ACROSS SECOND STREET, NEW PEDESTRIAN BRIDGES AT OUR ALLEY CONNECTION OVER TO THE LIBRARY, AND ONE FROM OUR ART PARK DOWN TO THE HIKE AND BIKE TRAIL IN THE CREEK. AGAIN, I THINK WE JUST ALL NEED TO RECOGNIZE THAT THE DESIGN SHOULD BE SEEN AS SILHOUETTES, BUT WE HAVE GIVEN SOME THOUGHT TO WHAT THE BUILDINGS AT GREEN SHOULD DO TO ENHANCE THE PUBLIC SPACE AROUND THEM. AUSTIN HAS RELATIVELY SMALL BLOCKS, AND CONSEQUENTLY IT'S EASY TO CREATE A CANYON EFFECT WHEN A LARGE BUILDING IS PLACED ON THE PROPERTY -- THEM PROPERTY LINE TO PROPERTY LINE. ONE THING WE HAVE PROPOSED WHICH WE THINK WILL HELP THE EXPERIENCE, FROM THE SIDEWALK IS TO RECESS MOST OF THE GROUND LEVELS, WHICH

YOU CAN SORT OF SEE IN THESE IMAGES, CREATING PROTECTION FOR THE PEDESTRIAN, BUT ALSO WIDENING THE PUBLIC REALM AT THE GROUND LEVEL. WE PROPOSE HOLDING THE PROPERTY LINES ON THE OFFICE LEVELS, THESE TWO LEVELS ABOVE IT, AT THE PROPERTY LINE TO REFERENCE THE ORIGINAL WALLER GRID AND THEN RECESSING THE BUILDING TOWER AND, IN FACT, CAN'TING THE SIDES OF THE TOWER A LITTLE BIT TO REDUCE THE CANYON EFFECT. THIS ACTUALLY DOVETAILS WELL WITH OUR INTENTION TO PROVIDE A LOT OF PHOTOVOLTAIC POWER FROM THE BUILDINGS THEMSELVES. OUR INTENTION IS TO -- WORKING WITH THE LOCAL TECHNOLOGY DEVELOPER HELIO VOLTS, TO CLAD THE BUILDINGS BUILDINGS, AT LEAST 50% OF THE BUILDING ON THE SOUTH AND WEST SIDE IN A PHOTOVOLTAIC SYSTEM, THE ROOFS AS WELL. TURNING THE BUILDINGS ESSENTIALLY INTO POWER PLANTS. WE'RE PROPOSING THAT THE AREA WEST OF OUR RESIDENTIAL BUILDINGS BE DEVELOPED INTO A PUBLIC PARK. WHAT WE'RE SUGGESTING IS AN ART PARK SIMILAR TO THE WATERFRONT PARK IN SEATTLE. THIS COULD BECOME AN IMPORTANT ACTIVITY LINK BETWEEN THE TWO SIDES OF THE CREEK AND A COUNTERWEIGHT TO THE NEW LIBRARY. OUR LARGEST BUILDING IS A RESIDENTIAL TOWER AT THE NORTH AUSTIN ENERGY SITE. IT'S STILL A MIXED USE BUILDING WITH SIGNIFICANT RETAIL. THERE'S A NEW BRIDGE, AS I POINTED OUT, AT LA ZONA ROSA, AND WE'VE ALSO BEEN CONCERNED, AS YOU MIGHT BE ABLE TO TELL, WITH THE IMPACT THAT THE ELECTRICAL SUBSTATION IS STILL GOING TO HAVE IN ITS CURRENT CONFIGURATION ON THE ACTIVITY OF THE STREET AND THE GENERAL WELL-BEING OF THE AREA. SO WE HAVE COME UP WITH A SERIES OF PROPOSALS FOR WRAPPING IT IN FUNCTIONAL SPACE THAT MIGHT BE AN OUTDOOR FARMERS MARKET, IT MIGHT BE ENCLOSED AND BE SPACE THAT LOCAL ARTISTS COULD ESSENTIALLY CHECK OUT. IT MIGHT BE SPACE THAT IS EXHIBIT SPACE ASSOCIATED WITH THE LIBRARY IN SOME WAY. WE ALSO APPRECIATE THE GESTURE OF SURROUNDING ELECTRICAL SUBSTATION WITH PHOTOVOLTAIC PANELS. WE'RE GOING TO FLY UP AND LOOK AT THE PROJECT FROM THE NORTH AND LOOKING DOWN NUECES STREET. THE RESIDENTIAL TOWERS ARE ON THE RIGHT AND THE OFFICE IS ON THE LEFT. THIS IS A GOOD PLACE TO SEE THE WAY WE'RE PROPOSING TO ENHANCE THE PEDESTRIAN EXPERIENCE BY WIDENING THE PUBLIC SPACE AT THE GROUND LEVEL, PUSHING THE COMMERCIAL BASE TO THE BOUNDARIES OF THE WALLER GRID AND TAPERING THE BUILDINGS WOULD HELP ALLOW LIGHT TO THE GROUND AND VIEWS THROUGH THE DEVELOPMENT. WE'VE ALSO, AS I MENTIONED, PROPOSED THAT THE SOUTH BLOCKS WOULD BE CUT IN HALF ALONG WHAT WOULD HAVE BEEN THE SPOT FOR THE ALLEY. OUR INTENTION WITH THIS IS TO MAKE A CONNECTION -- A DIRECT CONNECTION BETWEEN THE PARKING THAT WILL BE UNDER THE GREEN SITE AND THE NEW LIBRARY, AND ALLOW A NEW PEDESTRIAN CONNECTION BETWEEN THE PARKING AND THE LIBRARY. I'M GOING TO FLY INTO IT. OUR HOPE IS ALSO THAT WE COULD GATHER UP ALL OF THE -- MANY OF THE PRIMARY ENTRANCES INTO THE UNDERGROUND PARKING, CREATE SOME WIDE OPENINGS THAT WOULD ALLOW SUNLIGHT INTO THEM, DIRECT MOST OF THE PUBLIC COMING OUT OF THE PARKING TO THESE SPOTS AND ACTUALLY CREATE ENOUGH ENERGY THAT WE COULD HAVE A SMALL-SCALE RETAIL ENVIRONMENT. WHAT YOU'RE SEEING COULD TAKE ANY NUMBER OF FORMS. IT MIGHT BE THE BACKS OF A LARGER RETAIL DEVELOPMENT

THAT'S FRONTING ONE OF THE OTHER STREETS. THERE MIGHT BE SMALL SHOPS, MIGHT BE THE ENTRANCES INTO A MOVIE THEATER. WE'RE CALLING THIS THE PASSAGE. AS I MENTIONED, COTERA REED HAS SEVERAL ACCREDITED LEAD ARCHITECTS ON STAFF AND IS CONNECTED WITH SUSTAINABILITY IN GENERAL. WE HAVE EXPERTISE IN SUSTAINABILITY BEYOND LEAD AND AS PART OF AISD'S SUSTAINABILITY CONSULTING TEAM ON THE LAST BOND PROGRAM WE REVIEWED PROJECTS IN CONFORMANCE WITH THE GREEN BUILDING PROGRAM. WE ALSO PERFORMED DAYLIGHT ANALYSIS ON THE CLASSROOMS IN AN EFFORT TO REDUCE ENERGY COSTS BY USING DAYLIGHT IN THE CLASSROOMS INSTEAD OF ARTIFICIAL LIGHT, THUS REDUCING ENERGY. ON THE TEAM WE ALSO HAVE MICHELLE VAN HEFTY OF MOJ ARC DESIGN, AND ENERGY ENGINEERING ASSOCIATES, WHO HAVE A LONG HISTORY OF PRACTICE IN AUSTIN AND MANY LEAD ACCREDITED PROFESSIONALS. OUR SUSTAINABILITY PROPOSAL WILL BE IN TWO PARTS, THE GREATER GREATER NBD AND THE INDIVIDUAL BUILDINGS, AS JOHN MENTIONED. WE INTEND TO ACHIEVE A LEAD SILVER ND RATING ON THE ENTIRE -- ON THE ENTIRE DEVELOPMENT. THIS IS A NEW CATEGORY OF LEAD RATING, WHICH SUPPORTS NEIGHBORHOOD DEVELOPMENT. TO DO THAT WE WOULD PROBABLY WANT TO GATHER AS MUCH OF THE SITE AS WE COULD INTO THE -- WHAT WE'RE REFERRING TO AS THE NEIGHBORHOOD, AND THAT WOULD INCLUDE THE CREEK, THE CITIES ALONG IT, THE STREETS ALONG IT AND ALSO THE ELECTRICAL SUBSTATION. WE WOULD ACHIEVE A LEAD GOLD RATING FOR ALL THE BUILDINGS. LEAD FOR NEIGHBORHOOD DEVELOPMENT TRIES TO TAKE A BROADER AREA THAN JUST A SINGLE BUILDING AND PROVIDE GUIDELINES FOR WIDER SENSE OF SUSTAINABILITY. MANY OF THE NEIGHBORHOOD GUIDELINES IN IT CLOSELY RESEMBLE THE DOWNTOWN DESIGN GUIDELINES. LEAD AND D HAS AFFORDABLE HOUSING REQUIREMENTS WHICH HAVE BECOME THE BASELINE NUMBERS FOR AFFORDABLE HOUSING IN OUR PROPOSAL, AND LIVE WORK OPPORTUNITIES IN ADDITION TO ENERGY AND WATER CONSUMPTION. REGARDING ENERGY, AUSTIN IS DOING GREAT, I THINK AS WE ALL KNOW. IT HAS A NUMBER ONE GREEN POWER PROGRAM IN THE COUNTRY, ACCORDING TO THE DOE, BUT WE WOULD LIKE TO SEE AUSTIN USE THE GREEN DEVELOPMENT AS A MODEL FOR FUTURE DEVELOPMENT IN AUSTIN. WE'D LIKE TO SEE THIS DEVELOPMENT GO MILES BEYOND WHERE WE CURRENTLY ARE AS A CITY AND HELP US ACHIEVE OUR GOAL OF 30% RENEWABLE ENERGY IN 20 YEARS. TO REDUCE ENERGY USES IN THE CARBON FOOTPRINT YOU HAVE TO DO TWO THINGS. YOU HAVE TO INCREASE THE EFFICIENCY OF ALL THE OVERALL SYSTEMS BY DEVELOPING EFFICIENCIES INTO THE HEATING, AIR-CONDITIONING AND LIGHTING AND ALSO DEVELOPING ON-SITE ENERGY THROUGH WIND OR SOLAR, BUT YOU ALSO HAVE TO REDUCE PERSONAL CONSUMPTION. THROUGH THE CAREFUL DESIGN OF BUILDINGS AND BY ENCOURAGING TENANTS TO NEED AND USE LESS ENERGY. AN EXAMPLE OF INCREASING THE EFFICIENCY OF THE SYSTEM WOULD BE OUR PROPOSAL TO USE THE CHIMNEY EFFECT INHERENT IN TALL BUILDINGS TO NATURALLY VENTILATE THE LARGE UNDERGROUND GARAGES RATHER THAN RELY ON ELECTRIC FANS TO PULL THE AIR THROUGH THEM. WE DID THIS SUCCESSFULLY ON CITY HALL. WE'RE ALSO PROPOSING TO INSTALLING ENGRADED PHOTOVOLTAIC PACKAGES. BUT PRODUCING ENERGY WILL NOT NECESSARILY REDUCE THE CARBON FOOTPRINT IF TENANTS SIMPLY USE MORE OF IT. REDUCING CONSUMPTION

IN OFFICE BUILDINGS IS DIFFICULT BECAUSE YOU HAVE DIFFICULTY CONTROLLING THE TENANTS AS THEY MOVE IN SO OUR PROPOSAL INCLUDES PROVIDING A SEPARATE TENANT FIT OUT BUDGET FOR THOSE MOVING INTO THE BUILDING THAT MUST BE USED FOR ENERGY MEASURES. REDUCING CONSUMPTION CAN ALSO BE ACHIEVED BY CREATING BUILDINGS THAT NEED LESS ARTIFICIAL LIGHT. THIS IS SOMETHING WE HAVE A LOT OF EXPERIENCE WITH. WHAT WE'RE ABOUT TO SEE IS A -- AN INTERIOR OF ONE OF THE APARTMENTS. WE CAN GO IN THROUGH A COMPUTER PROGRAM THAT WE USE AND MEASURE THE LIGHT LEVELS AT EVERY TIME OF DAY AND TUNE THE LIGHTING AND THE CONTROLS SO THAT THE BUILDINGS CAN BECOME VERY EFFICIENT. LIGHTING IS ONE OF THE LARGER SOURCES OF ENERGY USES AND HEAT GAIN. SO IT'S GOT A DOUBLE PROBLEM. WITH REGARD TO WATER USES, USAGE, WE INTEND TO DOUBLE PIPE THE BUILDINGS, USE GRAY WATER TO FLUSH THE TOILETS. WE WANT TO HAVE ON-SITE TRASH RECYCLING AND IF POSSIBLE IT WOULD HELP US GET POINTS IN THE LEAD IN D RATING IF WE COULD DO SOME HABITAT RESTORATION ALONG THE CREEK. AND JUST TO CLOSE, I JUST WOULD SAY AGAIN I WOULD HOPE THAT THE COUNCIL WOULD SEE WHOM GETS THIS PROJECT, THAT WE WOULD TURN THIS INTO A REAL MODEL FOR DEVELOPMENT FOR THE FUTURE IN AUSTIN. THANK YOU.

MAYOR WYNN: THANK YOU, MR. REED. WELL, MR. COTERA, MR. MCNAMARA, THERE'S ABOUT FIVE MINUTES LEFT ON YOUR TIME ALLOCATION, IF YOU'D LIKE TO CONTINUE OR ELABORATE ON THE PRESENTATION, YOU'RE WELCOME TO DO SO. THANK YOU ALL VERY MUCH. SO WITH THAT WE HAVE A COUPLE MINUTES FOR SET UP. OUR SECOND PRESENTATION IS FROM THE TRAMMELL CROW AUSTIN DEVELOPMENT TEAM. COME TEAR A COME TARA

I'M HONORED TO PRESENT OUR PROPOSAL FOR THE GREEN WATER TREATMENT PLANT WHOSE WORK ENTITLED TO US IS PROJECT GREEN. THIS IS A PROJECT THAT IS VERY PERSONAL TO ME AND WE BELIEVE WE'VE CREATED A PROPOSAL FOR THE UNIQUE SPIRIT AND ENERGY OF AUSTIN. OUR TEAM IS COMPRISED OF AN ALL-STAR GROUP WITH HIS RECORD AND GOOD NEIGHBOR . WE LIVE HERE, WE WORK HERE WE EMBRACE THE RESPONSIBILITY OF CREATING SOMETHING FOR OUR FRIENDS, NAMES, CHILDREN AND EVEN GRAND CHILDREN WILL EXPERIENCE AND ENJOY. OUR PROPOSAL ADDRESSED EVERY CRITICAL POINT OUTLINED IN YOUR RFP THAT WE'VE CREATED A SMART SENSIBLE PLAN THAT IS PACKED WITH COMMUNITY BENEFITS. WORKING TOGETHER WITH OUR ARCHITECTS, WE HAVE CREATED A HARMONIOUS, SUSTAINABLE DESIGN THAT WE'RE PROUD OF. WE HAVE A WELL THOUGHT OUT PLAN AND WE KNOW HOW IMPORTANT BOMB IT IS FOR DIALOGUE CITIZENS AND STAKEHOLDERS ALIKE. WE WANT TO WORK WITH THE COMMUNITY TO MAKE THE MOST OF THIS INCREDIBLE OPPORTUNITY. TO PROPOSE ON PROJECT BETWEEN, MY IF I D MY FIRM HAS THE DEVELOPERS AND MANAGERS OF THIS PROJECT. WE ALSO WELCOME, EXCUSE ME, WE HAVE THE HEAD OF TRAMMELL CROW AND WE ALSO WELCOME STEVE OF USAA. OUR ARCHITECT AND DESIGN TEAM IS AN AWARD WINNING FIRM SPECIALIZING IN LEADING EDGE, SUSTAINABLE PAGES. BERT WILL BE PRESENTING TO NEW JUST A FEW MOMENTS BUT FIRST I'M GOING TO TELL YOU WHERE I'M

COMING FROM ON THIS. CONSTRUCTIVE VENTURES WAS CREATE FOR MIXED USE COMMUNITIES IN AUSTIN. WE ADDRESS AFFORDABILITY AND OFTEN HAVING A PUBLIC/PRIVATE COMPONENT. AS A FIRM, WE ARE TRULY DEVOTED TO COMMUNITY TO ENGAGE, GATHER AND GROW. I WOULD LIKE TO INTRODUCE A FEW SIGNATURE PROJECTS. WE CLEANED UP THE BROWN FIELD AND WORKING WITH CAPITAL METRO TO ADDRESS THE TRACTS AND PROVIDED 30% AFFORDABILITY AT 80% MFI. WE EMBODY THE OBJECTIVES AND VISION OF CENTRAL TEXAS. WE WORKED WITH THE AUSTIN HOUSING FINANCE CORPORATION TO ARRANGE FOR LENDING TO ALLOWS THROUGH LOWER INTEREST RATES TO EXPAND AFFORDABILITY AS PEDERNALES AND I'M PROUD TO SAY THE LOAN GUARANTEE WAS NEVER CALLED. AT BARTON PLACE WE CREATED A DEVELOPMENT TO COEXIST IN THE AREA. WE DEED RESTRICTED THE FRONT OF THE PROMPT AND GAVE A PERPETUAL ACCESS TO PUBLIC PARK LAND. AND FINALLY, AT SPRING, A PROJECT IN SPRING AUSTIN PARTNERS WITH AGAIN THE PRECEDENT OF GIVING VOLUNTARY CONTRIBUTIONS TO AFFORDABLE HOUSING TO SPEND ON THE SHOAL CREEK TRAIL. I'M SAYING THIS NOT BRAG BUT I SAY IT BECAUSE I THINK IT SHOWS WE ARE VERY SERIOUS ABOUT COMMUNITY BENEFITS AND COLLABORATION. IT IS WHAT WE'RE DOING, SOMETHING WE ARE DOING AND SOMETHING WE WILL BE DOING, THAT T IS WHAT WE'RE ABOUT. MY TEAMMATE ON PROJECT TRAMMELL CROW COMPANY, THEY HAVE A GREAT PROJECT. LET ME INTRODUCE THE HEAD OF THE AUSTIN OFFICE.

THANK YOU, PERRY. AND THANKS TO ALL OF YOU. TO PROPOSE AND PRESENT HERE TODAY IS A HUMBLING HONOR BUT ALLOW ME TO GIVE YOU A BRIEF OVERVIEW OF THE TRAMMELL CROW COMPANY. TRAMMELL CROW IS A LEADING NATIONAL DEVELOPER FOUNDED IN 1958 BY MR. TRAMMELL CROW. SINCE THEN WE'VE CONSISTENTLY RANKED AS ONE OF THE LARGEST IN THE COUNTRY, LEADING IN SIZE AND DEVELOPMENT. IN 1969, TCC FOUNDED AN AUSTIN OFFICE WHICH HAS OPERATED CONTINUOUSLY SINCE. THROUGH NEARLY 40 YEARS OF BOOMS AND BUSTS AND CHANGES IN PERSONNEL, TCC HAS CONTRIBUTED A GREAT DEAL TO THE LANDSCAPE OF AUSTIN ALONG THE WAY. IN THE LAST FIVE YEARS, TCC HAS ACHIEVED \$372 MILLION OF DEVELOPMENT, EITHER BUILT OR CURRENTLY UNDER WAY IN AUSTIN. WE'RE DEEPLY EMBEDDED IN THIS TOWN WITH PERMANENT STAFF AND RESOURCES TO COMPLETE PROJECT GREEN AS SOON AS WE'RE GIVEN THE GO AHEAD. WE'RE SURROUNDED BY TCC DEVELOPMENT, LIKE THE ARBORETUM, WHICH IS A TRUE MIXED USE DEVELOPMENT LONG BEFORE THEY WERE COOL WITH GREEN OPEN SPACE, OFFICE, RETAIL AND HOTEL, ALL DEVELOPED BY TRAMMELL CROW COMPANY. DOWNTOWN WE DEVELOPED 301 CONGRESS. HERE WE INCLUDED A 60-FOOT SET BACK TO PRESERVE VIEWS OF THE STATE CAPITAL FROM SOUTH CONGRESS. MORE RECENTLY, WE DEVELOPED THE SHORE CONDOMINIUM. THE PIONEER PROJECT THAT HELPED TRANSFORM THE SOUTHEAST PART OF THE CITY. WE ALSO HAVE RECENTLY STARTED CONSTRUCTION ON MIDTOWN COMMONS AT CREST FEW STATION, THE SECOND TRAINSTORY DEVELOPMENT IN AUSTIN. LIKE SALTILLO, IT IS BEING CONSTRUCTED ON THE BOUNCEVILLE SITE IT HAS A THREE-STAR RATING AND ACROSS THE COUNTRY, TRAMMELL CROW HAS OVER 1.6 BILLION IN GREEN DEVELOPMENT UNDER YEA AT THIS TIME. WE'RE ALSO PLEASED TO BE JOINED

WITH USA REAL ESTATE COMPANY AS OUR CAPITAL AND DEVELOPMENT PARTNER. WE CURRENTLY HAVE \$4 BILLION UNDER MANAGEMENT TO DEVELOP AND OWN REAL ESTATE. TRAMMELL CROW HAS AN ESTABLISHED PARTNERSHIP WITH USA THAT IS CURRENTLY BUILDING \$300 OF MIXED USE DEVELOPMENT. THE USA LEADERSHIP TEAM WALKED THE BETWEEN SITE WITH US AS WE CAREFULLY LAID OUT OUR VISION AND THEY HAVE ENTHUSIASTICALLY EMBRACED THE VISION TO MAKE HISTORY. USA BRINGS RELEVANT EXPERIENCE AND THEY AREING AS THE PARTNER -- SERVING AS THE PARTNER ON THE BANKS PROJECT WITH OVER 2 MILLION SQUARE FEET IN THE PROGRAM. A PROJECT THAT IS VERY SIMILAR TO GREEN IN THAT IT IS A TRUE PUBLIC/PRIVATE PARTNERSHIP WITH THE CITY OF CINCINNATI. TO RECAP, OUR TEAM HAS A DECADE'S LONG RECORD OF EXECUTION THROUGHOUT THE HISTORY IN AUSTIN. WE GET AUSTIN AND ITS URBAN EVOLUTION. OUR CAPITAL BACKING AND NATIONAL STRENGTH BUOY US FINANCIALLY. WE BELIEVE THAT WE HAVE CREATED AND EXECUTED ON MORE PUBLIC/PRIVATE PARTNERSHIPS ON AUSTIN THAN ANY OTHER TEAM IN THIS ROOM. NO HIRING, NO STAFFING OUT AND NO COBBLING TOGETHER OF AN ABOUT PRICE. FINALLY, OUR PEOPLE IS EXCLUSIVELY LOCAL. WE WORK HERE, WE LIVE HERE, WE PLAY HERE AND WE RAISE OUR FAMILIES HERE. THIS IS A PROJECT THAT CANNOT BE MORE MEANINGFUL TO US PERSONALLY AND PROFESSIONALLY. NOW, I'M GOING TO PASS IT BACK TO PERRY TO DISCUSS THE TERMS OF OUR PROPOSAL.

THANKS, LANCE. I'M GOING TO HIGHLIGHT KEY ELEMENTS OF OUR PROPOSAL. I CANI THINK THE ELEMENTS DIFFERENTIATE US. OUR TEAM PUTS ITS BEST FOOT FORWARD FOR THE PROPOSAL, WE STUDIED IT AT GREAT LENGTHS TO ANSWER EVERY DETAIL. WE KNOW THE CITY SPENT A LOT OF TIME CRAFTING THIS RFP AND WE WORKED HARD TO RESPECT THAT IN OUR RESPONSE. WE BELIEVE STRONGLY THAT OUR PROPOSAL PROVIDES THE MOST BENEFIT TO THE CITY. INCLUDES ARE WIDE VARIETY OF USES, ENORMOUS ECONOMIC IMPACKS, A BROAD AFFORDABLE HOUSING COME POINT AND THE MOST PARKING AND CONNECTIVITY AND PUBLIC SPACE. I'M MOST PROUD YOU OF THE WIDE RANGE OF USES. THIS PROVIDES OFFICE, RETAIL, HOTEL, FOR-RENT RESIDENTIAL, FOR-SALE RESIDENTIAL, SENIOR LIVING AND PUBLIC SPACES. IT IS A HARMONIOUS MIX THAT ENCOURAGES A 24 HOURS A DAY, SEVEN DAYS A WEEK COMMUNITY. WE CREATED A PROPOSAL THAT HAS THE MOST ECONOMIC IMPACT. WE ANALYZED OUR PROGRAM, ASSESSED THE LIKELY ECONOMIC IMPACT AND HIS REPORT IS INCLUDED IN YOUR PROPOSAL FOR YOUR REVIEW. THE CITY WILL RECEIVE TAX REVENUES FROM A VARIETY OF SOURCES, INCLUDING PROPERTY TAX, SALES TAX, HOTEL BED TAX AND MY PERSONAL FAVORITE, THE ALWAYS POPULAR MIXED BEVERAGE TAX. AT FULL BUILD OUT, GREEN WILL GENERATE \$7 BILLION PER YEAR REVENUE IN THE CITY OF AUSTIN. S TOO EMPLOYMENT, OUR PLAN WILL SUPPORT 4500 JOBS AND OVER 200 MILLION IN TOTAL ANNUAL PAYROLL. OF THAT NUMBER, OVER 2,000 JOBS WILL BE LOCATED AT THE SITES THEMSELVES AND ADDITIONALLY 12,000 CONSTRUCTION JOBS WILL SUPPORT THE GREEN OF THE LIFE OF THE BUILD OUT. THE BOTTOM LINE IS THE PROJECT GREEN WILL HAVE A MASSIVE POSITIVE EFFECT ON CITY COFFERS. THE SQUARE FOOTAGE, DENSITY, IT WILL YIELD THE MOST ECONOMIC IMPACT OF ANY OF THE PROPOSALS YOU WILL SEE. THE CITY'S RFP, REQUIRED AFFORDABLE

HOUSING AND WE'RE DELIVERING THAT IN SPADES. 25% OF THE RESIDENTIAL BE RESERVED FOR 80% OR BELOW MEDIUM FAMILY INCOME, 2 1/2 TIMES THE CITY'S REQUIREMENT. WE ARE IMPOSING A DENSITY BONUS WHICH WILL PRODUCE APPROXIMATELY \$2.5 MILLION THAT MONEY COULD BE CONTRIBUTED TO THE AFFORDABLE HOUSING TRUST FUND TO DEEPEN AFFORDABILITY IN ANYWAY THE CITY SEES FIT. ALSO SHALL WE PLAN TO INCLUDE A -- ALSO, WE PLAN TO INCLUDE AFFORDABLE HOUSING IN THE SENIOR LIVING AS WELL. BY CREATING A PROPOSAL WITH SUCH STRONG ECONOMIC IMPACT WE WILL MAXIMIZE THE RETURN FOR THE AFFORDABLE HOUSING TRUST FUND ESTABLISHED BY THIS COUNCIL. OUR OVERALL PLAN WILL YIELD CONSOLIDATIONS CONTRIBUTIONS OF THE TRUST FUND OF OVER \$2.8 BILLION PER YEAR. WE PROPOSED MOST PARKING OF ANY OF THE PLANS WITH 5200 PARKING SPACES. OF THOSE, A MINIMUM OF 250 WILL BE RESERVED EXCLUSIVELY FOR THE CITY FOR THE LIBRARY OR ANY OTHER PUBLIC USE. DURING NIGHTS, WEEKENDS AND HOLIDAYS THIS NUMBER COULD REACH OVER 2,000. A LARGE PORTION OF THESE WILL BE IN THE CITY GARAGE. WE WILL INSTALL ELECTRIC REFUELING STATION AND BICYCLE BY AS. AND WE ARE ALL AWARE OF THE CURRENT DIFFICULTIES WITH PARKING IN AND AROUND DOWNTOWN, ESPECIALLY IN THE LONG CENTER AND AUDITORIUM SHORES. WE BELIEVE HAVING THE LARGEST PARKING UNDER SINGLE MANAGEMENT OFFERS THE BEST OPPORTUNITY TO ALLEVIATE THE PARKING AND TRAVEL PROBLEMS. CONNECTIVITY GOES HAND IN AND WITH PARKING SO BY THOUGHTFULLY PLACING THE INGRESS AND EGRESS WE THOUGHTFULLY PLACE THE TWO-WHEEL ENVIRONMENT. WE HAVE PEDESTRIANS, FOLLOWED BY THE BICYCLE AND THEN MAJOR TRANSIT AND THEN LASTLY, THE CAR. WE REINTRODUCE THE ORIGINAL STREET PLAN FROM THE WALLER PLAN. THIS WILL BREAK UP BIG CITY BLOCKS INTO MANAGEABLE SIZES, ENCOURAGING WALKERS TO ACCESS STORES. OUR PLANS WILL INCLUDE \$500,000 TO THE PARKS DEPARTMENT FOR SHOAL CREEK IMPROVEMENT. CVI ALSO PLEDGES TO GRANT THE CITY OF AUSTIN THE LONG-NEEDED EASEMENT TO COMPLETE THE SHOAL CREEK HIKE AND BIKE TRAIL BETWEEN 4th AND 5th STREETS. OUR TEAM PLANS TO CONSTRUCT SHOAL CREEK AND UNTIL THAT BRIDGE IS OPEN WE WANT TO WORK WITH THE CITY CREATE THE BEST ENVIRONMENT POSSIBLE. IN ADDITION TO ALL OF THESE BROAD COMMUNITY BENEFITS WE'VE ALREADY LAID OUT REGARDING PUBLIC TAX REVENUES, AFFORDABILITY, WE ARE PROUD OF SPECIFIC ADDITIONAL COMMUNITY BENEFITS INCLUDED. WE COMMIT TO A PUBLIC SAFETY STORE FRONT, WE LEAVING THE CITY OF THAT PRICE TAG AND PROVIDING A MUCH-NEEDED PUBLIC SAFETY PRESENCE IN OUR GROWING DOWNTOWN. THE PUBLIC SPACES AT GREEN BANK FOR ARTS AND CREATIVITY. WE PROMISE -- PROMISE A BONUS AND ENDOWMENT PROGRAM. WE PROMISE TO GIVE MONEY TO BEAUTIFY THE SUBSTATION WEST OF OUR SITE. THERE ARE MANY OPPORTUNITIES THROUGHOUT AND WE WOULD LIKE TO FIND THEM AND FUND THEM. WE WILL VOLUNTARILY BRING PROBLEM PRO -- PROJECT INTO THE DOWNTOWN. THAT IS THE MEAT AND POTATOES OF THE PROPOSAL BUT THE FUN PART IS THE DESIGN. TO DESCRIBE THE ARCHITECTURE, I'M PLEASED TO INTRODUCE THE PRESIDENT OF BETHUNE.

THIS IS A VERY EXCITING OPPORTUNITY. WE'LL BE HONORED TO COLLABORATE WITH

YOU AND THE CITIZENS OF AUSTIN TO CREATE A LEGACY AT THE SITE OF THE NEXUS OF AUSTIN'S HISTORY AND FUTURE, ADDING TO A VITAL, LIVEABLE DOWNTOWN THROUGH DIVERSITY OF SCALE, PLACES, USES AND PEOPLE. OUR TIES TO AUSTIN ARE STRONG THROUGH SHARED ENVIRONMENTAL VALUES, A LONG COLLABORATION WITH THE LADY BIRD JOHNSON WILD FLOWER CENTER, A CREATIVE CITY LIFE AND THE GOOD FRIENDS WE HAVE HERE. I WOULD LIKE TO SHARE OUR THOUGHTS AT HOW OUR TEAM HAS ARRIVED AT THIS PROCESS. THROUGH AN EXTENSIVE CLAP RATION WITH YOU, OUR GOAL IS TO CAPTURE THE CITY OF AUSTIN THROUGH LISTENING, LOOKING, SENSING AND DRAWING UNTIL WE GET IT RIGHT. WE WANT TO MAKE THIS NEW PLACE AUSTIN UNIQUE. WE LOOK TO MANY PLACES FOR INSPIRATION, SUCH AS GEOLOGY AND LOCAL TERMS, HYDROLOGY, AND NATURAL SYSTEMS AND OPEN SPACES. NEW PLANS AND VISIONS, PATTERNS AND SYSTEMS. UNDERSTANDING THE IMPORTANCE OF THE SECOND STREET DISTRICT AND THE NEED FOR A POWERFUL SYNERGISTIC GROUP OF RETAILERS. THE HISTORY OF THE PLACE AND THE MOST IMPORTANT WALLER PLAN WITH ITS FINE GRAIN OF ALLEYS. WE FURTHER START TO GET TO KNOW THE PEOPLE BY LISTENING CAREFULLY ON NUMEROUS TRIPS AND THROUGH AN ARTIST-LED CULTURAL PROGRAM TALKING TO CITIZENS. THROUGH THIS, WE HAVE ARRIVED AT AN UNDERSTANDING OF SOME IMAGINE THAT I CAN CAN HAPPEN AT SECOND AND SHOAL CREEK. THE INTERSECTION OF NATURE AND PEOPLE, HISTORY AND FUTURE. OUR GOAL IS TO CLASH RATE WITH YOU TO -- TO COLLABORATE WITH TO YOU CREATE A MODEL FOR AUSTIN AND THE NATION'S FUTURE THAT IS HEALTHY AND RESTORATIVE, BY HONORING THE LEGACY OF THE SERVICE OF THE SITE AND SUSPENDED THROUGH NEW SUSTAINABLE ACTION, INCLUDING ALL THE PROJECT LEADING A MINIMUM OF LEAD GOAL LEVELS. WE WILL COORDINATE YOU TO CREATE CARBON-NEUTRAL BUILDING OPERATIONS THROUGH ENERGY DEMANDS REDUCTION, ON SITE ELECTRICITY AND HOT WATER PRODUCTION AND OFF SITE RENEWABLE POWER. REDUCE DEMANDS THROUGH BIO CLIMATIC STRATEGIES AND NATURAL COOLING, NIGHT TIME USE OF AUSTIN'S CHILLED WATER LOOP, WHICH WILL EXTEND THE CITY'S INVESTMENT. ON SITE ELECTRICAL GENERATION THROUGH PHOTO AND PROPOSED THERMAL SYSTEM AT THE SUBSTATION, GENERATING ELECTRICITY FROM THE SUN, TRANSFERRING THAT TO STEAM, AND CAPTURING WASTE HEAT FOR HOT WATER AND A COMMITMENT TO WORK WITH YOU TOWARDS 100% GREEN POWER. WE WILL COLLABORATE WITH YOU TO CREATE A WATER NEUTRAL DEVELOPMENT THROUGH WATER DEMANDS REDUCTION. AND THE IMPACT OF THE POTABLE WATER SYSTEM TO A GRAY WATER SYSTEM ON SITE TO DISPLACEABLE WATER CONSUMED AT PROJECT GREEN THIS SYSTEM COULD PROVIDE COOLING TOWER WATER FOR THE CITY'S DISTRICT COOLING WATER PLANT. WATER FOR LANDSCAPE AND FLUSHING TOILETS. OUR CONCEPT ADDS TO A VITAL, LIVEABLE DOWNTOWN THROUGH DIVERSITY OF SCALE, PLACES, USES, AND PEOPLE. THERE IS A DIVERSITY OF SCALE PROVIDING LIGHT AND AIR WITH VENDER TOWERS ON A BASE THE SCALE OF CITY HALL AND THE NEW LIBRARY. RESPECTING LADY BIRD LAKE AND SHOAL CREEK, BUILDING FORM TO CREATE DIVERSITY. A DIVERSITY OF INTERCONNECTED PUBLIC PLACES. A PEDESTRIAN ROAM WITH VARY REED SPACES AND EXCELLENT PUBLIC ACCESS. A SHOAL CREEK WALK WITH RESTAURANTS ALONG THE CREEK. A NEW PUMP ALLEY RESPECTING THE WALLER

PLAN WITH A NEW PEDESTRIAN BRIDGE LINKING TO THE NEW LIBRARY. PUBLIC PLAZAS FOR MUSIC AND ARTS EVENTS AT 2ND AND SHOAL CREEK. ACTIVE GROUND FLOOR USES WITH RETAIL SHOWN IN RED, RESIDENTIAL TOWN HOMES IN ORANGE AND LOBBIES IN BLUE. A DIVERSITY OF USES THAT PROMOTE A DIVERSITY OF PEOPLE AND ECONOMIC LEVELS, INCLUDING A GREAT MIX OF YOUNG AND YOUNG AT HEART FOR A VIBRANT 24/7 NEIGHBORHOOD. MARKET RATE AND AFFORDABILITY APARTMENTS. CONDOMINIUMS, OFFICES, MARKET RATE AND AFFORDABLE SENIOR HOUSING, A BOUTIQUE HOTEL ON SHOAL CREEK AND A HOTEL BELOW CONDOMINIUMS. ACTIVE GROUND FLOOR RETAIL AND RESTAURANTS. ALL SUPPORTED BY OVER 5,000 PARKING SPACES. A DIVERSITY OF SPACES, USES, SCALE CREATING SPECIAL PLACES FOR A DIVERSITY OF PEOPLE. A VIEW FROM THE LIBRARY SITE ACROSS SHOAL CREEK, LOOKING TO THE WEST, OR TO THE EAST. A VIEW FROM LADY BIRD LAKE. A NEW PUMP ALLEY LOOKING TOWARDS A NEW PEDESTRIAN BRIDGE TO THE LIBRARY OVER SHOAL CREEK. A VIEW DOWN SECOND TOWARDS THE WEST, LOOKING AT ACTIVE RETAIL USES SUPPORTING THE SECOND STREET DISTRICT. A VIEW TOWARDS THE BOUTIQUE HOTEL AT SECOND AND SHOAL CREEK, LOOKING TOWARDS A NEW PUBLIC PERFORMANCE PLAZA WITH RESTAURANTS ALONG THE SHOAL CREEK WALK. THE DESIGN CONCEPT IS AN INDICATION OF POSSIBILITIES, AND THE START OF AN INTERACTIVE AND TIVE COLLABORATIVE PROCESS. A PROCESS OF LISTEN, LOOKING, SENSING AND DRAWING UNTIL WE GET RIGHT. WE CREATE GREAT PLACES THROUGH INTERACTION AND ARE EXCITED TO COLLABORATE WITH YOU ON THIS NEIGHBORHOOD AT THE NEXUS OF AUSTIN'S HISTORY AND AUSTIN'S FUTURE. WITH CUTTING EDGE ENVIRONMENTAL STEWARDSHIP, AMPLIFYING A VITAL, LIVEABLE DOWNTOWN THROUGH A DIVERSITY OF SCALE, PLACES, USES AND PEOPLE. THANK YOU. BE LANCE?

MAYOR WYNN: ABOUT NINE MINUTES LEFT, LANCE.

OKAY. THANKS, BERT. BEFORE WE CLOSE, I WANT TO TALK BRIEFLY ABOUT OUR APPROACH OF CREATING THIS PROPOSAL AND THE FUTURE IF WE ARE FORTUNATE ENOUGH TO BE CHOSEN BY YOU. OUR TEAM MET INDIVIDUALLY WITH THE HISPANIC CHAMBER OF COMMERCE, CAPITAL CITY AFRICAN-AMERICAN CHAMBER OF COMMERCE, VALLEY AUSTIN, FOUNDATION COMMUNITY, CAPITAL METRO AND OTHER GROUPS AND LEADERS. BOTH THE PEOPLE WE TALKED WITH AS WELL AS THE CITY'S RFB ITSELF WITH VERY SPECIFIC WITH RESPECT TO LOCAL RETAIL AT THE SITE. BASED ON THAT, WE CREATED 35% OF THE RETAIL ON THE SITE AND 100% OF THE AUSTIN ENERGY SIZE WILL BE LOCAL CONTENT. WE HAVE 25% WOMEN-OWNED ON THAT SITE. TO ACHIEVE THESE GOALS, WE ARE WORK WORKING TO PROVIDE GUIDANCE ON PLACING WOMEN-OWNED RETAIL ON THE SITE. REGARDLESS OF THE FINE MIX, GREEN WILL BE THE DEVELOPMENT WITH LOCAL FLAVOR THAT REFLECTS THE CHARACTER AND VALUES OF THE ENTIRE COMMUNITY. THE CITY, THE NEIGHBORS AND MOST IMPORTANTLY THE EXISTING TENANTS IN ALL OF DOWNTOWN. WE BELIEVE THAT IT IS A COMMUNITY THAT MUST WORK COHESIVELY SO THE COMMUNITY CAN SUCCEED. IT MEETS ALL THE GUIDANCE IN THE REPORT BY THE CITY. WE TOOK THOSE GUIDELINES VERY SERIOUSLY. A PROPOSAL RESPECTS THIS FACT BUT USING GREAT STREETS, THE LADY BIRD OVERLAY AND BY DOING THIS WE ARE EXCEEDING ALL COMMUNITY-DRIVEN

GUIDELINES. IT BEHOOVES US TO INVOLVE THE COMMUNITY IN THE PROCESS. THIS IS A BIG DEAL AND ONE THAT WILL EFFECT THE CITY FOR YEARS TO COME. WE WILL GAIN THE INSIGHT OF ALL THOSE INTERESTED IN THIS PROJECT. WE PLAN TO WORK WITH THE COMMUNITY CHOOSE NAME FOR THIS DEVELOPMENT THAT TRULY REFLECTS AUSTIN'S UNIQUE CHARACTER. THEY HAVE GIVEN AS YOU GREAT TEMPLATE WITH THE DOWNTOWN PLAN AND THE GUIDELINES AND WE WANT TO REFINE IT WITH THE HELP OF ALL AUSTINITES AND A DEVELOPMENT WE CAN ALL BE HAPPY WITH I THINK YOU WILL HEAR AFTER US SOME VERY POLISHED PRESENTERS AND ATTORNEY, BUT WE WANTED YOU TO HEAR FROM THE PEOPLE YOU WOULD BE WORKING WITH TO DEVELOP THE COMMUNITY SHOULD YOU CHOOSE. THAT IS ME, PERRY, TIM, AND BERT. WE WERE ALL HERE TO ASK YOU DIRECTLY FACE-TO-FACE TO BE OUR PARTNERS BECAUSE WE KNOW WE'RE THE RIGHT TEAM TO MAKE GREEN GO. THANK YOU VERY MUCH AND I WOULD LIKE TO PASS IT BACK TO PERRY TO CONCLUDE.

TRAMMELL CROW, CVI AND USAA JOINED FORCES DUE TO COMMON PHILOSOPHIES. OUR TEAM IS EXCLUSIVELY LOCAL AND THE ONLY TEAM THAT COMBINES THE STRENGTH OF A NATIONAL DEVELOPER WE ARE LOCAL SMARTS AND SENSITIVITY. NO NATIONAL DEVELOPER HAS BEEN HERE AS LONG AS TRAMMELL CROW AND I'VE BEEN WORKING IN AUSTIN FOR MORE THAN 30 YEARS. SOMETHING THAT MAKES US UNIQUE AMONG THE OTHER RESPONDENTS IS WE ARE READY TO MAKE IT THE TOP PRIORITY BAR NONE, STARTING THE DAY YOU DECIDE TO PROCEED WITH THE PARTNERSHIP. WHILE SOME OF US ARE UNDER ENORMOUS PRESSURE WITH THE CITY, WE ARE READY TO GO DAY ONE, STEP UP AND MAKE SUCCESSFUL LONG-TERM REDEVELOPMENT, MAKING GREEN OUR COMMISSION CRITICAL OBJECTIVE. WE WILL MAKE GREEN GO. WE WILL HAVE THE MOST SQUARE FOOTAGE, HOUSING AND PARKING AND MAXIMIZE THE LONG-TERM BENEFIT TO THE CITY AND ITS CITIZENS. THIS MAXIMIZES THE CONTRIBUTIONS TO THE AFFORDABLE HOUSING TRUST FUND, ALLOWING EVEN MORE AFFORDABLE HOUSING WE HAVE THE MIXED USES AND UNPARALLELED SUSTAINABILITY. WE WILL CREATE A TRUE AROUND THE CLOCK COMMUNITY. IT IS TRY, COLLABORATIVE AND OPEN. WE ARE BLOCKS AWAY IN OUR PLANS TO WEAR OUT THE PAVEMENT BETWEEN OUR OFFICES AND CITY HALL. WE WANT TO MAKE THIS DEVELOPMENT RIGHT FOR THE CITY OF AUSTIN. I WANT TO CONCLUDE BY BRIEFLY REVIEWING YOUR SCORING MATRIX. THE DAY THE CITY RFP CAME OUT, WE MAY THIS BLOW UP OF THE SCORING MATRIX AND PUT IT ON THE WALL OF OUR CONFERENCE ROOM, IT IS WORSE FOR WEAR BUT WE TOOK IT SERIOUSLY. ON THE TOP, WE SHOW OUR TEAM IS THE ONE WITH THE MOST EXPERIENCE, CAPABLE TEAMS ANYWHERE IN THE COUNTRY WITH DIRECTLY RELEVANT EXPERIENCE WITH JOBS OF SIMILAR SCALE. WE'RE LOOKING FORWARD TO SUPPLEMENT THAT RECORD AT GREEN. COMPLETION CAPABILITY, PROJECT GREEN IS OUR TOP PRIORITY AND WE HAVE THE PERSONNEL, RESOURCES AND BANDWIDTH TO GO-TO-NOW. ON ACTIVE CAPITAL, WE'RE PLEASED TO PUT TOGETHER A TEAM WITH UNPARALLELED FINANCIAL STRENGTH, ESPECIALLY WITH THE BACKING OF USA REAL ESTATE COMPANY. REGARDING OFFERED CONSIDERATION WE PUT TOGETHER A PACK MUCH FINANCIAL AND NONFINANCIAL THAT WAS WILL BE SECOND TO NONE. IN TERMS

6 OF GOAL, DEVELOPMENT AND REQUIREMENT, WE MEET OR EXCEED. WE'RE VERY PROUD OF THIS PROPOSAL. WE THINK BETHUNE HAS DEVELOPED A DESIGN THAT TRULY WILL MAKE MAGIC PAP AT SHOAL CREEK AND WE'RE EXCITED TO SEE SEE IT BECOME A REALITY. WE HAVE THE MOST PUBLIC PARKING, THE MOST AFFORDABLE HOUSING, AND WE HAVE MET ADDITIONAL GOALS TO MAKE PROJECT GREEN SPECTACULAR. WE WILL CREATE THE MISSING SECTION OF SHOAL CREEK SHALE TO PROVIDE SIGNIFICANT SPACES FOR ALL OF AUSTIN TO ENJOY. IN SUM, TO MAKE IT EASY FOR YOU. OF A POSSIBLE 120 POINTS WE ARE SCORING OURSELVES A 122. THIS HAS BEEN A MANY-YEAR PROCESS, THE CITY USED A GREAT DEAL OF COMMUNITY INPUT TO CRAFT A DETAILED STRONG RFP WHICH IT SHOULD BE PROUD AND WE ARE JUST AS PROUD IN OUR RESPONSE AND I WANT TO CONCLUDE BY SAYING WE ARE IN THE COMMUNITY BENEFITS, WHETHER IT IS BUILDING GREAT STREETS STREETS IN EAST AUSTIN, PROVIDE AIG FORDABILITY IN OUR OUR DEVELOPMENTS OR CLEANING UP BROWN FIELD SITES. COLLABORATE IS WHAT WE'RE GO, IT IS WHAT DO WE IN THE FUTURE, AND WE PUT IT ON THIS WIN THIS COMPETITION. IT IS WHAT OUR TEAM IS ALL ABOUT, SO THANK YOU.

MAYOR WYNN: THANK YOU. SO WE'LL TAKE FEW MINUTES TO BREAK DOWN THE TRAMMELL CROW PRESENTATION AND GET PREPARED FOR THE CATELLUS DEVELOPMENT. WYNN I THINK WE'RE READY TO GO SO WE'LL SET THE CLOCK FOR 30 MEMBERSHIPS AND WELCOME.

THANK YOU VERY MUCH. MAYOR AND COUNCIL, THANK YOU FOR GIVING US THE TIME TODAY. MY NAME IS GREG WEAVER, PRESIDENT OF CATELLUS DEVELOPMENT AND HAVE BEEN IN AUSTIN QUITE A LONG TIME HERE. I DON'T KNOW IF YOU SAW AMERICAN IDOL LAST NIGHT, BUT THERE WERE TWO DAVIDS LAST NIGHT AND TODAY YOU GOT TO CHOOSE BETWEEN FIVE DAVIDS, FIVE GREAT FIRMS OF EQUAL TALENT. WE'RE HERE TODAY TO ASK FOR THAT ADDITIONAL 12 MILLION VOTES AND YOU TO PICK US AS YOUR MASTER DEVELOPER AT THE GREEN WATER TREATMENT PLANT. BEFORE I START, SINCE WE'RE TALKING ABOUT DOWNTOWN, IT IS PROBABLY APPROPRIATE TO CONGRATULATE TAYLOR ANDREWS WHO IS HAVING THE GRAND OPENING ON THE 360 CONDOS TODAY AND WE THINK IT IS A GREAT ADDITION TO THE AUSTIN SKYLINE AND WE WOULD LIKE TO BE A PART OF THE NEXT PHASE AND BRING IT ALL UP TOGETHER SO CONGRATULATIONS, TAYLOR. TODAY WHAT WE WILL DO IS TALK TO YOU ABOUT OUR THOUGHTS, OUR IDEAS, OUR VISION FOR THE GREEN WATER TREATMENT PLANT. AND WE REALLY BELIEVE THIS IS THE, YOU KNOW, KIND OF THE HALLMARK, THE HEART OF DOWNTOWN, AND IF IT IS DONE RIGHT, IT CAN BRING UP EVERYTHING AROUND IT AND REALLY SUPPORT ALL OF THE REST OF DOWNTOWN, A PLACE TO LIVE, TO WORK, TO PLAY, A PLACE TO ENJOY THE NATURAL BEAUTY OF SHOAL CREEK BUT A PLACE TO ENTERTAIN AND DINE, ALL WITHIN ONE ENVIRONMENT AND THE IMPORTANCE OF THE VIE BRAN SEE -- VIBRANCC OF WHAT IS GOING ON, IT CAN BE THE CATALYST TO MAKE IT ALL HAPPEN. WITH THAT SAID, WE BELIEVE IT NEEDS TO BE DONE WITH AN AUTHENTIC BALANCE. WE DID A LOT OF STAKEHOLDER OUTREACH AND WE HEARD THERE ARE A LOT OF HIGH HOPES AND DREAMS FOR A GENUINE PROJECT BUT THEN SOMETHING THAT IS AUTHENTIC AND A PART OF AUSTIN. YOU

KNOW, AUSTIN AND OUR MEMORY OF WHAT IT IS, BUT THEN ALSO SOMETHING TO BE BOLD, PROGRESSIVE, INNOVATIVE, ON THE SITE. SO THERE IS THE MIX OF THE BALANCE. THERE IS THE BALANCE OF GOING UP AND BEYOND AND VERY PROGRESSIVE AND VERY CONCEPTUAL, BUT THE SAME TIME BEING A PART OF THE FABRIC OF WHAT AUSTIN IS AND WHAT EVERYONE THINKS AUSTIN IS. AT THE END OF THE DAY, YOU KNOW, WE'VE HEARD, WE'VE LISTENED, WE'RE AT THE VERY BEGINNING AND ONE OF THE THINGS WE WILL PROPOSE HERE IS STRIKING THAT BALANCE OF THE BOLD, THE BEAUTIFUL, BUT THEN ALSO WHAT IS AUSTIN. PART OF OUR APPROACH YOU NEED A MASTER DEVELOPER, YOU NEED A PARTNER, A TRUSTED PARTNER AS WE'VE DONE AT MILLER, YOU KNOW, AS WE'VE BEEN IN A PUBLIC/PRIVATE PARTNERSHIP WITH THE CITY THAT INVOLVED AN INCLUSIVE APPROACH. ONE THING WE ARE PROUD OF AT MILLER IS THERE IS A LOT OF COMMUNITY INPUT, A LOT OF COMMUNITY APPROACH TO MAKE IT SUCH A SUCCESS AND SUCH A PART OF THE COMMUNITY BUT AT THE SAME TIME, YOU NEED A BALANCE OF HAVING A BOLD, PROGRESSIVE, INNOVATIVE DEVELOPMENT THAT IS AT THE HEART OF YOUR DOWNTOWN. WHO IS CATELLUS, THIS IS WHAT YOU KNOW, THE MILLER PROJECT, WE'RE VERY PROUD OF IT AS BEING THE MASTER DEVELOPER OF THE PROJECT SO WE WON'T GO INTO DETAIL ABOUT THAT. A LITTLE BIT ABOUT CATELLUS LOCALLY WHO WE ARE, AND I WILL GIVE YOU A LITTLE BIT ABOUT CATELLUS ON A NATIONAL AND INTERNATIONAL BASIS. IN AUSTIN TODAY WE HAVE 23 PEOPLE WHO ALL LIVE AND OUR EMPLOYED HERE IN THE CITY OF AUSTIN. YOU KNOW, THE QUESTION THAT HAS COME UP IS WILL WE BE ABLE TO DO MORE. WILL WE BE ABLE TO TAKE ON THE GREEN. WE BELIEVE WE CAN BECAUSE WE HAVE A PRESENT TEAM IN NEEDED, WE CAN EXPAND THE TEAM BUT OUR SKI PARTNERING UP WITH LOCAL CONSULTANTS AND LOCAL GROUPS TO MAKE IT HAPPEN. OUR LOCAL PROJECT MANAGEMENT AND LOCAL OVERSIGHT IS ALL DONE HERE, IT IS NOT FROM A CORPORATE HEADQUARTERS HERE, IT IS ALL DONE BY MATT WAYLAN WHO IS THE LEAD OF OUR OFFICE HEREBY HERE TODAY. BUT THE IMPORTANT PART, THE FLIP SIDE, WEAR FORTUNE 500 COMPANY, AND I WILL GET INTO DETAILS ON THAT BUT ESPECIALLY IN TODAY'S ECONOMIC TIMES, HAVING THE FINANCIAL WHERE WITH ALL AND STRENGTH AND VISION AND DESIGN FROM PROJECTS DONE FRONT U.S. AND AROUND THE WORLD ARE IMPORTANT. ON THE SITE HERE, I DON'T NAME THEM ALL BUT THESE ARE ALL 6 OUR LOCAL CONSULTANTS TODAY, AND OVER A MAJORITY OF THESE ARE ALL AUSTIN-BASED AND OFFICED CONSULTANTS. AND THE CATELLUS MANTRA HAS ALWAYS BEEN THOUGH WE ARE A BIG COMPANY, WE HIRE LOCAL COULD CONSULTANTS AND PEOPLE. AND PROLOGIS WHICH WE ARE PART OF THROUGH MERGER ABOUT TWO AND A HALF YEARS AGO, WE BECAME THIS FORTUNE 500 COMPANY, WE BECAME INTERNATIONAL. AND FROM A FINANCIAL STANDPOINT, WE'RE NOT RELYING ON THE U.S. MARKET, THE CHINA MARKET OR THE EUROPEAN MARKET, WE HAVE A BLEND OF ALL THE DIFFERENT MARKETS THAT HELPS KEEP YOUR COMPANY STABLE AND TODAY'S ENVIRONMENT VERY HEALTHY. WE'RE ONE OF THE FIRST COMPANIES IN THE COUNTRY TO HAVE AN INDEPENDENCE AUDITED SUSTAINABILITY REPORT AND PART OF THE CULL TIRE OF CULLTURE OF PROLOGIS IS EMBRACING AND NOT ONLY TALKING THE TALK BUT WALKING THE WALK AND HAVING AN INDEPENDENCE-AUDITED THREE YOUR FINANCIALS, SUSTAINABILITY REPORT THAT

WE'RE VERY PROUD OF. THE SIZE OF THE COMPANY, WE'RE A \$30 BILLION COMPANY, AND WE SELF FINANCE OUR PROJECTS. WE DON'T NEED A FINANCE PARTNER, WE HAVE A LEAN 6 CREDIT THAT WE -- A LINE OF CREDIT THAT WE SELF FINANCE ALL OF OUR PROJECTS. WE BELIEVE THAT IS IMPORTANT NOW AND IN THE FUTURE. WE ARE A FULL SERVICE COMPANY. NOT THAT WE THE INDIVIDUAL EMPLOYEES DO EVERYTHING BUT THE PREVIOUS SLIDE WE HAVE HAD, ALL THE LOCAL CONSULTANTS, WHETHER IT IS AFFORDABLE HOUSING, PLANNER, ENGINEERS, WHATEVER IT IS WE HAVE THAT LOCAL TEAM TO BRING THE JOBS TO THE COMMUNITY. A FEW HIGHLIGHTS ON THE IMAGE HERE IS OUR MIXED USE PROJECTS AND JUST A FEW DOWNTOWN ONES TO TALK ABOUT BECAUSE THIS IS OBVIOUSLY A DOWNTOWN PROJECT. IN MISSION BY A, THE MASTER DEVELOPERS IN SAN FRANCISCO, CALIFORNIA. WE ARE THE LAND DEVELOPERS THERE BUT WE GO OUT AND GET DIFFERENT VERTICAL DEVELOP EVERY, DIFFERENT ARCHITECTS AND TEAMS ON THE PROJECT AND CREATE A VITAL DOWNTOWN, WE BELIEVE THAT IS VERY IMPORTANT SO YOU WILL HEAR LATER WE ARE PROPOSING BEING A MASTER DEVELOPER AND COMPETITIVELY BIDDING THE VERTICAL COMPONENT. THE SECOND ITEM ON HERE, STAND FEY DEPOT, A 15-ACRE PROJECT IN DOWNTOWN SAN DIEGO. WE ARE THE MASTER DEVELOPER. MULTIPLE DESIGNS, A TRAIN STATION THERE, A POD, PART OF THE AMTRAK DESTINATION IN SAN DIEGO. LASTLY, LA UNION STATION WHICH IS 51-ACRES WHICH IS A TRUE MIXED USE, RESIDENTIAL YOU, OFFICE, SUBWAY, TRAIN, COMMUTER RAIL, WITH THE MAIN DESTINATION. AGAIN, WE ARE NOT THE VERTICAL BUILDER, WE HAVE MANY VERTICAL BUILDERS THAT WE BELIEVE IS IMPORTANT TO MAKE A VITAL DOWNTOWN APPROACH SOME OF YOU KNOW, I TALKED ABOUT THE MASTER DEVELOPER AND WHAT IS THE MASTER DEVELOPER BRING TO THE TABLE. WHAT DOES OUR APPROACH BRING. WE THINK OF, YOU KNOW, COMMUNITY INPUT. IF WE ARE GOING TO HEAR THINGS THAT WE AS THE CITY, THE COMMUNITY, THE STAKEHOLDERS WANT TO GO DO, WE WILL NOT BE SLANTED TO BE A VERTICAL BUILDER, WE WILL PUSH THE BUILDERS TO ADD MORE GREEN, BETTER DESIGN, MORE AFFORDABLE HOUSING OR WHATEVER IT IS AND MILLER IS A GREAT EXAMPLE WE GOT TO PUSH THE ENVELOPE UP. THE COMPETITIVE BID ON THE VERTICAL DEVELOPER IS SOMETHING THAT WE'RE PROUD OF AND WE HAVE DONE IN A LOT OF PLACES IN DIFFERENT WAYS TO CREATE THAT DOWNTOWN VIBRANCY THROUGH GUIDELINES AND WE PLACE RESTRICTIONS ON THE BUILDERS AND ENFORCE FOR THE CITY. MILLER, YOU CAN GO ON THE INTERNET AND LOOK AT OUR PRO FORMA TODAY, WE APPROACH AN OPEN BOOK APPROACH ALL THE WAY THROUGH FROM THE GOALS, EPT, SO IT IS A VERY TRANSPARENT DEAL. LOCAL MANAGEMENT TEAM, I DON'T NEED TO GO INTO THAT AGAIN BUT IT IS SOMETHING WE PROPOSE. OUT AT MILLER WE HAVE 360 DIFFERENT BUILDERS, ARCHITECTS, CONSULTANTS, MANAGERS ON ALL THE PROJECTS THAT ARE WORKING, LIVING HERE THAT WE'RE VERY PROUD OF AND WE THINK GREEN CAN BE THE SAME, AT THE END MUCH OF THE DAY, A PARTNERSHIP. LASTLY, OUR COMMUNITY INPUT. OUR STARTING POINT, A CORE PART OF OUR BUSINESS IS GETTING THE CONSENSUS, IS BUILDING THE CONSENSUS WITH THE CITY, WITH THE STAFF, WITH THE STAKE HOLDERS, WITH THE ADVOCATES AND WE THINK OUT AT MILLER THE PROJECT ENDED UP GOING FASTER BECAUSE IT WAS CONSENSUS. WHEN APPROVALS WERE BROUGHT TO THE CITY

COUNCIL, WE HAD BUY-IN FROM COUNCIL, FROM STAFF, FROM STAKEHOLDERS AND WE THAT I PROCESS LIKE THAT AT MILLER WILL ULTIMATELY MAKE THE PROJECT A BETTER PROJECT, PUSH THE BAR UP ON BETTER COMPONENTS AND ULTIMATELY BUILD THE CONSENSUS. SO PART OF OUR BUILDING UP ON THE RFP, WE ACTUALLY STARTED AND HAD A DOZEN COMMUNITY MEETINGS, AT THE VERY PRELIMINARY TO HEAR FROM THE STAKEHOLDERS AND IF WE'RE SELECTED IT WOULD BE A PROCESS WE WOULD CARRY ON ALL THE WAY THROUGH THE DESIGN TO THE COMPLETE BUILD OUT. SOON WHEN -- AND SO WITH THAT, I WILL PASS THE MIKE ON TO TALK ABOUT WHAT WE HEARD IN OUR OUTREACH. THANK YOU VERY MUCH.

THANKS, GREG. AS GREG MENTIONED, PART OF OUR PREPARING THE SUBMIT TALKS TO THE CITY'S RFP, WE WILL HAVE NUMEROUS CONVERSATIONS WITH VARIOUS GROUPS TO SCRATCH THE SURFACE ON THE COMMUNITY INPUT PROCESS THAT WILL BE PART OF OUR PROPOSAL. SO WHAT DO WE HEAR? BASICALLY A NUMBER OF THEMES EMERGED FROM THOSE DISCUSSIONS THERE WAS A THIRST TO A VIBRANT, ACTIVE DISTRICT. CONNECTIVITY TO LADY BIRD LAKE AND SHOAL CREEK AND ATTENTION TO THE NATURAL ENVIRONMENT THAT IS FEATURED AT THE GREEN SITE. A DESIRE FOR A BROADER SPECTRUM OF DOWNTOWN HOUSING, INCLUDING AFFORDABLE AND WORKFORCE HOUSING. A DESIRE FOR A RETAIL DESTINATION THAT WOULD APPEAL TO THOSE WHO LIVE AND A SHOPPING DESTINATION FOR THE PEOPLE WHO DO LIVE DOWNTOWN SO THOSE RESIDENTS WHO CURRENTLY HAVE TO DRIVE TO THE SUBURBS TO GET THE EVERY DAY GOODS THEY NEED WILL BE ABLE TO GO DOWNTOWN. WE HEARD THE NEED FOR NEIGHBORHOOD SERVICES, THERE IS LACKING CHILDCARE OR OR SIMILAR TYPES. CONSISTENTLY AND THROUGHOUT, THERE IS AN EXPECTATION THAT ENVIRONMENTAL STEWARDSHIP WOULD BE A HIGH PRIORITY. SO WHAT DO WE DO WITH THIS? WE Huddle with our teammates, our experts, consultant, we discuss these ambitions and added our expertise and knowledge in these areas. We added the natural environment, commercial environment, and the city's financial objectives. We took these things and crafted a proposal to balance these factors and created what we believe is an optimal mix of all of them. Our proposal highlights. We believe that the best outcome for this site will combine the best ideas from many people in many directions. We are bringing a few ideas of our own as a starting point but we bring them forward mindful our job is to listen and bring other ideas forward as well. Sustainability, we see sustainability going far beyond green building alone and rather we think of sustainability in terms of cultural, economic, environmental aesthetics. From a flexible plan responsive to the market and new opportunities, aesthetic, not trendy or dated architecture but it will stand the test of time. Public aspect, our proposal focuses on public spaces and attention to the street level experience. Affordability. Our baseline commitment is to provide 25% of the housing in the project for rent and sale to be available for affordable and workforce housing. We established a shared equity program. We believe it is an excellent

WAY TO ENSURE THAT FOR SALE AFFORDABLE HOUSE CAN BE SUSTAINED OVER TIME AND THE PUBLIC'S INVESTMENT CAN BE RETAINED. GREEN BUILDING, WE PROPOSE THEY WILL ACHIEVE A MINIMUM OF THREE STAR. WE CONSIDER THIS AS A STARTING POINT AND COMMIT TO CONTINUE TO SEARCH FOR WAYS TO BUILD ON THIS STANDARD AND EXCEED IT. OUR STANDARD AT MILLER IS TO ACHIEVE LEED CERTIFICATION, YESTERDAY WE HAVE LEED PLATINUM, OUR OWN OFFICE IS LEED GOLD. OUR AM BUSINESS AND OUR APPROACH IS TO EXCEED THE MINIMUM AT EVERY TURN. LASTLY, THE PARKING ENTERPRISE. WE BELIEVE THAT THE DEVELOPMENT OF THE GREEN SITE PROVIDES THE CITY WITH AN UNRESIDENTED OPPORTUNITY TO EXPAND ITS PARKING ENTERPRISE AND WE SEE THAT AS AN OPPORTUNITY TO CREATE ADDITIONAL REV FOR THE CITY, AND TO BUILD ON THE WORK THAT HAS ALREADY BEEN THAT ENDEAVOR. WE ARE FULLY COMMITTED TO ROLL UP OUR SLEAVES AND WORK WITH YOU ON THIS. OUR COMMITMENT TO THAT IS EVIDENCED BY OUR INCLUSION OF THREE SEPARATE PARKING CONSULTANTS ON OUR TEAM. A CONSULTANT IN PLAN, DESIGNING AND MANAGING PARKING. WE LEAVE THAT THE EFFECTIVE MANAGEMENT OF THESE RESOURCES NOT BY MERELY HAVING THE MOST BUT THE BEST MIX OF PARKING IS WHAT WILL MAKE THAT SUCCESSFUL. SNAPSHOTS OF THE DEVELOPMENT PLAN. WE PROPOSE TO HAVE OVER 1,000 RESIDENTS, FOR RENT AND FOR SALE, HALF A MILLION SQUARE FEET 6 CLASS A OFFICE SPACE, 2,000 SQUARE FEET OF RETAIL. TRYING TO MAXIMIZE THE AMOUNT OF RETAIL. THE EXTENSIONS 6 THE STREET GRID, REESTABLISHMENT OF THE GRID PLAN. AND THE PROVISION OF OVER 3300, ABOVE AND BELOW GRADE PARKING SPACES. THIS PROJECT WOULD INCLUDE AN INVESTMENT OF OVER 600 MILLION AND CREATE OVER 13,000 CONSTRUCTION JOBS AND 2600 PERMANENT JOBS. WE COULDN'T BE PROUDER TO INCLUDE AS OUR TEAMMATES THE INTERNATIONALLY REGARDED FIRM HOK AND COMARTS, A DESIGN FIRM SPECIALIZING IN STREET ENTERPRISES.

THANK YOU. GOOD AFTERNOON. MY NAME IS COLLIN GREEN AND I'M THE VICE PRESIDENT WITH THE HOK PLANNING GROUP AND I'M GOING TO TALK TO YOU TODAY ABOUT THE INCREDIBLE ENVIRONMENT THAT WE FELT OVER THE LAST 60 DAYS IN TRYING TO PREPARE THIS DESIGN AND THIS STRATEGY FOR YOU. WHAT STARTED OUT AS A VERY ENERGETIC AND COMPLEX PROJECT QUICKLY BECAME SOMETHING THAT WAS AT TIMES FRANTIC, BUT THEN QUICKLY TURNED INTO TO A PROJECT THAT COULD BE SOMETHING THAT REALLY HAS AN AMAZING AMOUNT OF RICHNESS TO IT. WHAT WE TRIED TO DO WAS REALLY THINK ABOUT THIS PROJECT IN THE CONTEXT OF SUCCESS AND EXCELLENCE. AND A PROJECT THAT IS SUCCESSFUL IS ONE THAT DEALS WITH EVERY QUANTITATIVE ASPECT OF A PROJECT. A LOT OF PROJECTS ARE SUCCESS 68 BUT VERY FEW OF THEM ARE EXCELLENT. AND WHERE WE FIND THAT GAP IS IN THE DIFFERENCE BETWEEN A PROJECT THAT CONTAINS ENOUGH QUALITY TO BALANCE ITSELF WITH THE QUANTITY, AND ALSO ONE THAT EXUDE AS MEMORY, ONE THAT IS -- EXUDES A MEMORY, ONE THAT SOMEBODY ENDURING. TODAY WE WILL TALK ABOUT THE EQUAL DAYTIME DESIGN, -- QUANTITATIVE DESIGN. WE WOULD LIKE TO TAKE A FEW MINUTES TO TALK ABOUT THAT QUALITY. WE REALLY STARTED OUT LOOKING AT THE GREEN SITE AS A WAY TO TALK ABOUT FOUR MAIN

ISSUES. FIRST, THE CONTEXT AND THE URBAN ENVIRONMENT. SECOND, THE CONNECTIVITY AND CONVERGENCE OF EVERYTHING THAT HAPPENS ON THIS PARTICULAR SITE. THIRD, THE PUBLIC REALM, AND FOURTH, THE POTENTIAL FOR TRUE AUTHENTICITY. THE FIRST IS AN UNDERSTANDING OF THE CONTEXT IN THE URBAN ENVIRONMENT IN THE PICTURE YOU ARE SEEING RIGHT HERE WE WANTED TO ENSURE WE HAD ESTABLISHED A GATEWAY, A PORTION OF THE SITE THAT REACHES NORTHWARD AT NUECES AND CHAVEZ, THAT IS BOTH RESPECTFUL OF ITS FRONTAGE ON LADY BIRD LAKE AS WELL AS IT IS ICONIC, SOMETHING THAT CAN BE VIEWED FROM AS FAR AWAY AS THE LONG CENTER. IN ADDITION WE LOADED OUR HEIGHT AND DENSITY NORTH OF SECOND, AGAIN TO RESPECT THAT IDEA THAT THERE IS A CONDITION ON LADY BIRD LAKE THAT IS UNLIKE THE REST OF THE SITE. THIRD THAT OUR ATTACHMENTS, OUR CONNECTIONS TO SHOAL CREEK AND LADY BIRD LAKE ARE SUBTLE IN HUMAN SCALE. AND WE'RE TALKING ABOUT THE SUSTAINABILITY OF THE CULTURE IN AUSTIN, NOT SIMPLY THE TECHNICAL SIDES BUT WHAT DOES THIS GIVE BACK TO THE COMMUNITY FOR THE LONG HAUL. THE SECOND PART,ION -- CONNECTIVITY AND CONVERGENCE IS REVOLVING AROUND A COUPLE KEY POINTS. FIRST, THERE IS AN INCREDIBLE HERITAGE TO WHAT MAKES AUSTIN SO SPECIAL, THE STATE CAPITAL, THE CONVENTION CENTER, THE CITY HALL, THE FUTURE PUBLIC LIBRARY DIRECTLY ACROSS SHOAL CREEK. NEXT, THE IDEA THAT WATER, WHICH IS SUCH AN IMPORTANT HISTORIC PART OF AUSTIN, IS BROUGHT INTO THE PROJECT, NOT SIMPLY ANDED AROUND IT BUT INVITED IN AND EMBRACED. NEXT, THE STREET NETWORK, EVERYONE IS CONNECTING THE STREET GRID THAT IS IMPORTANT ACCESSING MOBILITY BUT HOW CAN WE CONVEY THE IDEA THAT THE STREETS ARE DELIVERED TO THE COMMUNITY AS THE PLACE WE CAN HAVE SOCIAL ACTIVITIES AND BECOME THAT PLACE WE CAN THAT BE SOCIAL NERVOUS SERVICE. IT IS NOT JUST THE VEHICLE, IT IS ALSO THE LANCE ARMSTRONG BIKE WAY, THE TRAIL SYSTEM, TOWN LAKE TRAIL AND SHOAL CREEK TRAIL. IT IS THE CONNECTION OF THE PEDESTRIAN FROM THOSE EXPERIENCES IN THE WOODS ALONG THE CREEK, UP INTO THE URBAN FABRIC. OUR FOCUS HAS REALLY BEEN ON EMBRACING THESE IDEAS AND HOW WE CAN ACTUALLY NOT JUST EXIST NEAR THEM BUT BRING THEM INTO THE PROJECT. I'LL QUICKLY RUN THROUGH THE -- MATT TALKED A FEW MINUTES AGO ABOUT THE INDIVIDUAL ASPECTS OF THE DEVELOP. DEVELOPMENT, THE WAY WE ARE PER PERCEIVING THIS, THE BASE IS RETAIL. THERE IS AN OPTION OF RETAIL ON THE SECOND FLOOR TO GIVE OPTIMAL FLEXIBILITY TO RESTAURANTS, LARGER TENNANTS, ET CETERA. OPPORTUNITIES FOR PARKING EXIST ABOVE STREET AS WELL. FINALLY, THE RESIDENTIAL COME POINT THAT SITS ON TOP,ING THAT FRONTAGE ON LADY BIRD LAKE BUT OFFERING VIEWS ON THE BACKSIDE OF THE URBAN FABRIC IN AUSTIN. SIMILAR THINGS HAPPEN ON THE SOUTHWESTERN BLOCK WITH RESIDENTIAL ABOVE RETAIL, HERE THOUGH WE ARE TALKING ABOUT TWO STORIES OF RETAIL SO WE CAN ACCOMMODATE A FANTASTIC USER, LIKE A MOVIE THEATER. FINALLY, ON THE NORTH SIDE OF THE BUILD WE'VE GOT OFFICE ABOVE RETAIL AND ON THE WESTERN SIDE ANOTHER RESIDENTIAL PROJECT WHICH IS ALSO TALL AND VENDER TO AVOID CONFLICTING WITH -- AND VENDER TO AVOID CONFLICTING WITH THE BUILDING AROUND IT. THEN FINALLY, THE ECC SITE. IT IS A PERFECT FLIES PLACE TO HAVE A TRANSIT SPOT THAT RUNS UP AND DOWN THIRD AND

CONNECTS TO THE REST OF THE PROJEC. I WANT TO TURN IT OVER TO HENRY, A PRINCIPAL WITH A VERY UNIQUE FROM TIME TO TIME BOWLED THEIR FOCUSES ON THAT PUBLIC -- UNIQUE FIRM FROM BOLDER THAT FOCUSES ON THE PUBLIC AND THOSE THAT VIS THINK THE SITE EVERY DAY.

THANKS, COLLIN. PLEASED TO BE HERE, I'M HENRY. A COUPLE OF THINGS. THE STREET LIGHTS OF THIS PROJECT, THERE HAS BEEN A GREAT DEAL OF TALK ABOUT SUSTAINABILITY AND SO FORTH AND WOULD THAT SUSTAINABILITY WERE ONLY A FUNCTION OF TECHNICAL SYSTEMS OR MECHANICAL SYSTEMS OR ENVIRONMENTAL SYSTEMS, SUSTAINABILITY TO US MEANS ENDURING. IT MEANS A PROJECT THAT LONG AFTER THE ARCHITECTURE HAS SETTLED DOWN, PEOPLE BEGIN TO RECOGNIZE THE PROJECTS AS DEAR TO THEM. IN THE SONG TONIGHT, I THINK I WILL GO DOWNTOWN, WHEN WE'RE DONE, WE HOPE THAT THIS IS THE GLASS COMES TO MIND WHEN HE SING -- WE HOPE THIS IS THE PLACE THAT COMES TO MIND WHEN HE SINGS THAT SONG. THE COMMUNITY AT LARGE, THOSE THAT LIVE DOWNTOWN AND IF IT REACHES OUT INTO THE COMMUNITY FURTHER, IT BEGINS TOEN GAUGE NOT JUST THE PEOPLE THAT LIVE THERE BUT IN OUR OPINION WE HOPE TO DRAW SOME TENANTS, SOME PEOPLE THAT NEED TO COME BACK HERE AND THEY WILL COME BACK HERE BECAUSE THEY LOVE WHAT THIS PLACE IS. THAT IS OUR MISSION AND THAT IS WHAT WE'RE COMMITTED TO. I WANT TO BEGIN WITH THIS EXTRAORDINARY INTERSECTION. NOW, THERE IS NO SECOND AND SHOAL CREEK IS AN IMPORTANT INTERSECTION BUT WE VIEW IT AS ONLY ONE IMPORTANT INTERSECTION. WE THINK THAT WHAT IS GOING ON HERE IS A PROJECT THAT HAS 360 degrees OF OPPORTUNITY. IN OUR PLAN, EVERY SINGLE CORNER IS AMPLIFIED AND OPTIMIZED TO BE AN INTENSELY ATTRACTIVE LOCATION FOR A FIRST CLASS TENANT, WHETHER IT IS LOCAL OR REGIONAL OR ONE OF OUR PURVEYORS OF GREAT FOOD, LOCAL FOOD, THESE CORNERS ARE THE WINDOWS THAT ENABLE PEOPLE TO LOOK DEEP ALONG THE PROJECT. YOU GET THAT WONDERFUL PROSPECT, A FULL TWO-BLOCK LENGTH AS WE TALKED EARLIER, AS COLLIN MENTIONED, WE HAVE KIND OF A GESTURE WHERE TWO BUILDINGS ACCUMULATE INTO SOMETHING THAT IS OF A SCALE WE HAVEN'T SEEN IN QUITE SOME TIME IN THE CITY AND I THINK THAT IS AN APPROPRIATE GESTURE MAKE THAT THE MOMENT. IT IS NOT JUST A GATEWAY, IT IS A PORTAL, AN INVITATION INTO THE PROJECT. HERE YOU CAN SEE THE VIEW DOWN SECOND STREET. THERE IS NO OUR INTENT IS TO STAND ON THE SHOULDERS THAT EVERYTHING ROMA DEVELOPED IN THE WONDERFUL GREAT STREETS PROGRAM BUT JUST AS YOU GO FROM GOOD GREAT, YOU CAN GO FROM GREAT TO GRAND AND WE INTEND TO DO THAT IN THIS PROJECT. THE ADDITIONAL LAYERS THAT CAN BE INTEGRATED IN TERMS OF PLANT MATERIAL, NOT JUST THE MATERIALALLITY, BUT THE TEXTURES AND PLANTS AND QUALITY OF LIGHT WHERE YOU SIT IN THE SHADE AND ARE PROTECTED FROM THE SUN IN THE ENVIRONMENT THIS IS ALL VERY IMPORTANT TO US. SHADE IS OUR GREATEST NATURAL RESOURCE IN THIS ENVIRONMENT, PEOPLE TALK ABOUT SOLAR POWER, I LIKE TO THINK OF IT AS SHADE POWER. PEOPLE LIKE TO BE OUTSIDE BUT WHAT THEY MEAN IS THEY WANT TO BE OUTSIDE IN THE SHADE. THEY WANT TO BE ON THE PORCH. PRICE WROTE AN INCREASABLE BOOK CALLED OUT ON THE PORCH

AND IT IS A NOVEL ABOUT THAT TRANSITIONAL SPACE BETWEEN BEING INSIDE AND OUTSIDE AND THAT IS WHERE ALL THE MAGIC HAPPENS IN A CULTURE AND FAMILY. THE CONVERSATIONS, BRENDA LEE SANG ABOUT IT IN THAT SONG, COME IN, DARLING, THAT IS ENOUGH FOR TONIGHT. WE HAVE CREATED ALONG NUECES TWO FLANKING DEEP SHADE PORCHES, THAT ENVELOP THE COMMUNITY THAT INVITE PEOPLE TO DWELL. DWELL TIME IS THE HOLY GRAIL FOR US, WE WANT PEOPLE TO STAY AND THE WAY YOU GET THEM TO STAY IS MAKE THEM AS COMFORTABLE AS YOU ABSOLUTELY CAN. THIS ISN'T ABOUT STREET FURNITURE OR A GRID OF TREES THIS IS ABOUT A RELAXES INFORMAL OCCASIONAL AND CULTURALLY INVITING PLACE. IT IS IN CLUESIVE, NOT EXCLUSIVE. YOU CAN IMAGINE WHAT IT IS LIKE IN AN EVENING, THOSE WOODEN SURFACES WERE UP LIT AND THIS IS THE WARMEST PLACE TO SIT IN TOWN. WE WANT TO TALK A LITTLE BIT ABOUT THIS CORNER A BIT MORE. THERE IS AN OPPORTUNITIES ON THE SOUTHWEST BLOCK TO CREATE A THEATER EXPERIENCE OR A COMMUNITY SPACE EXPERIENCE OR SPECIAL ENTERTAINMENT EXPERIENCE. YOU CAN SEE IT UP THERE ON THE SECOND LEVEL ON THE SOUTH BLOCK, WHERE IF YOU'VE GOT A PREFUNCTIONARY OR COMMUNITY EVENT, A PLACE YOU ARE UP ON THE SECOND LEVEL, POISED ABOVE THE STREET, YOU CAN LOOK OUT OVER LADY BIRD LAKE, IT IS A BEAUTIFUL PLACE FOR A FUNDRAISER OR PARTY OR PLACE TO STOP AND WAIT FOR THE MOVIES TO BEGIN. WE HAVE A GESTURE THERE, WE'RE NOT JUST ASKING PEOPLE TO MOVE FROM THE CITY, THIS URBAN ENVIRONMENT TO THE ARCADIAN ENVIRONMENT ALONG THE WATER'S EDGE,ER INVITING THEM TO COME UP FRONT WATER AND JOIN INTO THE PROJECT SO THAT IS AS WE POINTED OUT, WE TOO HAVE HUGHED TO ALL THE REQUIREMENTS TO THE GREAT STREETS PROBLEM BUT WE HAD AN IDEA TO PUSH THE ENVELOPE A LITTLE BIT AND THOUGHT WE WOULD SHARE IT WITH YOU. THAT IS, WE BELIEVE THERE IS AN OPPORTUNITIES TO CREATE THE MOST SPECTACULAR CIVIC MOMENT AS THIS EXTRAORDINARY INTERSECTION OF THE NORTH/SOUTH ACCESS OF NUECES AND SEE DOLLAR CHAVEZ. I LIKE TO THINK OF IT AS, IF LADY BIRD LAKE IS THE GRAND BALL ROOM THIS IS THE FOYER. [ONE MOMENT PLEASE FOR CHANGE IN CAPTIONERS]

I REMEMBER THE FIRST TIME I WAS IN THE HILL COUNTRY, ON PEDERNALES OR THE GUADALUPE, AND THE WONDERFUL ABILITY TO WALK OUT FROM THE SHORE TO THE ROCKS AND OUT INTO THE WATER. COLIN IS GOING TO TALK ABOUT THAT.

IN FIVE SECONDS. [LAUGHTER]

THANK YOU. [BUZZER SOUNDS] FIRST QUARTER IT PLEASES, CAN WE GO -- IF IT PLEASES CAN WE GO TWO MORE MINUTE?

NO.

I'D LIKE TO TURN IT BACK OVER TO GREG.

HE WAS EXCITED THERE. MAYOR AND COUNCIL, THANK YOU VERY MUCH. WE WANT TO

EARN AND REEARN THE RIGHT TO BE YOUR MASTER DEVELOPER ON GREEN, AND WE ASK YOU FOR THE BUSINESS. AND WE'RE VERY EXCITED ABOUT THE OPPORTUNITY OF A GREAT PROJECT HERE. THANK YOU VERY MUCH.

Mayor Wynn: THANK YOU. SO WHILE THE CATELLUS TEAM BREAKS DOWN, WE'LL ALLOW A FEW MONEY FOR FOREST CITY RESIDENTIAL GROUP TO SET UP.

Mayor Wynn: OKAY, FOLKS. IF YOU COULD EITHER QUIET DOWN OR TAKE YOUR CONVERSATION OUT IN THE FOYER, WE WOULD APPRECIATE THAT. WE NOW WILL RESET THE CLOCK FOR 30 MINUTES. AGAIN, FOLKS, IF YOU WOULD PLEASE TAKE YOUR CONVERSATION OUT IN THE FOYER, WE WOULD GREATLY APPRECIATE THAT. WE HAVE TWO MORE PRESENTATIONS TO HEAR FROM. THANK YOU. SO WE'LL SET THE CLOCK FOR 30 MINUTES AND TURN IT OVER TO THE FOREST CITY TEAM.

THANK YOU, MEMBERS OF THE COUNCIL, THANK YOU. IT'S A PLEASURE TO BE HERE. MY NAME IS DAVID LEEVE AND I'M WITH FOREST CITY. AND I WANTED TO START BY SAYING SOMETHING THAT THE CATELLUS GENTLEMAN SAID. I THINK YOU ALL HAVE A VERY DIFFICULT PROPOSITION TO SELECT ONE GREAT DEVELOPER. YOU CANNOT TAKE THAT OBLIGATION LIGHTLY. YOU HAVE A VERY COMPLICATED SET OF CIRCUMSTANCES, A VERY COMPLICATED PROJECT THAT NEEDS TO BE EXECUTED. THIS DEVELOPMENT WILL BE WHEN IT'S FINISHED A COST OF PROBABLY OVER \$600 MILLION, AND A VALUE HOPEFULLY MUCH GREATER THAN THAT. SO THE CHOICE IS GOING TO BE A VERY DIFFICULT ONE FOR YOU, AND I DO NOT ENVY YOUR TASK IN FRONT OF YOU. I AM NOT THE LAWYER, BUT I AM FROM OUT OF TOWN. I'M FROM CLEVELAND, OHIO AND I'M WITH FOREST CITY ENTERPRISES AND I THOUGHT I WOULD TALK A LITTLE ABOUT OUR COMPANY AND WHAT OUR COMPANY DOES. AS YOU PROBABLY KNOW, WE HAVE AN URBAN FOCUS THAT WE ARE SPECIALISTS IN REVITALIZING URBAN CENTER'S ACROSS AMERICA. WE'VE BEEN IN NEW YORK, CHICAGO, WASHINGTON. HAVE NOT BEEN IN AUSTIN. WE HOPE TO BE. WE'RE GOING TO SPEND A LITTLE BIT OF TIME A FEW MINUTE TOGETHER TALKING ABOUT WHAT WE DO. AS I SAY TO MY CHILDREN, I SAY IT'S NOT WHAT YOU SAY, IT'S WHAT YOU DO. AND THAT ULTIMATELY IS THE CHOICE THAT COUNCIL HAS TO MAKE. IT'S NOT THE PRETTY PICTURES YOU'RE GOING TO SEE FROM US TODAY, AND YOU'VE SEEN A TON OF NICE PICTURES BEFORE US. OURS ARE TERRIFIC. YOU'RE GOING TO SEE SOME AFTER US. SO IT'S NOT WHAT WE SAY, IT'S WHAT WE DO. IT'S NOT THE PRETTY PICTURES TODAY, IT'S THE CAPABILITY OF THE DEVELOPER THAT HAS BEEN ABLE TO TACKLE COMPLEX URBAN PROBLEMS ON THE URBAN LANDSCAPE AND SUCCESSFULLY EXECUTE IT. SO WITH THAT I'M JUST GOING TO TALK A LITTLE BIT ABOUT OUR GROUP. I WENT THE WRONG WAY ALREADY. I'M NOT GOOD AT THIS. DID I MESS THIS UP. THIS IS FOREST CITY. WE'RE AN 85-YEAR-OLD COMPANY. WE'VE BEEN A PUBLIC COMPANY SINCE 1969. THE COMPANY IS CONTROLLED BY THE RATNER FAMILY WHO FOUNDED THE COMPANY IN 30'S AND THEY ARE THE PRINCIPAL OF THE COMPANY TODAY. WE ARE A C CORPORATION. WE ARE NOT A BIG DIFFERENCE IN CAPITAL STRUCTURE. THE MONEY THAT WE EARN WE PLOW BACK INTO OUR BUSINESS, INTO OUR ASSETS. WE HOLD OUR ASSETS. WE DON'T SELL THEM. WE BECOME PARTNERS WITH CITIES, AS YOU WILL

SEE, AND WE BECOME LANDOWNERS IN CITIES AND WE BECOME GOOD NEIGHBORS IN CITIES. WE'VE BEEN DOING THAT FOR 60 YEARS. WE HAVE THREE MAJOR OPERATING DIVISIONS, A RESIDENTIAL DIVISION, A RETAIL DIVISION AND AN OFFICE BUILDING DIVISION. RESIDENTIALLY WE HAVE ABOUT 35,000 UNITS, THE MAJORITY OF WHICH HAVE BEEN UNDER DIFFERENT AFFORDABLE PROGRAMS. WE'VE BUILT ABOUT 25 MILLION SQUARE FEET OF MALL OR NOW ENCLOSED LIFE-STYLE, AND WE'VE BUILT ABOUT NINE TO 10 MILLION SQUARE FOOT OF OFFICE. AGAIN, ALL THAT WE OWN OURSELVES. WE DO SOME DEALS WITH PARTNERS, BUT GENERALLY IT'S OUR CAPITAL. THE DECISIONS, THE INVESTMENT DECISIONS ARE FOREST CITY'S, IT'S THE RATNER FAMILY, IT'S NOT WALL STREET PENSION FUNDS. THAT'S IMPORTANT FOR THE DECISION. IT'S IMPORTANT ON TO WHO YOUR PARTNER IS GOING TO BE BECAUSE IT WILL BE A PARTNER. THIS IS SOME OF THE GEOGRAPHIC DISTRIBUTION OF THE SOME OF THE ASSETS WE OWN. I'M GOING TALK ABOUT A FEW OF THEM. THIS IS STAPLE TON. YOU PROBABLY HEARD OF THIS. THIS IS THE LARGEST SUSTAINABLE COMMUNITY IN AMERICA. I WOULD LIKE TO SAY IT'S THE LARGEST REHAB OUT OF OF BAGHAD, BUT I DON'T KNOW IF IT'S TRUE ANYMORE. IT IS A SUSTAINABLE COMMUNITY. IT IS A NEW URBANISTIC COMMUNITY. PETER CAPITAL WAS OUR LAND PLANE. WE STARTED IT IN 2009. WE HAVE BUILT AND SOLD OVER 2,000 HOMES, 2 MILLION SQUARE FEET OF RETAIL SPACE. WE'RE ABLE TO DO A PUBLIC PRIVATE PARTNERSHIP WITH THE CITY AND STAPLE TON REDEVELOPMENT CORPORATION TO BRING THE INFRASTRUCTURE THERE. WE HAVE OVER 500 ACRES OF PARKS. IT'S A GREAT PLACE TO LIVE, WORK AND PLAY. COME SEE IT. COME SEE IT. THIS IS A SUSTAINABLE COMMUNITY THAT WE'VE DEVELOPED IN RICHMOND, VIRGINIA, A SERIES OF HISTORIC BUILDINGS, TOBACCO WAREHOUSES THAT HAD OUT LIVED THEIR USEFUL LIFE. WE ROBERTED ALL OF THEM -- WE HASN'TED ALL OF THEM. IT'S TAKEN US 10 YEARS TO DO IT. WE HAD PROBLEMS. IT'S A VALUE OF OVER \$200 MILLION TO THE CITY OF RICHMOND. THIS IS A PROPERTY WE BUILT IN CAMBRIDGE, MASSACHUSETTS IN PARTNERSHIP WITH MIT, MAYBE THE MOST DIFFICULT PEOPLE IN THE WORLD TO DEAL WITH. IT'S ON LEASED LAND. A LITTLE 75-YEAR LAND LEASE. AND WE HAVE PROBLEMS WITH CITIES. WE DO PROJECTS WITH CITIES, BUT UNIVERSITIES ARE REALLY, REALLY DIFFICULT. WE WERE SUCCESSFUL HERE. IT WAS A 20-YEAR DEVELOPMENT. TOOK US A LOT OF TIME. WE HAD TO WAIT FOR THE MARKET TO CATCH UP WITH US. COME SEE IT. IT'S GREAT. IT'S GREAT. CENTRAL STATION IN CHICAGO, IT'S LAND -- IF YOU'RE FAMILIAR WITH CHICAGO, IS SOUTH OF GRAND PARK, NORTH OF MECHANIC PLACE, WEST OF SOLDIER FIELD. EAST OF MICHIGAN AVENUE. WE BOUGHT THE LAND, IT WAS A RAILROAD. WE MESSED IT UP. WE THOUGHT IT WOULD BE BACK OFFICE SPACE. WE GUESSED WRONG. WE WERE 100% WRONG, BUT BECAUSE OF THE STRENGTH OF OUR COMPANY, BECAUSE OF OUR ACCESS TO CAPITAL MARKETS, BECAUSE WE DIDN'T HAVE PRESSURE FROM WALL STREET INVESTORS AND BECAUSE OF THE CROSS-POLICY NATION OF WHAT WE DO, WE TOOK WHAT GOING TO BE A BACK OFFICE SPACE AND TURNED IT INTO A RESIDENTIAL COMMUNITY. IT'S NEARLY BUILT OUT TODAY AND IT'S ONE OF THE MOST SUCCESSFUL RESIDENTIAL COMMUNITIES IN CHICAGO. THE MAYOR LIVES THERE. MAYOR DALY MOVED IN. AND I'M TELLING YOU WE LAID AN EGG WHEN WE STARTED AND IT'S BEEN A GREAT DEVELOPMENT FOR OUR COMMUNITY. SAN FRANCISCO CENTER IS

A COMMERCIAL PROPERTY THAT WE DID IN CONJUNCTION WITH WEST FIELD. CITY OF SAN FRANCISCO WAS OUR PARTNER IN THIS. IT WAS OUR MISSION IN MARKET STREET, ONE OF THE PREMIER LOCATIONS. VERY COMPLICATED MIXED USE DEVELOPMENT. IT'S BASICALLY A RETAIL DEVELOPMENT. AND FINALLY I WANT TO TALK FOR A MINUTE ABOUT NEW YORK CITY. WE HAVE TWO VERY LARGE DEVELOPMENTS THERE. WE JUST FINISHED THE "NEW YORK TIMES" BUILDING. THE TIMES TOOK HALF A MILLION OF THE SQUARE FEET. WE OWN THE REST. WE'RE IN THE PROCESS OF DEVELOPING ATLANTIC YARDS, WHICH IS A 22-ACRE SITE, WHICH WILL HAVE A GARY BASKETBALL STADIUM. WE BOUGHT THE NETS, DON'T ASK ME WHY, BUT WE OWN THE NETS, BUT IT'S A REAL ESTATE PLAY. IT'S VERY CONTROVERSIAL PROJECT. WE'RE IN THE NEWSPAPERS. GOOGLE US. WE'RE IN NEW YORK. A LOT OF PEOPLE DON'T LIKE IT. A LOT OF PEOPLE LIKE IT. A LOT OF LAWSUITS. BUT WE'VE STUCK WITH IT. WE HAVE A LOT OF MONEY INVESTED. AND WHEN WE START SOMETHING, WE FINISH IT. THAT JOB WILL BE FINISHED. THIS IS IN ALBUQUERQUE, NEW MEXICO. IT'S A SINGLE-FAMILY HOME DEVELOPMENT, BUT AGAIN IT'S IN PARTNERSHIP WITH THE CITY, THE COUNTY AND THE STATE. WE DO HAVE A STRONG PRESENCE IN TEXAS AND I'M GOING TO TURN THIS OVER TO OUR TEXAS DEVELOPMENT DIRECTOR, JIM TRUETT.

THANK YOU, DAVID. FOREST CITY MADE THE DIVISION TO COME TO -- MADE THE DECISION TO COME TO TEXAS ABOUT THREE YEARS AGO. BY WAY OF BACKGROUND, I LIVE IN DALLAS. I BUILT THE SAN JACINTO CENTER, FOUR SEASONS HOTEL AND OFFICE BUILDING, BACK IN THE MID 80'S WHEN I WAS WITH THE PREVIOUS COMPANY. I'VE ALSO DEVELOPED SIX OTHER STUDENT HOUSING PROJECTS IN AUSTIN, SO I DO KNOW AUSTIN EVEN THOUGH I'M IN DALLAS. I JOINED FOREST CITY TWO AND A HALF YEARS AGO. AND THREE YEARS AGO FOREST CITY MADE THE DECISION TO COME TO TEXAS AND WE'VE COME IN A BIG WAY F THE RESIDENTIAL SIDE WE'RE THE DEVELOPERS OF FIVE BLOCKS IN DOWNTOWN DALLAS ACROSS THE STREET FROM NEIMAN MARCUS. IT WILL END UP BEING \$300 MILLION WORTH OF DEVELOPMENT. WE HAVE THE EXCLUSIVE RIGHTS TO NEGOTIATE WITH THE CITY OF IRVING RIGHT NOW ON THE REDEVELOPMENT OF THEIR TEXAS STADIUM. THE COWBOYS ARE MOVING TO ARLINGTON. WE HAVE A STADIUM SITE THEY NEED TO REDEVELOP AND WE'RE WORKING WITH THE CITY OF IRVING TO WORK ON THAT. THE LARGEST INFILL SITE IN DFW. WE HAVE TWO LIFE-STYLE MALLS THAT WE'RE BUILDING IN NORTH TEXAS, ONE IN FRISCO, 51 MANSFIELD, BOTH A MILLION SQUARE FEET. THE PROJECT WE'RE DOING IN FRISCO WILL HAVE A LARGE RESIDENTIAL COMPONENT TO IT. WE'VE BOUGHT 2100 ACRES IN THE NOR PART OF DALLAS, ALMOST OKLAHOMA, BUT WE'RE DOING A LARGE MASTER PLANNED COMMUNITY THERE. OUR LAND DIVISION, AS YOU'VE SEEN, WE'RE IN THE MASTER PLAN BUSINESS. THEN RECENTLY WE'VE ACQUIRED SELF SUBDIVISIONS IN THE SAN ANTONIO AREA IN THE LAND BUSINESS. SO WE HAVE MADE -- WE ARE IN TEXAS, WE'RE COMING TO AUSTIN, WE'RE WORKING ON A NUMBER OF THINGS. AND WE'RE EXCITED ABOUT BEING HERE. I'D LIKE TO RIGHT NOW TALK TO YOU ABOUT OUR TEAM. OUR TEAM IS A LOCAL TEAM. WHAT FOREST CITY DOES, WE HAVE A STRONG NATIONAL PRESENCE, A NATIONAL BALANCE SHEET, BUT WE ALWAYS WORK WITH THE LOCAL COMMUNITY. RIGHT NOW IF YOU WILL, WOULD THE MEMBERS OF MY TEAM PLEASE STAND? WE HAVE

ARMBRUST AND BROWN, BOSSY TURNER, WE HAVE THE AUTHOR OF THE GREAT STREETS PROGRAM, SINCLAIR BLACK, WHICH IS WONDERFUL WHAT THE CITY IS DOING. WE HAVE OUR ARCHITECT OUT OF DALLAS. MARTIN SALINAS. THEN I'M GOING TO TALK ABOUT TAYLOR HERE IN A MINUTE. IN ADDITION, ON OUR TEAM WE HAVE AMERICAN SUNRISE, WHICH IS A COMPANY OWNED BY HENRY CISNEROS OUT OF SAN ANTONIO. HE'S DOING WORK FOR US IN STAPLE TON AND DENVER AND SOME OTHER PLACES. HE AND HIS COMPANY ARE SOME OF THE FOREMOST THINKERS WITH HOW TO COME UP WITH CREATIVE SOLUTIONS FOR IT AFFORDABLE HOUSING. WE'LL BRING HIM TO AUSTIN WITH US AND WORK WITH YOU ON HOW TO DO ADDITIONAL AFFORDABLE PROGRAMS HERE. FINALLY, I WANT TO INTRODUCE TAYLOR ANDREWS. WHEN WE STARTED LOOKING FOR A PARTNER IN AUSTIN, BECAUSE WE OBVIOUSLY WANT TO HAVE A DEVELOPMENT PRESENCE HERE, I LOOK AT SOME OF THE FIELD AND I HAD NOTICED TAYLOR'S PARENT COMPANY -- HIS PARTNER. AND THEY ARE SOME OF THE LEADERS IN THE COUNTRY IN DEVELOPING CONDOMINIUM HOUSING AT AFFORDABLE PRICE. THEY'VE DEVELOPED A NUMBER OF COMMUNITY ACROSS THE COUNTRY AND I'VE WATCHED THEM. AND WHEN I CAME TO AUSTIN I LOOKED THEM UP AND I MET TAYLOR. TAYLOR IS ONE OF THE REALLY YOUNG, UP AND COMING DEVELOPERS IN THIS CITY. AND HE NOT ONLY GETS DEVELOPMENT, BUT HE GETS THE IMPORTANCE OF CIVIC AND CHARITABLE ACTIVITIES. AND TAYLOR HAS GOT SOME THINGS TO TALK TO YOU ABOUT. SO TAYLOR?

THANKS, JIM. MAYOR, MAYOR PRO TEM, CITY MANAGER, COUNCIL, WE ARE -- ANDREWS URBAN IS HONORED TO BE A PART OF THE FOREST CITY TEAM FOR GREEN. THEY'RE GROUP AND ANDREWS URBAN WILL BE INVOLVED IN THE FOR SALE RESIDENTIAL COMPONENT WITH FOREST CITY AT GREEN. NOVAR GROUP, MY PARTNERS, ARE ONE OF THE LARGEST CONDOMINIUM DEVELOPERS IN THE SOUTH, HAVING BUILT OVER 3,000 CONDOMINIUMS AND OVER 30 PROJECTS, INCLUDING 18 HI-RISE PROJECTS. NOVAR HAS BECOME VERY WELL-KNOWN FOR PROVIDING LOWER PRICED, HIGH QUALITY AFFORDABLE HOUSING IN CITIES AROUND THE COUNTRY. THIS PROJECT YOU SEE IN FRONT OF YOU IS THE ATLANTIC AND ATLANTIC STATION. THIS PROJECT ALONG WITH 12 HOTEL AND RESIDENCES THAT NOVAR DID ADDED OVER \$500 MILLION TO THE TAX BASE OF ATLANTA. ATLANTIS STATION IS INTERESTING, HAS SOME SIMILARITIES TO GREEN AND THE PARKING IS ALL BELOW GRADE, INCLUDING UNDER THE STREETS. HERE IN AUSTIN, 360 CONDOMINIUMS, WHICH OPENS TONIGHT, IS A 430 CONDOMINIUM TOWER THAT IS 100% UNDER CONTRACT WITH A NICE WAITING LIST. IN ORDER TO DEEPEN OUR LEVEL OF AFFORDABILITY, OUR PRICING HERE WAS ABOUT 190,000 TO ABOUT 550,000, EXCLUDING FOUR PENTHOUSES. WE SUBSIDIZED A NUMBER OF UNITS, JUST OVER A DOZEN, TO GET THE PRICING DOWN BELOW \$200,000. THIS YEAR 360 WAS RECOGNIZED FOR A COMMUNITY STEWARDSHIP AWARD BY ENVISION CENTRAL TEXAS. ANOTHER PROJECT THAT WE ARE ABOUT TO START THIS SUMMER IS CALLED OVATION CONDOMINIUMS. THIS IS AT SIXES AND NUECES. WE'VE WORKED DILIGENTLY AGAIN HERE TO KEEP COSTS LOWER AND OUR INTENT IS TO BEGIN PRICING AT THIS 433 UNIT CONDOMINIUM TOWER AT \$175,000. JUST LIKE 360, OVATION WILL HAVE SIGNIFICANT GROUND FLOOR RETAIL AND OF COURSE

PARTICIPATE IN GREAT STREETS. I WANT TO SAY PART OF MY COMMITMENT IS ABSOLUTELY LOCAL AND TO AUSTIN. ANDREWS URBAN IS INVOLVED IN BALLET AUSTIN, AUSTIN MUSEUM OF ART, DOWNTOWN AUSTIN ALLIANCE, LONG CENTER, NOVAR AND ANDREWS URBAN MADE A SIZEABLE DONATION TO AUSTIN MUSIC HALL TO KEEP THAT INSTITUTION ALIVE. WE'RE INVOLVED IN THE AUSTIN PARKS FOUNDATION. ALL KINDS OF LOCAL ARTS, MUSIC AND NONPROFITS THAT WE'RE COMMITTED TO. WE'RE ALL ABOUT EXECUTION, AND I WOULD SAY TWO YEARS AGO I STOOD RIGHT HERE AT THIS VERY PLACE TO SEEK YOUR PERMISSION TO BUILD 360. WE COMMITTED TO DELIVER TO YOU ATTAINABLY PRICED HOUSING STARTING UNDER 200,000 BY MID 2008. TODAY WE OPEN A BUILDING THAT ACHIEVES EXACTLY WHAT WE PROMISED YOU. WE INTEND TO EXECUTE OUR PORTION OF GREEN IN EXACTLY THE SAME MANNER. WE LOOK FORWARD TO WORKING WITH YOU, FOREST CITY AND THE COMMUNITY. THANK YOU VERY MUCH AND I'M GOING TO TURN THIS OVER TO SINCLAIR BLACK.

GOOD AFTERNOON. IT'S A PLEASURE TO BE HERE AS A MEMBER OF THE FOREST CITY TEAM. WE'RE GOING TO ASK YOU NOW TO IMAGINE ALL OF THE BEST PLACES THAT YOU'VE EVER SEEN OR BEEN TO. THAT YOU ENJOYED, THAT WERE MEMORABLE. THOSE ARE THE KINDS OF PLACES THAT ALL TEAMS ARE TALKING ABOUT CREATING AND THAT'S WHAT WE'RE TALKING ABOUT CREATING AS WELL. A GREAT CITY HAS IN IT -- A GREAT CITY IS MADE UP OF GREAT PARTS, STARTING WITH GREAT STREETS. THE CITY OF BARCELONA IS IDENTIFIED BY THAT STREET THAT YOU SEE IN THE SLIDE. WE MANAGED TO BRING THAT HOME IN THE GREAT STREETS PROGRAM. SOME OF YOU MAY HAVE HAD LUNCH RIGHT THERE. YOU OFTEN DO. GREAT CREEK, THAT'S WATER. THE EDGES ARE MAGIC. THE BRIDGES CAN BE MAGIC. THEY CAN RISE TO A LEVEL OF CIVIC VENUE AND CONNECT THE SIDES AND ESPECIALLY CREATE CONNECTIVITY OF THE GREAT TRAILS. WE KNOW ABOUT GREAT TRAILS. THIS IS A GREAT TRAIL IN CENTRAL PARK AFTER GRAND SCALE, AND IN AUSTIN WE HAVE OUR OWN GREAT TRAILS. THEY'RE MORE PARACHORRAL, IN THIS CASE ON THE EDGE OF LADY BIRD LAKE. IN EVERY CASE WE HAVE TO BRING IT HOME. GREAT RAILS. SAN DIEGO IS A CITY NOT UNLIKE AUSTIN IN SIZE AND THEY HAVE -- THEY ARE WAY AHEAD OF US IN RAIL, BUT WE'RE GOING TO CATCH ONE THAT RIGHT THERE. THIS IS THE CAR THAT WILL BE RUNNING IN LATE FALL OF THIS YEAR. CITIES ARE MADE UP OF GREAT PLACES CONNECTED BY GREAT STREETS. OBVIOUSLY WE CAN'T MOVE THE VAT CAB HERE, BUT I WOULDN'T TRY. THESE GREAT PLACES ARE THE SEMINAL MOMENTS IN CITIES AND THE CONNECTIONS BETWEEN THEM ARE ALL IMPORTANT. THE KIND OF LIFE THEY CELEBRATE AND SUPPORT IS ALL IMPORTANT, AND THAT'S WHAT THIS PROJECT IS ABOUT. IT'S ABOUT THE GREAT PLACES, GREAT STREETS, GREAT CONNECTIONS, AND GREAT SHADE. I WANT TO INTRODUCE NOW MICHAEL BORG -- DON BOSSE, OUR FAVORITE LANDSCAPE ARCHITECT.

TALKING ABOUT THE VARIOUS ASPECTS THAT SINCLAIR JUST MENTIONED IN TERMS OF GREAT PLACES, GREAT SPACES, THIS IS THE BEGINNING OF THE VISUALIZATION OF WHAT WE'RE LOOKING AT ON OUR PROJECT. THIS IS A DIGITAL SIMULATION SHOWING THE PORTIONS OF THE BUILDINGS THAT RESPOND TO THE TOWN LAKE SETBACKS AND SO

FORTH, AND TRYING TO SHOW THE RESPECT TO LADY BIRD LAKE AND THE UNBELIEVABLE OPPORTUNITY THAT WE HAVE TO EXTEND THE FEELING AND MAGIC OF LADY BIRD LAKE UP THROUGH SHOAL CREEK, ALL THE WAY UP THROUGH WEST AVENUE AND BEYOND. SO THIS IS A VERY IMPORTANT COMPONENT OF WHAT WE'RE PUTTING ON THE TABLE. LOTS OF OTHER THOUGHTS NEED TO GO INTO THIS AS THE TIME MOVES ON, BUT THIS IS A PART OF THE MAGIC AND REALLY IMPORTANT ASPECT OF WHAT WE SAW HAPPENING ON THE PROJECT. FS. THE CONNECTIONS AND THE CONNECTING OF THE FABRIC AND THE OPPORTUNITY AND RESPONSIBILITY THAT WE HAVE TO MAKE SURE THAT NOT ONLY THE PEDESTRIAN CONNECTIONS, BUT VEHICULAR CONNECTIONS THROUGH THE SECOND STREET DISTRICT INTO SEAHOLM REALLY TURN INTO AN EXPERIENCE NOT JUST MOVING CARS AND MOVING PEOPLE, BUT ALSO THE ABILITY TO MAKE THOSE SPACES ACTIVE. AND BRIDGES THAT CROSS THE SECOND STREET BRIDGE INTO THE SEAHOLM DISTRICT, THE CESAR CHAVEZ BRIDGE CURRENTLY, THE BRIDGE THAT IS IN THIS PARTICULAR ONE HERE, WE WANT TO SEE THAT CONTINUING ON UP INTO SHOAL CREEK AND BRINGING THAT BACK OUT INTO LADY BIRD LAKE. WE SEE GREAT OPPORTUNITIES TO ACTIVATE THOSE BRIDGE AREAS WITH RETAIL AND ACTIVITY. THEY'RE NOT SIMPLY CONNECTING POINTS. ALSO THE FOURTH STREET INTERSECTION, PURELY PEDESTRIAN BRIDGES THAT MAKE THAT MOBILITY THROUGHOUT THE URBAN FABRIC REALLY AN EASY THING TO DO AND AN ENCOURAGING THING TO DO. AND LASTLY, THIS VIEW IS LOOKING TO THE WEST TOWARDS THE SEAHOLM DISTRICT, AND THE CELEBRATION OF THIS URBAN SPACE AND THE ABILITY TO BRING LOTS OF PEOPLE INTO THIS SPACE LOTS OF ACTIVITIES BOTH AT GROUND LEVEL, SECOND LEVEL, AND THIS IS A WHIMSICAL VIEW OF A FOUNTAIN THERE AND ALSO THE RESTORATION AND PLACEMENT OF HISTORIC MOONLIGHT TOWER IN THIS LOCATION, BUT CREATING VARIOUS THINGS THAT ARE AUSTIN ICONS. OBVIOUSLY THE MUSIC, BUT THINGS THAT CELEBRATE AUSTIN, BRING THAT CHARACTER INTO IT AND PROVIDE A REALLY VIBRANT ACTIVITY SPACE THAT DRAWS PEOPLE INTO THIS. AND THIS PARTICULAR VIEW WE'RE EXPANDING PLAZA AREA SPACES AND THE VIEWS OUT TOWARDS THE FUTURE LIBRARY. NOW I'M GOING TO TURN THIS OVER TO MICHAEL BORG.

GOOD AFTERNOON. MY NAME IS MICHAEL BORG. I KNOW WE'RE RUNNING SHORT ON TIME, SO I'M GOING TO RUN THROUGH THESE PRETTY QUICKLY.

Mayor Wynn: YOU HAVE 10 MINUTES.

PUBLIC PLACES. WHEN WE FIRST STARTED LOOKING AT THE DESIGN FOR THIS, WE DID NOT LOOK AT BUILDING DESIGN, BUT WE'RE TRYING TO CREATE ONE OF THE GREAT PUBLIC PLACES THAT SINCLAIR ALLUDED TO. WE WERE INSPIRED BY THE SPANISH STEPS WHICH CONNECT TWO DIFFERENT LEVELS IN THE HEART OF THE CITY OF ROME. WE HAVE THE SAME OPPORTUNITY HERE TO CONNECT SECOND STREET DOWN TO SHOAL CREEK AND AT THE BOTTOM WOULD BE A BIG OVERLOOK FOR THE CITIZENS TO COME DOWN AND PARTICIPATE WITH THE ACTIVITY THAT'S RUNNING ALONG THE TRAIL. AFTER WE WERE ABLE TO CRAFT THE RIGHT PUBLIC PLACE, THE RIGHT PUBLIC PLAZA, WE BEGAN TO LOOK AT THE MASSING. NATURALLY THE AREAS THAT ARE CLOSEST TO THE WATERWAYS WOULD

BE PLACES FOR HOSPITALITY LISTENED RESIDENTIAL. THE OFFICE BUILDINGS WOULD OCCUPY THE NORTHERN PARTS OF THE SITE. THE EEC SITE WOULD BE OCCUPIED BY A HI-RISE TOWER, LOW RISE RESIDENTIAL AND GROUND FLOOR RETAIL. IF THE PLAZA IS THE HEART OF THE PROJECT, RETAIL IS THE LIFE BLOOD. IT NEEDS VIBRANCY, COLOR. ALL OF THOSE THINGS ARE TRULY IMPORTANT TO CREATE A WONDERFUL PLACE. WE SURROUNDED THE -- WE SURROUNDED THE STREETS WITH GROUND FLOOR RETAIL AND RETAIL -- IN ORDER FOR IT TO BE SUCCESSFUL IT NEEDS TO HAVE A DAYTIME LIFE AND A NIGHTTIME LIFE AND THIS IS TWO EXAMPLES OF FOREST CITY'S RETAIL CENTERS THAT EXHIBIT THAT KIND OF IDEA. ALSO, SPRINKLED THROUGHOUT THE PROJECT ARE OPPORTUNITIES FOR A VARIETY OF SMALLER VENUES. GREAT URBAN SPACES DON'T HAVE TO BE LARGE, THEY CAN BE SMALL, SO CEDAR CREEK COURTYARD IS ONE OF THOSE KINDS OF PLACES. YOU CAN'T THINK ABOUT A PROJECT LIKE THIS WITHOUT DEALING WITH SUSTAINABILITY. IT'S AN IMPORTANT CHARACTERISTIC. WE LOOK AT SUSTAINABILITY BEYOND JUST LEAD POINTS AND A CERTAIN CERTIFICATION. IT'S A HOLISTIC ATTITUDE. SO IDEAS OF BUILDINGS AS LIVING ORGANISMS, NATIVE HABITATS BEING MAINTAINED, WATER TREATED AS A VALUABLE RESOURCE. THESE ARE ALL INCREDIBLE PRINCIPLES AND AUSTIN HAS DONE IT RIGHT. YOU GUYS HAVE DONE A GREAT JOB BY SELECTING TWO SITES TO BE REUSED AND REINTEGRATED INTO THE URBAN FABRIC. AND YOU'VE DELIVERED A SITE TO US THAT IS REUSABLE, WALKABLE, DENSE AND URBAN. AND THESE ARE WONDERFUL FOUNDING PRINCIPLES FOR GREAT SUSTAINABLE DESIGN AND WE WILL PARTNER WITH THE CITY TO HAVE THE HIGHEST AND BEST SUSTAINABLE DESIGN IN THIS PROJECT. JIM?

THANK YOU. GOT TO GO FAST. CAN I GET SIMMONS VEDDER'S FIVE MINUTES.

YOU HAVE EIGHT MINUTES LEFT.

SUSTAINABILITY IS A CORE VALUE TO FOREST CITY. WE WERE DOING SUSTAINABLE WORK LONG BEFORE IT WAS FASHIONABLE. STAPLETON HAS RECEIVED DOZENS OF AWARDS, THE HIGHEST OF COURSE IS THE STOCK HOME PARTNERSHIP FOR SUSTAINABLE CITIES. THAT SPEAKS TO OUR MASTER PLAN CAPABILITIES. ON AN INDIVIDUAL PROJECT BASIS, THROUGHOUT OUR PORTFOLIO, WHETHER IT'S AN OFFICE BUILDING, A RESIDENTIAL BUILDING, A BIO MEDICAL BUILDING, A SHOPPING CENTER, WE'VE RECEIVED GOLD AND SILVER CERTIFICATION ON ALL THOSE BUILDINGS. LET'S GO TO THE NEXT SLIDE, PLEASE, BECAUSE I WANT TO GET THIS IN. PARKING OF COURSE IS A KEY COMPONENT -- I'M SORRY, DID I SKIP AFFORDABILITY? LIKE DAVID SAID, WE HAVE AFFORDABLE HOUSING UNITS, 20%, AND JUST ABOUT 90% OF OUR PORTFOLIO. WE UNDERSTAND AFFORDABLE HOUSING. IT'S INTEGRATED INTO THE UNITS, AND WE'RE DOING THAT BOTH AT STAPLETON, AT MESA DILUSOL AS WELL AS OWL OUR VERTICAL PROJECTS. HERE I WANT TO MENTION CHILD'S DAY. I WANT TO TALK ABOUT CHILD'S DAY. IT'S A LOCAL DAY CARE COMPANY THAT'S INTERESTED IN COMING TO OUR SITE. AND THEY'RE WILLING TO PROVIDE 25 PERCENT OF THEIR SERVICES TO WORKFORCE DAY CARE FOR -- I'M SORRY. I'M NOT SAYING THIS RIGHT. 25% OF THEIR SERVICES WILL BE SCHOLARSHIP THROUGH THE CITY OF AUSTIN AND THROUGH A -- THROUGH THE PUBLIC AGENCY CALLED THE WORKFORCE. THAT'S BIG FOR

DOWNTOWN TO HAVE A DAY CARE FACILITY LIKE THAT. PARKING. OUR SOLUTION HAS AN UNDERGROUND PARKING COMPONENT TO IT. IT'S IMPORTANT BECAUSE THE PEDESTRIAN NATURE THAT WE'RE TRYING TO CREATE HERE. WE'VE TALKED ABOUT A LITTLE OF DIFFERENT PARKING SOLUTIONS IN OUR FINANCIAL PROPOSAL. WE'VE TALKED ABOUT SOLUTIONS THAT ARE PRIVATE, WE'VE TALKED ABOUT SOLUTIONS THAT ARE PUBLIC. BECAUSE OF THE MIXED USE NATURE OF OUR PROJECT, WE HAVE A THOUSAND SPACES THAT ARE AVAILABLE AT NIGHTS AND WEEKENDS. YOU ASKED FOR ADDITIONAL SPACES IN ADDITION TO THAT DURING WEEKDAYS. OUR PROPOSAL HAS 500 ADDITIONAL SPACES IN THERE. THE PARKING AUTHORITY THAT WE'VE SUGGESTED FOR YOU WORKS. AND AGAIN, THAT'S IN OUR FINANCIAL PROPOSAL. WE CAN TALK ABOUT THAT. I'M WATCHING THE CLOCK, SO I'M GOING FAST. NEXT, PUBLIC INPUT. WE LIVE IN THE PUBLIC WORLD. VIRTUALLY 95% OF FOREST CITY'S WORK IS IN PUBLIC-PRIVATE PIP. WE UNDERSTAND THAT. WE HAVE THE FINEST PUBLIC AFFAIRS COMPANY IN TOWN, THE COMPANIES THAT WILL HELP US THROUGH THAT PROCESS. WE WELCOME THAT. IT MAKE THE PROJECT RICHER. IT MAKES IT BETTER. WE'LL BE INVOLVED WITH THE PUBLIC ALL THE WAY THROUGH THAT. WE HAVE A LONG HISTORY OF DOING THAT AND OUR RESUME SPEAKS FOR ITSELF. AND FINALLY, LIKE DAVID SAID EARLIER, I NOT WHAT WE SAY, IT'S WHAT WE D AND WE HAVE THE SHORT FOUR-MINUTE VIDEO THAT WE'D LIKE TO SHOW YOU THAT IS FROM SOME OF OUR OTHER PUBLIC PARTNERS. (VIDEO PLAYING).

THEY ARE REALLY ONE OF THE ORGANIZATIONS CHANGE THE FACE OF NEW YORK AND GIVING US A FUTURE. I KNOW I SPEAK FOR THE SENATOR AN THE GOVERNOR. WE WANT YOU TO BUILD ANOTHER BUILDING AS WELL.

BECAUSE OF BRUCE RATNER AND FOREST CITY RATNER, INVESTING IN OUR CITY, INVESTING THEIR TIME AND THEIR MONEY IN OUR CITY, WE'VE NOW BEEN ABLE TO ATTRACT A SIGNIFICANTLY HIGH QUALITY DEVELOPERS WHO WANT TO DEVELOP IN THIS CITY. THEY'VE SEEN THAT PROBABLY THE BEST RETAIL DEVELOPER IN THE UNITED STATES INVEST UNDERSTAND YONKERS.

THIS IS A WONDERFUL COMPANY BECAUSE THEY HAVE A HEART, THEY HAVE A PASSION. THEY UNDERSTAND. IN DEVELOPMENTS THEY DEVELOP THE SOUL AS WELL. IN REGARDS TO ANY DEVELOPMENT THEY SEE THE WHOLE PICTURE. THEY HAVE A VISION. THEY UNDERSTAND WHAT THE PRIVATE SECTOR CAN DO WITH THE GOVERNMENT AND NOT FOR PROFIT. AT THE SAME TIME UNDERSTANDING PRIVATE SECTOR. AN REBUILDING THE CITY AND REBUILDING COMMUNITIES, WE BUILD SOULS AND FAMILIES.

IT'S BEEN A DELIGHT TO WORK WITH FOREST CITY. THESE GENTLEMEN AND LADIES BUILD A BEAUTIFUL PRODUCT. THEY'RE VERY PRECISE. HARD NEGOTIATORS, BUT WE ENJOYED EVERY MINUTE OF IT AND WE LOOK FORWARD TO A LONG AND PROSPEROUS RELATIONSHIP WITH FOREST CITY. THANK YOU FOR YOUR BELIEF IN (INDISCERNIBLE).

IF YOU LOOK AT ATLANTA, LOOK AT DENNIS, LOOK AT SO MANY BIG CITIES IN -- LOOK AT

DENVER, LOOK AT SO MANY BIG CITIES IN THIS COUNTRY, YOU WILL SEE AN EXCELLENT FOREST CITY PROJECT THAT LITERALLY HAS STARTED TO TURN AROUND ALL THOSE MAJOR CITIES, AND THE SIMPLE FACT THAT FOREST CITY IS TAKING A LEAD ON MAKING THIS PROJECT HAPPEN IS A GREAT, GREAT SIGN FOR WHERE THE DISTRICT OF COLUMBIA IS RIGHT NOW AND WHERE IT'S HEADED IN THE FUTURE.

THEY HAVE ALREADY SHOWN THE CITY AND THE FEDERAL GOVERNMENT FIRST CLASS PROFESSIONALISM AS DEVELOPERS, IMAGINATION, FLEXIBILITY AND COMPLETE UNDERSTANDING THAT THIS WAS FIRST AND FOREMOST A NEIGHBORHOOD. AND GREAT SENSITIVITY MUST BE SHOWN TO THE PEOPLE WHO LIVE HERE, AND THEY MUST BE PART AND PARCEL OF EVERYTHING THAT HAPPENS HERE.

THEY HAVE WHAT I LIKE TO REFER TO AS THE AGILITY TO WORK WITH THE PUBLIC SECTOR AND THE PRIVATE SECTOR.

A FEW YEARS AGO FOREST CITY OUT OF CLEVELAND HAD NO PRESENCE, NONE, IN THE RICHMOND METROPOLITAN AREA. NOW THEY'VE PUT A MAJOR STAKE STARTING IN DOWNTOWN. ALSO IN (INDISCERNIBLE). AND THEY ARE A MAJOR PLAYER IN THIS REGION NOW AND WE'RE GLAD TO HAVE THEM. WE'RE GLAD TO HAVE THEM.

WE ARE NOT A GREAT COMPANY. AND THE REASON WE'RE NOT A GREAT COMPANY IS THAT ONCE YOU'RE A GREAT COMPANY, WHAT DO YOU BECOME, A GREATER COMPANY? AND THEN WHAT DO YOU BECOME? THE GREATEST COMPANY? WHAT WE HAVE IS A GOOD COMPANY STRIVING TO BE BETTER.

I WANT TO THANK YOU ALL FOR YOUR TIME AND JUST CLOSE WITH TWO THOUGHTS. TO REITERATE, WHAT I OPENED WITH IS A LOT OF PRETTY PICTURE TODAY FROM US, FROM OTHERS. THE DEVIL IS IN THE DETAILS. THIS IS A HARD, COMPLEX PROJECT THAT WE WANT TO DO. I WANT YOUR BUSINESS. MY DAD ALWAYS TOLD ME TO ASK FOR THE SALE. I WANT YOUR BUSINESS. THIS IS IMPORTANT TO US. WE WILL BE A GOOD PARTNER. WE WILL PUT AN IMPACT PROJECT HERE THAT CHANGES THE FACES OF THESE FOUR BLOCKS OF AUSTIN. WE'LL DO WITH AUSTIN WHAT WE'VE DONE IN EVERY OTHER CITY WE'VE BEEN IN IN AMERICA. AND YOU'VE CHOICES TODAY ARE DIFFICULT, BUT YOU NEED TO BE THINKING ABOUT OTHER THAN THE EYE WASH, OTHER THAN THE PICTURES, WHICH ARE IMPORTANT, WHO HAS THE CAPACITY, THE CAPABILITY, THE CAPITAL, CAPITAL IS IMPORTANT, AND ALSO THE TEAM. I THANK YOU AND I APPRECIATE YOUR TIME THIS AFTERNOON.

Mayor Wynn: THANK YOU, GENTLEMEN. SO AS FOREST CITY BREAKS DOWN, WE NOW WILL ALLOW A FEW MINUTES FOR STRATUS PROPERTIES TO COME SET UP.

Mayor Wynn: OKAY, FOLKS. AGAIN, IF YOU WOULD EITHER QUIET DOWN OR TAKE YOUR CONVERSATIONS OUT IN THE FOYER, WE WOULD GREATLY APPRECIATE IT. WE'RE NOW READY FOR OUR ACTIVES AND FINAL PRESENTATION, THAT BEING FROM THE STRATUS

TEAM. WE'LL SET THE CLOCK FOR 30 MINUTES AND WELCOME MR. BILL ARMSTRONG.

THANK YOU, MAYOR AND COUNCIL. I WANT TO THANK YOU FOR ANOTHER OPPORTUNITY TO STAND BEFORE YOU AND PRESENT A PLAN FOR THE REDEVELOPMENT OF DOWNTOWN. I AM JUST AS EXCITED AND BULLISH TODAY AS WHEN I STOOD HERE THREE YEARS AGO TO PRESENT OUR PLANS FOR BLOCK 21. I'M GOING TO QUICKLY PRODUCE OUR TEAM AND THEN TURN IT OVER TO STEVE DENAR TO TAKE UP THE PRESENTATION. LARRY SPEC WILL BE HANDLING OUR ARTISTIC PRESENTATION. GALE FROM MAXIMUM BUILDING SYSTEMS. OUR GREEN BUILDING CONSULTANT. JOHN ANDREWS WITH VISTA PARTNERS. STEVE WINDHAIGER WITH THE WILDFLOWER CENTER. THANK YOU ALL VERY MUCH. I APPRECIATE AGAIN THE OPPORTUNITY TO STAND HERE.

MAYOR, MAYOR PRO TEM, COUNCILMEMBERS, MR. CITY MANAGER. I'M STEVE DENAR, ONE OF THE SEMI POLISHED PRESENTERS THAT LANCE REFERRED TO EARLIER. JUST TO GIVE YOU A QUICK OVERVIEW OF THIS PRESENTATION, LARRY SPEC IS GOING TO TALK TO YOU ABOUT THE ARCHITECTURAL VISION. I'M GOING TO FOLLOW WITH TRYING TO SPELL OUT REALLY THE GUIDING PRINCIPLE HUNDREDBEHINDOUR PROPOSAL AND YOU WILL HEAR FROM MR. MODEY WITH H.E.B., MR. REASON WITH CANYON JOHNSON AS WELL. WHAT WE TRIED TO DO WITH THIS PROPOSAL IS NOT ONLY RESPOND TO ALL OF THE ELEMENTS OF THE PROPOSAL, BUT WE TRIED TO DO THAT WITH A PARTICULAR THEME IN MINE. AND THAT WAS THAT WE WANTED THIS NOT ONLY TO BE A WONDERFUL PLACE, BUT WE WANTED IT TO BE A WONDERFUL PLACE FOR EVERYBODY IN AUSTIN, NOT JUST THE FOLKS WHO CAN AFFORD THE HIGHEST OFFICE RENT OR THE EXPENSE ACCOUNT KIND OF RESTAURANT. SO YOU'RE GOING TO HEAR OVER AND OVER AND OVER AGAIN THE THEME EVERYDAY AUSTIN, AND THAT'S EXACTLY WHAT WE INTEND TO CREATE.

LARRY SCOTT WITH PAGE AND PAGE ARCHITECTS. AND WE REALLY ARE LOCAL, NOT FROM SEATTLE OR DALLAS OR PORTLAND. I THINK AUSTIN IS RIGHT ACROSS THE STREET THERE. WE'VE BEEN PRIVILEGED TO BE INVOLVED IN A GREAT DEAL OF DOWNTOWN DEVELOPMENT. WE HAVE ALONG WITH MANY OF THE PEOPLE ON OUR TEAM AND ALONG WITH MANY OF YOU BEEN INVOLVED IN AN AMAZING TWO DECADE LONG REVITALIZATION OF DOWNTOWN AUSTIN. AND WE SHOULD ALL BE SO PROUD OF WHAT WE'VE DONE TO BRING BACK DOWNTOWN AUSTIN. MAYBE INEVITABLY THAT STARTED WITH SOMETHING THAT WAS AT THE SPECIAL EVENTS END OF OUR LIVES, AND AT THE HIGH END IN TERM OF MARKETS THAT IT SERVED. NOW WE'RE AT A LEVEL TO TAKE IT ANOTHER STEP. A LEVEL OF MATURATION WHERE WE CAN MAKE AUSTIN REALLY FOR EVERYDAY LIFE, DOWNTOWN AUSTIN, AS A PLACE WHERE YOU DO ALL THE THINGS OF YOUR LIFE, NOT JUST FOR THE SPECIAL ENTERTAINMENT OF A GREAT RESTAURANT OR SOMETHING LIKE THAT, BUT IN FACT FOR COMPLETE EVERYDAY LIFE. AND ALSO WE CAN MAKE IT FOR A BROADER RANGE OF OUR CITY, A GREAT DEMOGRAPHIC RANGE, A VERY ECONOMIC RANGE OF PARTICIPATION IN DOWNTOWN AUSTIN. SO THAT'S REALLY THE VISION WE BRING TO THIS, AND THAT IS THE DIRECTION WE'RE TAKING IN TERMS OF THE DESIGN. I'M GOING TO TALK ABOUT THREE MAJOR SPACES THAT WE'RE CREATING OR COMPLETING IN DOWNTOWN

AUSTIN. THE FIRST OF THESE IS THE SECOND STREET RETAIL DISTRICT. WE'VE BEEN VERY INVOLVED IN, STRATUS HAS BEEN VERY INVOLVED IN, AMLI HAS BEEN VERY INVOLVED IN. WE EAT, LIVE AND BREATHE HERE AS WELL. WE WILL CONTINUE THAT AS WE MOVE DOWN SECOND STREET. THIS IS A WHOLE SECOND STREET RETAIL DISTRICT IN THE CSC BUILDING, THE AMLI BUILDING, BLOCK 21 AND CITY HALL. AS WE MOVE DOWN WE'RE LOOKING AT DIVERSIFYING THE SECOND STREET RETAIL DISTRICT. THE CENTERPIECE OF ALL OF THIS IS A NEW H.E.B. GROCERY STORE. REALLY A KIND OF RETAILER THAT IS QUINT 17 SHALLLY RETAIL. THAT WOULD BE THE HEART OF BLOCK 21 AN THAT WOULD AN STIMULUS OF DOWNTOWN AND WOULD GREATLY DIVERSIFY DOWNTOWN. WE HAVE A VERY UNIQUE LOADING SCHEME WHERE WE'RE TAKING ALL OF THE LOADING DOWN BELOW GRADE TO WE WON'T HAVE ALL THOSE LOADING ENTRANCES ON DOWNTOWN STREETS. WE'RE KEEPING SECOND STREET COMPLETELY FREE OF ANY SUNSHINE CUTS OR ANY AUTO ACCESS AS WE'VE DONE IN THE PREVIOUS BLOCKS WE'VE DEVELOPED ON THAT WE REALLY ARE MAKING A PEDESTRIAN ORIENTED ENVIRONMENT IN SECOND STREET. WE'RE CONTINUING THE SECOND STREET SECTION, THE GREAT STREETS SECTION THAT WE'VE DONE IN PREVIOUS PROJECTS. THAT EMPHASIZES THE KIND OF SPILLING OUT ON THE NORTHSIDE OF THE STREET, A GREAT ACTIVE, LIVELY PLACE, THE KIND OF URBAN ENVIRONMENT WE'VE DREAMED OF AND HAVE NOW BEGUN TO REALIZE IN DOWNTOWN AUSTIN. WE DO NOT WANT THIS WALL TO THE STREET, WHICH IS OFTEN THE CASE. WE HAVE STEPPED BACK CONSIDERABLY FROM THAT. WE'RE MAKE SOMETHING TWO STORY ELEMENT. WE'RE NOT MAKING JUST GROUND FLOOR RETAIL, BUT TWO STORY RETAIL OVER THE ENTIRE IS STATE, MORE RETAIL THAT WILL ANY OTHER PROPOSAL. AN THAT'S POSSIBLE BECAUSE WE HAVE H.E.B. AS AN ANCHOR AND WE REALLY HAVE THEM AS A STIMULUS FOR AN EVERYDAY AND MUCH MORE LONG LIVED KIND OF RETAIL ENVIRONMENT IN THE SECOND STREET RETAIL DISTRICT. THE SECOND OF THOUGH MAJOR PLACES THAT WE'LL BE DEVELOPING IS THE CESAR CHAVEZ. AND CESAR CHAVEZ IS A GREAT CITY STREET. WAY BACK IN THE TOWN LAKE COMPREHENSIVE PLAN IN THE MID '80'S WHEN WE DID THAT PROPOSAL, WE ENVISIONED THIS AS A GREAT CIVIC STREET THAT WOULD HAVE LANDMARKS ON IT, THAT WOULD BE IMPORTANT FOR THE LIFE OF THE CITY. AND AS PART OF THAT, THAT ERA, THERE WAS THE DOWNTOWN OVERLAY, THE WATERFRONT OVERLAY ZONE, AND WE'RE VERY BIG BELIEVERS IN THAT, KEEPING IT DOWN TO 45 FEET AND SORT OF MATCH THE TREE HEIGHT ON THE OPPOSITE SIDE OF THE STREET ON CESAR CHAVEZ. AND THEN STEP UP GENTLY AS WE GET AWAY FROM THE STREET. WE WOULD KEEP THE SAME CIVIC CHARACTER THAT STARTS WITH THE CONVENTION CENTER AT THE EAST END OF CESAR CHAVEZ, MOVES THROUGH THAT CITY HALL, IS FLANKED IN THE SAME DISTRICT BY THE CSC BUILDINGS WHICH WE DID SEVERAL YEARS AGO, BREAKING, VARYING THE SCALE OF CESAR CHAVEZ, CULMINATING WITH A LIBRARY AT THE OTHER END. AND IN BETWEEN NOT A BIG, GRAND WALL THROUGH THE DISTRICT, BUT AGAIN STEPPING BACK, SCALING BACK. TWO STORIES ON CESAR CHAVEZ. THE UPPER LEVEL HERE ARE GREAT CIVIC PORCHES. PART OF THAT IS SPILLOUT FROM THE CAFE OF H.E.B., BUT PART OF IT IS PUBLIC SPACE THAT WOULD BE THERE FOR PUBLIC FUNCTIONS OF NONPROFITS AND SO ON, COMMUNITY EVENTS COULD TAKE PLACE THERE. THEY WOULD BE ON THESE GREAT

PORCHES THAT OVERLOOK CESAR CHAVEZ, LOOK OVER THE CARS, SEE THE TREE TOPS, AND THE WATER OF LADY BIRD LAKE BEYOND. AND SO THE SECOND GREAT SPACE WOULD BE CESAR CHAVEZ AS A GREAT CIVIC STREET. SO THIS WOULD BE THE INTERSECTION OF SHOAL CREEK AND LADY BIRD LAKE. AND HERE THE GOAL IS FRANKLY NOT TO URBANIZE THIS CREEK. WE LOVE THE SOFT GREEN OASIS THAT THIS CREEK IS AS IT GOES INTO LADY BIRD LAKE. AND IN KEEPING WITH REAL COMMUNITY VALUES OF AUSTIN, WE FEEL LIKE THIS SHOULD STAY A GREEN, SOFT CONTRAST TO THE URBANITY, WITH THE HIKE AND BIKE TRAIL RUNNING THROUGH IT AS WE SEE HERE. AND THEN THAT LUSH GREEN SPACE WOULD HAVE BANKS ON THE SIDE THAT AT THE STREET LEVEL WOULD BE AVAILABLE FOR TERRACES AND FOR OUTDOOR ACTIVITIES AND A MORE URBAN KIND OF CONTEXT, BUT THEY WOULD USE THE SOFT GREENERY AND THAT OPEN SPACE REALLY AS A GREAT URBAN AMENITY. WE'RE PROPOSING THAT WE ACTUALLY EVEN UP ON THE ECC SIDE APPLY THE WATERFRONT OVERLAY ZONE, WHICH IS NOT REQUIRE UNDERSTAND THAT AREA, BUT WHICH WE BELIEVE IS APPROPRIATE THERE, KEEPING RESIDENTIAL ON THE CREEK SIDE, AND STEPPING BACK DRAMATICALLY SO THAT WE DON'T CREATE THAT KIND OF CANYON EFFECT ON SHOAL CREEK. SO WE KEEP THAT SORT OF SOFT GREEN OASIS CONTINUITY WITH LADY BIRD LAKE AND THEN UP ON THE LEVELS OF THE STREET THEN WE HAVE TERRACES, HERE WE ACTUALLY HAVE A BOOKSTORE SPILLING OUT, COMPLIMENTARY TO THE LIBRARY ON THE OTHER SIDE. ON THE SECOND LEVEL OF THE RETAIL CINEMA, THEY WOULD ALSO LOOK OUT TO THE CREEK SPACE AND LOWER BUILDINGS AS THEY GO TO THAT GREAT SOFT AMENITY OF SHOAL CREEK. ALSO ANOTHER MAJOR ISSUE HERE IS VERTICAL DEVELOPMENT. HOW DO WE MAKE THAT THE MOST APPROPRIATE ON THIS SITE. AND WE NEED TO GET THE KIND OF DENSITY THAT MAKE THIS A TRULY SUSTAINABLE ENVIRONMENT. WE'VE DONE A VERY CAREFUL ANALYSIS OF FOUR DIFFERENT SCALES IN DOWNTOWN AUSTIN. THE BLUE HERE IS THE SORT OF 19TH CENTURY SCALE, THE ONE OR TWO STORY BUILDINGS. THIS IS -- THE SECOND SCALE IS THE SCALE OF A KIND OF BASE THAT IS FIVE, SIX, EIGHT STORY BUILDINGS. THEY HELP MAKE STREET SPACES. THE THIRD SCALE IS THE KIND OF MID RISE SCALE AND WE HAVE A SCATTERING OF THOSE IN THE DOWNTOWN AREA. THREE OF THEM IN OUR PROPOSAL. AND THEN A KIND OF HI-RISE VERSION THAT AGAIN IS SCATTERED ACROSS DOWNTOWN AND IN OUR CASE AGAIN THREE HI-RISE BUILDINGS. BUT THE COMBINATION OF ALL OF THESE IS THIS RICH MOW SAYIC. THIS VERY INTERESTING, DIVERSE FABRIC, THIS POROUS DEVELOPMENT OF DOWNTOWN. THAT'S HOW WE SEE THE PROJECT DEVELOPING, NOT LOOKING LIKE SOME CONSISTENT SET APART PROJECT FROM THE REST OF DOWNTOWN, BUT REALLY A PART OF DOWNTOWN THAT IS INTEGRALLY RELATED TO THE REST OF DOWNTOWN AROUND THAT IS INDISTINGUISHABLE FROM THE PART OF DOWNTOWN. I HAVE A LITTLE ANIMATION HERE THAT WILL DEMONSTRATE THE FEEL AND LOOK OF THAT. WE'LL GO DOWN SECOND STREET, TURN AROUND ON SHOAL CREEK, COME BACK ALONG CESAR CHAVEZ AND GET A VIEW OF THE WHOLE PROJECT. WHILE THAT'S GOING I WANT TO EMPHASIZE SOME OF THE SUSTAINABILITY ISSUES THAT WE WILL BE DEVELOPING IN THE PROJECT WE'RE WORKING WITH GALE ON. WE'VE WORKED WITH HER ON MANY PROJECTS. SHE'S THE INCOMING PRESIDENT OF USGBC AND THAT CERTAINLY WILL BE A MAJOR ASSET FOR OUR PROJECT.

[ONE MOMENT, PLEASE, FOR CHANGE IN CAPTIONERS] COMMUTER RAIL AND BUSES AND INTERFACE WITH BICYCLE WAYS WITH THE LANCE ARMSTRONG BIKE WAY AND INTERFACE WITH INCREDIBLY GOOD PEDESTRIAN ENVIRONMENTS SO THAT IS THE PRIMARY WAY OF GETTING AROUND. ACTUALLY BE LOOKING AT LOOKING AT LEED CERTIFICATION FOR DEVELOPMENT, GOING FOR A GOLD RATING IN THAT REGARD AND ALL THE BUILDINGS WILL BE LEED NEW CONSTRUCTION AND WE WILL DO A GOLD RATING IN THAT REGARD AS WELL. WE WILL BE SHOOTING FOR THREE STAR IN THE AUSTIN ENERGY GREEN BUILDING PROGRAM SO THAT ALL OF THOSE SUSTAINABILITY ISSUES, AND THOSE ARE INTEGRAL PROJECTS, NOT JUST BELLS AND WHISTLES, THEY GO ALL THE WAY THROUGH THE ISSUES OF SUSTAINABILITY. AS YOU CAN SEE AS WE GO ARIEL, WE WILL HAVE GREEN ROOFS WITH A LOW-KEY ISLAND EFFECT OF DOWNTOWN, VERY IMPORTANT IN THIS PART OF THE CITY. ALSO WILL BE GOOD FOR CLEANING THE AIR THROUGH VEGETATION. WE'LL ALSO BE HAVING A CAP ON LIGHT IN THE NIGHT AIR SO WE TRY TO NOT POLLUTE THE NIGHT AIR. WE'RE LOOKING AT SOLAR ORIENTATION, LOW ENERGY CONSUMPTION IN ALL THE BUILDINGS, ALL OF THOSE THINGS THAT LEED EMPHASIZES. WE BELIEVE THIS IS AN EXTENSION OF THE EXCITING THINGS THAT ARE HAPPENING IN DOWNTOWN, MANY OF THE SAME PLAYERS THAT HELPED MAKE THAT HAPPEN IN THE PAST.

THANK YOU. THE, AS I MENTIONED EARLIER, THE OVERRIDING THEME FOR THIS PROJECT FOR, IN OUR OPINION, WAS TO CREATE A PLACE FOR EVERY DAY AUSTIN AND WE HAVE PUT TOGETHER A PROPOSAL THAT ADDRESSES RESIDENTIAL USES, THAT ADDRESSES RETAIL USES, AND THAT ADDRESSES OTHER COMMERCIAL OFFICE USES IN THAT REGARD. AND IT WAS TO NOT ONLY MAKE THIS A GREAT PLACE, BUT TO MAKE IT A GREAT PLACE FOR EVERYBODY AND TO CREATE THAT SORT OF A FABRIC FOR DOWNTOWN. TAYLOR IS GOING TO TALK TO YOU A LITTLE BIT ABOUT THE RESIDENTIAL APPROACH. NO ONE IN THIS ROOM WOULD UNDERSTAND THAT BETTER THAN TAYLOR, AFTER THEIR EXPERIENCE WITH BLOCK 20 AND BLOCK 22. ACTUALLY, WITH REGARD TO THE RETAIL THAT YOU SEE TODAY AS WELL AS THE RESIDENTIAL. TAYLOR.

HELLO, I'M TAYLOR, THE SENIOR VICE PRESIDENT OF DEVELOPMENT FOR FAMILY RESIDENTIAL. TODAY IS ONE OF THE LARGEST APARTMENT OWNERS AND DEVELOPERS IN AUSTIN, OUR PORTFOLIO CONSISTS MUCH APPROXIMATELY 2,000 UNITS IN SIX DIFFERENT COMMUNITIES. IN THE PAST 10 YEAR, WE HAVE CONSTRUCTED OVER 2,000 UNITS, IN ADDITION WE HAVE DEVELOPED ANY PARTNERSHIP WITH THE CITY OVER 140,000 SQUARE FEET OF PEDESTRIAN-ORIENTED LOCALLY-DRIVEN RETAIL, KNOWN AS THE SECOND STREET DISTRICT WHICH WE SIT IN TODAY. WE PERSONALLY HAVE BEEN VERY, VERY FORTUNATE TO HAVE HAD THE OPPORTUNITY TO PLAY A KEY ROLE IN THE REDEVELOPMENT AND THE CREATION OF THE SECOND STREET DISTRICT. THIS WAS PROCESS WE STARTED EIGHT YEARS AGO, AND SINCE 2000 WE HAVE SUCCESSFULLY COMPLETED 431 RENTAL UNITS, LEASED OVER 141,000 SQUARE FEET OF RETAIL SPACE, BUILT 752 PARKING SPACES, ACHIEVED A FOUR STAR RATING ON OUR HIGH RISE WHICH OPENED A FEW MONTHS AGO, AND AS MAJOR STAKEHOLDER IN THE SECOND STREET DISTRICT, THE PROPER REDEVELOPMENT OF THE GREEN WATER TREATMENT PLANT IS

CRITICAL TO CREATE MORE CRITICAL MASS AND TO SUPPORT THE DISTRICT THAT WE'VE STARTED. WE BELIEVE OUR EXPERIENCE OVER THE LAST EIGHT YEARS WORKING WITH THE CITY AND CITY STAFF AND OUR PROVEN TRACK RECORD OF COMPLETING WHAT WE HAVE STARTED, EVEN THROUGH SOME DIFFICULT ECONOMIC TIMES, GIVES US UNIQUE PERSPECTIVE AND UNDERSTANDING OF HOW TO INCORPORATE THE CITY'S GOALS OF DESIGN AND AFFORDABILITY OF MIXED USE DEVELOPMENT. THAT WILL MAKE ECONOMIC SENSE FOR OUR TEAM AND THE CITY. OUR PROPOSED PLAN INCLUDES 800 DEVELOPMENT UNITS, MORE THAN ANY YOU'VE HEARD TODAY. WHY, YOU MAY ASK. WE STRONGLY BELIEVE IN THE LONG-TERM VIABILITY AND THE NEED TO HAVE QUALITY RENTAL HOUSING DOWNTOWN OFFERING UNITS AT DIFFERING LEVELS OF AFFORDABILITY. IT IS OUR GOAL TO DEVELOP THESE UNITS BECAUSE THE DOWNTOWN, AND ESPECIALLY THE SECOND STREET DISTRICT, WILL NOT PROSPER UNLESS THERE IS A PLACE FOR EVERYONE IN AUSTIN TO LIVE AND SHOP. I THINK WE'VE DONE A GREAT JOB IN STARTING THIS PROCESS AND I SINCERELY HOPE WE GET A CHANCE TO FINISH IT. THANK YOU.

THANK YOU, TAYLOR. AS TAYLOR MENTIONED, THE GOAL WAS TO HAVE RESIDENTIAL UNITS THAT CROSSED A BROAD DEMOGRAPHIC RANGE. AS HE ALSO MENTIONED, WE PROPOSED A GOOD DEAL MORE RENTAL UNITS THAN ANY OF THE OTHER PROPOSERS, WE'RE BETWEEN 137 AND 357 ADDITIONAL RENTAL UNITS, AND WE DID THAT, WE WEIGHTED IT IN THAT MANNER FOR A REASON, AND THAT, AGAIN, IS THOUGH SO THAT WE COULD PROVIDE MORE HOUSING ACROSS THE ENTIRE DEMOGRAPHIC SPECTRUM THAN YOU CAN IF ALL YOU DO IS PROPOSE A SMALL NUMBER OF RENTAL UNITS AND THROW A HIGH PERCENTAGE AT THAT TIME AND THEN DO THE REST OF IT AT CONDOS. BUT THE MARKET TODAY AND THE RENTAL MARKET DOWNTOWN IS ABOUT 220% OF MFI. YOU WILL SEE OUR GOAL, WITH THE 804 TOTAL UNITS THAT WE WOULD PROVIDE NOT ONLY 15% AFFORDABLE UNITS, AND WITH OUR LARGE NUMBER OF UNITS THAT IS 121 AFFORDABLE UNITS, BUT ANOTHER 40 WORKFORCE UNITS, BUT THEN TO CONTINUE TO HIT THAT SPECTRUM WITH WHAT WE CALL THE LOW MODERATE AND UPPER MODERATE APPROACH. TO UNDERSTAND HOW IT IMPACTS THE EVERY DAY AUSTINITE, YOU HAVE TO BE AWARE OF THE FACT THAT IT IS MORE CASH TO ABSORB THE FACT THAT IT IS MORE RENTAL IN CHARACTER TEST TERR. WE HAVE 335 IN RENTAL UNITS, OFFERING TO MAKE 5% AVAILABLE TO THE CITY AT OUR COST, BUT IT ALLOWS US TO HIT THAT ENTIRE RANGE THAT YOU SEE ON THE BOTTOM RATHER THAN JUST THE FIRST TWO AND THIRD AT THE TOP. AND I THINK THAT IS VERY IMPORTANT, AGAIN, IF WE'RE TO REALIZE OUR GOAL OF HAVING HOUSING FOR, IN DOWNTOWN FOR EVERYONE. THE RETAIL IS ALSO CONSISTENT WITH THIS APPROACH AND I THINK THE THING THAT WOULD DISTINGUISH FROM ANY OF THE FOLKS THAT YOU'VE HEARD FROM TODAY IS WE HAVE A RETAIL ANCHOR. WE ALSO PROPOSED MORE RETAIL ON THIS SITE, BETWEEN 75,000 AND 140,000, MORE THAN ANYONE ELSE. AND IT'S PRECISELY BECAUSE WE HAVE A RETAIL IT ALLOWS US TO MOVE BEYOND THE BOUTIQUE APPROACH WHICH WE HAVE SEEN SO FAR ON SECOND STREET AND THAT HAS BEEN SUCCESSFUL AND THAT LIKELY COULD CONTINUE ALONG THESE BLOCKS, BUT IN DOING WHAT WE'RE DOING, WE'RE ADDING AN EVERY DAY GROCER AND THEN WE'RE ADDING THE FOLKS THAT ARE COMFORTABLE OF

BEING AROUND THAT TYPE OF ANCHOR.

THANKS, STEVE. GOOD AFTERNOON. I'D LIKE TO ADDRESS THREE QUESTIONS FROM HEB'S PERSPECTIVE. WHY DOWNTOWN. WE'VE BEEN STUDYING THE DOWN TOWN AREA FOR A NUMBER OF YEARS, IT IS AN AREA THAT IS NOT CURRENTLY WELL SERVED BY OUR NETWORK OF STORES. WE BELIEVE NOW THAT DOWNTOWN AUSTIN HAS THE DENSITY OF POPULATION TO SUPPORT A SECOND GROCERY STORE THAT SERVES EVERY DAY AUSTIN. WHY THIS SITE? THERE ARE VERY FEW DOWNTOWN SITES APPROPRIATE FOR A GROCERY STORE. WE LIKE THIS SITE BECAUSE OF ITS VISIBILITY, ITS UNIQUENESS, ITS ROAD NETWORK, ITS ACCESSIBILITY. ITS PARKING, AND THE THOUGHTFUL PLANS FOR DELIVERY. THE COMPLEXITY OF THESE ISSUES REQUIRES THAT THEY BE TAKEN INTO ACCOUNT AT THE BEGINNING OF PROJECT PLANNING. THIS TEAM HAS DONE SO. WHY THIS TEAM? HEB HAS TALKED TO OTHER TEAMS. WE CHOSE TO PARTNER WITH STRATUS. HEB HAS HAD A SUCCESSFUL HISTORY OF PROJECTS WITH JOHN ANDERSON STRATUS, THIS IS A VERY IMPORTANT FACTOR FOR HEB. THE TEAM STARTED THE PLANNING PROCESS BY ADDRESSING HEB'S NEEDS, AND THEN PLANNED THE REST OF THE DEVELOPMENT AROUND HEB. THE PARTNERSHIP TEAM HAS PROVIDED HEB WITH AN ECONOMIC STRUCTURE THAT WILL ALLOW US TO FULFILL OUR COMMITMENT TO SERVING AUSTIN. WE'RE VERY EXCITED ABOUT THE OPPORTUNITY AND IN BEING PARTNER ON THIS TEAM. STEVE?

THANK YOU. AS PART OF THAT COMMITMENT, YOU WOULD NOTE IN YOUR MATERIALS THAT HEB IS COMMITTED TO BE A PART OF THE FIRST PHASE OF THIS DEVELOPMENT SO THAT THE GROCERY STORE AND ALL THAT IT BRINGS WOULD BE THERE FROM THE VERY BEGINNING. THE RESIDUAL IMPACT I THINK OF HAVING AN ANCHOR, ESPECIALLY LIKE HEB, IS HARD TO OVERESTIMATE ON THE SECOND STREET DISTRICT. IT MAKES EVERYBODY'S JOB EASIER. WHAT OUR EXPERIENCE HAS BEEN IN WORKING WITH HEB FOR A NUMBER OF YEARS IS IT ALSO MAKES IT MUCH EASIER TO ATTRACT OTHER LOCAL TENANTS. OUR EXPERIENCE IN THE VILLAGE I THINK IS TELLING, NO LESS THAN 82% OF THE OTHER TENNANTS OUT THERE ARE LOCAL TENNANTS, AND BECAUSE WE HAVE HEB ON BOARD, WE HOPE TO BE ABLE TO REPLICATE THAT SORT OF EXPERIENCE IN THE SECOND STREET DISTRICT. WE ALSO HAVE A PROPOSAL THAT WOULD HELP US BE ABLE TO ATTRACT THOSE LOCAL TENNANTS. IT HAS BEEN OUR EXPERIENCE THAT MANY OF THEM HAVE CAPITAL ISSUES WHEN TRYING TO OPEN A SECOND STORE OR TO MOVE TO A BETTER LOCATION, SO YOU WILL SEE THIS PACKAGE SIX MONTHS FREE RENT, THE LAND LORD PAYING FOR MAIN BUILDING SIGNAGE, NO SECURITY DEPOSITS, \$5,000 MARKETING ALLOWANCE. FOR A TYPICAL 2,000-FOOT USER, THAT IS ABOUT A \$70,000 VALUE. IN ORDER TO INENFORCE OUR COMMITMENT TO HAVING A PLACE FOR EVERY DAY AUSTIN AND PARTICULARLY FOR LOCAL TENANTS, WE WOULD ADD THAT TO THE MIX AS WELL. THE OFFICE SPACE COMPONENTS OF OUR PROPOSAL SING ALSO DIFFERENT THAN WHAT YOU WOULD SEE FROM OTHERS AND IT IS THAT WAY INTENTIONALLY SO. WE RESISTED THE TEMPTATION TO ADD A LOT OF OFFICE SPACE TO THIS PROJECT. WE PROPOSE 155,000 FEET. WE ARE PLEXABLE ENOUGH TO ADD TO THAT IF ANOTHER TRUE NEW USER COMES INTO THE MARKET, BUT I THINK WHAT YOU'VE SEEN IN DOWNTOWN AUSTIN OVER AND OVER AND OVER AGAIN IS THE NEW OFFICE

BUILDING, BASICALLY ACT AS A PREDATOR TO EXISTING OFFICE BUILDINGS DOWNTOWN. THEY ARE THE PRETTIEST GIRL ON THE BLOCK, IF YOU WILL, AT THAT POINT, AND THEY FILL UP AT THE EXPENSE OF GAPING HOLES IN THE OTHER BUILDINGS. SO AGAIN, WE'VE RESISTED THAT TEMPTATION BECAUSE WE WANTED OUR PROJECT TO BE TOTALLY ADDITIVE TO DOWNTOWN, NOT ADDITIVE TO JUST THIS SITE BUT ADDITIVE TO DOWNTOWN. HERE FROM CANYON JOHNSON, WE'RE PROUD TO HAVE NEVELL AS A PARTNER ON THIS TEAM AND THEY HAVE A UNIQUE INSIGHT INTO URBAN DEVELOPMENT.

THANK YOU, STEVE, I APPRECIATE IT. I RUN THE SOUTHWEST INVESTMENTS AND WE'RE PROUD TO BE HERE. WE ARE ACROSS THE STREET, AS YOU KNOW, AND WE ARE A PARTNERSHIP BETWEEN MAGIC JOHNSON AND KENYAN CAPITAL, A \$20 BILLION HEDGE FUND. YOU WILL SEE IN THE PICTURE I'M NOT THERE, I'M ACTUALLY HOLDING THE CAMERA OF EVERYONE ACROSS THE STREET FOR THE OPENING OF BLOCK 21. WHAT WE'VE DONE WITH OUR MANDATE IS RAISE \$2 BILLION OF CAPITAL, OF EQUITY, FOR INVESTING IN URBAN AMERICA ACROSS THE COUNTRY, FOCUSING ON EQUITY DIVERSE URBAN COMMUNITIES TO INVEST IN URBAN SPRAWL AND INVEST IN CITIES AND DOWNTOWN. AND THIS PROJECT IS NO BETTER EXAMPLE OF THAT. IN FACT, WITH OUR FUNDS, WE'VE RAISED A BILLION DOLLARS OF FRESH CAPITAL AND WE'RE PROUD TO SAY WE'RE LOCAL TOO. WE'RE BASED IN LA AND I WOULDN'T ADMIT THAT USUALLY IN THE DAY AFTER LAST NIGHT BUT THE REALITY IS WE HAVE TEXAS, TEACHERS RETIREMENT SYSTEM, AS OUR LARGEST INVESTOR IN OUR THIRD FUND SO WE WANT TO INVEST IN YOU THE SAME WAY THAT YOU'VE INVESTED IN US. OUR MISSION IS SIMPLE IN THAT WHEN YOU LOOK AT URBAN AMERICA, THE POPULATION TRENDS OF DIVERSE COMMUNITIES IS GROWING NINE TIMES MORE THAN THE REST OF THE POPULATION, AND, YOU KNOW, THE REALITY IS THAT TO SUCCEED IN THIS MARKET YOU NEED TO BE A DIVERSE ORGANIZATION -- A DIVERSE ORGANIZATION YOURSELF, NOT ONLY IN BACKGROUND BUT IN VOCATION. AND THAT IS WHAT OUR TEAM IS WITH MAGIC JOHNSON AND OUR HEDGE FUND COMPLEX. OUR TRACK RECORD BEARS THIS OUT, \$40 BILLION IN INVESTMENTS ACROSS THE COUNTRY, WE'VE CREATED JOBS IN CONSTRUCTION, 5,000 PERMANENT JOBS AND 6,000 UNITS OF HOUSING ACROSS THE COUNTRY. WHAT WE'VE SEEN IS THAT, AND WHAT WE'RE EXCITED ABOUT, WE'VE SEEN WHAT HAPPENS IN THE CITY FIRST THE JOBS ARE IN THE CITY, CBD. NEXT, ENTERTAINMENT GOES TO THE INDUSTRY TO CREATE MORE OF A 24-HOUR COMMUNITY. THIRD, PIONEERING RESIDENTS JOIN AND MOVE TO THE CITIES. NEXT, THE GROCER IS THE ANCHOR TO CREATE THE NEXT STEP FOR THE ETCH SOLUTION OF DOWNTOWN -- FOR THE EVOLUTION MUCH DOWNTOWN AND THAT IS WHY WE'RE EXCITED ABOUT THE TEAM WE HAVE HERE. THIS PROJECT, IN OUR VIEW, IS NOT A SPECULATIVE DEVELOPMENT PLAN BUT DEFINED BY THE TEAM, IT'S DEFINED BY THEM AND IT SHOULD BE THAT WE ARE -- DEFINED BY THE ANCHOR IN HEB AND I'LL KEEP IT SHORT AS I'M USED TO IN BEING A PARTNER WITH MAGIC JOHNSON AND TURN IT OVER TO STEVE.

IT'S INTERESTING TO BE LAST IN TERMS OF PRESENTATIONS, AND I'M STRUCK BY THE QUALITY OF THE OTHER PROPOSER, ALSO STRUCK BY THE DIFFERENCES IN THE PROPOSALS. I THINK IF I WAS GOING TO SUGGEST TO YOU HOW WE ARE DIFFERENT, AGAIN,

IT WOULD BE IN OUR MIX. WE ARE FAR MORE HEAVILY ORIENTED RETAIL AND RESIDENTIAL THAN OTHERS. WE HAVE LESS OFFICE SPACE AND INTENTIONALLY SO. WE ARE, I THINK, WITH THEER IN ANCHOR THAT WE BRING, WE BRING A COMPLETELY DIFFERENT FLAVOR TO THIS DEVELOPMENT THAN WOULD OTHERWISE BE THE CASE AND, AGAIN, INTENTIONALLY SO. IT IS OUR GOAL THROUGH THE RESIDENTIAL COMMITMENT, THE RETAIL COMMITMENT AND THE OFFICE SPACE COMMITMENT WHICH WOULD BE DEVOTED PRIMARILY TO SERVICE USERS, USERS PRIMARILY IN THE HEALTH CARE INDUSTRY, AGAIN WITH A FOCUS OF TRYING TO BRING THE THINGS DOWNTOWN THAT MAKE IT A TRUE NEIGHBORHOOD, WHETHER IT IS A DENTIST, A DOCTOR, A THERAPIST, WHATEVER IT MAY BE, PEOPLE WOULD NOT HAVE TO DRIVE OUT OF DOWNTOWN IF THEY LIVE DOWNTOWN IN ORDER TO ACCESS THOSE SERVICES. AGAIN, WHAT WE'RE TRYING TO DO IS CREATE A PLACE AND HELP DOWNTOWN BE A PLACE WHERE EVERY DAY AUSTINITES CAN ENJOY IT. LIKE MOST OF THE FOLKS I THINK YOU'VE HEARD FROM TODAY, I CAME BACK FROM THE LAS VEGAS SHOPPING CENTER CONVENTION BARK BACK TO AUSTIN TO MAKE THIS PRESENTATION, YOU SEE LOTS OF PRETTY PICTURES IN LAS VEGAS, AS YOU DID TODAY, OURS INCLUDES, NOT ALL THOSE PROJECTS GET BUILT. I THINK THAT IS THE OTHER THING THAT I WOULD STRESS TO YOU, OURS IS A VERY VIABLE PROJECT TODAY AND IT IS BECAUSE OF THAT ANCHOR, IT IS BECAUSE OF THOSE USES, THOSE MIX OF USES, IT IS NOT RELIANT ON A PHANTOM OFFICE MARKET, NOT RELIANT ON PUBLIC INVESTMENT THAT IS NOT ON THE TABLE TODAY. IT IS KEYED BY AN ANCHOR, IT IS WELL CAPITALIZED, EVEN IN TODAY'S DIFFICULT ECONOMIC TIMES, IT IS SOMETHING THAT YOU CAN RELY ON AND YOU'VE BEEN DEALING WITH THESE PEOPLE PARTICULARLY ON SECOND STREET FOR YEARS AND YOU KNOW THEY DO WHAT THEY SAY AND YOU KNOW THEY PRODUCE. SO WE HOPE THAT YOU WILL CONCLUDE THAT THIS IS NOT ONLY THE RIGHT APPROACH BUT THIS IS THE RIGHT TEAM. WE APPRECIATE YOUR TIME.

MAYOR WYNN: THANK YOU. AND LADIES AND GENTLEMEN OF THE STRATUS TEAM. SO FOLKS THAT NOW HAS CONCLUDED THE FIVE HALF-HOUR PRESENTATIONS FROM OUR FIVE DEVELOPMENT TEAMS. BEFORE I OPEN IT UP FOR COMMENTS OR ECONOMIES, JUST A COUPLE OF HOUSEKEEPING MEASURES. ONE, KNOW THAT STAFF HAS TOLD ME THAT BY AT LEAST EARLY THIS EVENING ALL FIVE OF THESE PRESENTATIONS WILL BE ON THE CITY'S WEB SITE, THAT IS YOU CAN ACTUALLY GO ON TO OUR WEB SITE AND GO THROUGH THEIR PRESENTATION FORWARD, BACKWARD, JUST AS WE HAVE SEEN THIS EVENING.

ULTIMATELY WE WERE ASKING FOR, HOPING FOR A LOT OF PUBLIC COMMENT TO US WELL BEFORE WE MAKE THIS DECISION SOME TIME NEXT MONTH. WE ALSO HAVE INVITED, AND I TRUST TAKING US ON THE OFFER FOR -- I THANK PAUL FOR TAKING US ON OUR OFFER TO PRESENT ALL FIVE OF THE PRESENTATION MATERIALS FOR FOLKS OVER THE COST OF THE NEXT FEW WEEK AS THEY ARE HERE AT CITY HALL TO GIVE US FEEDBACK AND COMMENT ABOUT THE INDIVIDUAL TEAMS. THE CALENDAR THAT WE AS A COUNCIL AGREED TO BACK IN JANUARY AND FEBRUARY INCLUDED BOTH THIS PRESENTATION AND THIS TIME PERIOD NOW OF THREE, ALMOST FOUR WEEKS OR SO FOR NOT ONLY A LOT OF PUBLIC COMMENT TO BE SENT TO US, AS A COUNCIL, THE STAFF OF COURSE WILL BE BE SPENDING THE NEXT

TWO SOLID WEEK, ACTUALLY INTO A THIRD WEEK, DOING AN IN DEPTH SORT OF A FINANCIAL ANALYSIS OF THE PROPOSALS. WHAT WE SAW TODAY WAS ESSENTIALLY THE ARCHITECTURAL LAND USE AND ENVIRONMENTAL SCHEMES OF THE DIFFERENT TEAMS. RECOGNIZE THERE IS A SIGNIFICANT FINANCIAL PIECE TO THIS PUZZLE, BOTH ACTUAL PURCHASE PRICE OF THE PROPERTY BUT ALSO POTENTIAL AND PRIVATE INVESTMENTS, EVERYTHING FROM THE AFFORDABLE HOUSING COMPONENTS THAT CAN BE BOUGHT DOWN TO AND THROUGH POTENTIAL PUBLIC INVESTMENT AND SHARED PUBLIC PARKING. SO OVER THE NEXT TWO TO THREE WEEK, STAFF WILL BE DOING AN IN DEPTH FINANCIAL ANALYSIS OF THAT IMPORTANT COMPONENT OF THESE FIVE PROPOSALS BEFORE THEY, THEN, MAKE A RECOMMENDATION TO US AS A COUNCIL EARLY IN JUNE. AND THE SCHEDULED TIMING FOR THE COUNCIL TO MAKE ITS FINAL DECISION WOULD BE THE MEETING THAT WE HAVE NOW MOVED FROM THURSDAY, JUNE 19, WE MOVED IT FORWARD A DAY BECAUSE THE HOLIDAY, TO WEDNESDAY JUNE 18. SO IN MY OPINION, AND BASED ON OUR EXPERIENCE IN CHOOSING, WE BELIEVE, SUCCESSFUL TEAM, BOTH WITH OUR MILLER DEVELOPMENT WITH BLOCK 21, WITH THE SEAHOLM PROPERTY, THIS IS THE SAME FORMAT THAT ALLOWS IS SIGNIFICANT PERIOD OF TIME FOR NOT ONLY PUBLIC INPUT INTO WHAT WE'VE SEEN IN THE DIFFERENT DEVELOPMENT TEAM, SUBSTANTIAL CITY AND CONSULTANT FINANCIAL ANALYSIS OF THESE TEAMS. WITH THAT, COUNCIL, I GUESS I WILL OPEN IT UP FOR COMMENTS OR QUESTIONS. THOUGHTS ABOUT WHAT WE'VE SEEN. COUNCIL MEMBER McCracken.

COUNCIL MEMBER MCCRACKEN: I HAVE TWO QUESTIONS FOR THE PRESENTING TEAMS, AND I HAVE ONE QUESTION FOR STAFF. I WOULD LIKE THE PRESENTERS TO THINK ABOUT THE FIRST QUESTION, FOR EACH OF THE TEAMS TO BE THINKING ABOUT THIS ONE. PLEASE IDENTIFY FOR US THREE SPECIFIC ELEMENTS OF YOUR PROPOSAL THAT YOU BELIEVE REFLECTS LOCAL VALUES. SO THINK ABOUT THAT ONE, AND THEN -- I THINK IT WOULD BE HELPFUL TO HAVE THEIR THOUGHTS THERE. AND THE FIRST QUESTION, THE ONLY QUESTION I HAVE FOR STAFF IS, AND MAYBE FOR THE CITY MANAGER, CAN YOU CONFIRM FOR US THAT THERE WILL BE A PROFESSIONAL STAFF RECOMMENDATION PRESENTED TO THE COUNCIL AND THAT THIS RECOMMENDATION WILL INCORPORATE CITIZEN INPUT.

I CAN CONFIRM THAT FOR YOU, YES, IT WILL INDEED.

COUNCIL MEMBER MCCRACKEN: OKAY, THANK YOU. I THINK THAT IS SOMETHING, HOW CAN THE PUBLIC PROVIDE THAT INPUT SO THAT THEY KNOW THAT THAT INPUT IS BEING USED BY BOTH THE PROFESSIONAL STAFF AND THE COUNCIL AS THIS PROFESSIONAL STAFF MAKES THEIR PROFESSIONAL RECOMMENDATION. WHAT IS THAT PROCESS?

YOU KNOW, I MEAN, THEY HAVE THE NORMAL OPPORTUNITY TO DO THAT BY WAY OF BEING IN ATTENDANCE AT THESE MEETINGS, AND MAKING THEIR COMMENTS KNOWN TO THE COUNCIL. IN DOING SO, THEY ARE MAKING THEM KNOWN TO THE CITY MANAGER AND STAFF. THEY CERTAINLY SEND THEM BY WAY OF E-MAIL TO OUR WEB SITE. WE'RE NOT, HOWEVER, AS PART OF OUR REVIEW PROCESS, LITERALLY INVITING THEM TO PARTICIPATE

IN THAT, THAT IS STAFF WORK THAT WE'RE GOING DO AS THE MAYOR INDICATED IN CONJUNCTION WITH OUR FINANCIAL ADVISORS, SO THERE ARE THOSE OPPORTUNITIES TO DO THAT AND CERTAINLY, THEY ALWAYS HAVE THE OPPORTUNITY TO COMMUNICATE THEIR PERSPECTIVE TO MEMBERS OF COUNCIL AS WELL. I SEED RODNEY IS UP HERE. DO YOU HAVE KNOWING AD AD?

I WANT TO REITERATE THE PUBLIC IS AVAILABLE TO MAKE COMMENTS THROUGH MAY 30. STAFF WILL BE COLLECTING THOSE COMMENTS AND TRANSMITTING THOSE TO COUNCIL ON JUNE 2. WE WILL REVIEW THOSE COMMENTS AS WELL AND TAKE THOSE INTO CONVERSATION AS WELL SO THERE IS AMPLE OPPORTUNITY OPPORTUNITY FOR THE COMMUNITY TO COMMENT. THE PUBLIC DISPLAYS WILL BE AVAILABLE HERE AT CITY HALL AND AS THE MAYOR MENTIONED, THE PRESENTATIONS WILL BE POSTED ON THE INTERNET.

RODNEY, SO MEMBERS OF THE PUBLIC CAN KNOW HOW THEY GO ABOUT MAKING THOSE COMMENT, I UNDERSTAND WE WILL HAVE A COMMENT BOX IN THE MEDIA ROOM IN CITY HALL WHERE THE PRESENTATIONS ARE AND FOLKS CAN LOOK AT THE PRESENTATIONS AND FILL OUT THE CARDS AND PUT THEM IN THE BOX. IS THAT ONE WAY TO DO IT?

THAT IS ONE WAY. WHAT WE'RE TRYING TO DO IS GET COMPUTERS TO WHERE THE COMMENTS CAN BE POSTED ON-LINE IMMEDIATELY, ONE COMPUTER SEPTEMBER UP IN THE MEDIA ROOM AND ANOTHER IN THE ATRIUM AT CITY HALL AND IF WE CAN'T GET TO THAT LEVEL AT THE VERY LEAST WE WILL HAVE COMMENT CARDS SO THOSE CAN BE TRANSMITTED.

COUNCIL MEMBER MCCRACKEN: AND ANOTHER WAY, IF SOMEONE CANNOT COME DOWN HERE I GUESS COULD THEY GET THE CITY OF AUSTIN WEB SITE, CITYOFAUSTIN.ORG AND THERE IS AN OBVIOUS LINK ON THE HOME PAGE ABOUT HOW YOU CAN DO IT THERE.

YES.

COUNCIL MEMBER MCCRACKEN: THANK YOU SO MY FIRST TWO QUESTION, THE PRESENTERS IS BASED ON THIS. YOU KNOW, WE'VE SEEN GAS PRICES GO UP TO \$3.80 A GALLON. WE SEE THAT THIS IS PARTICULARLY HITTING HARD THE FOLKS THAT WORK FOR THIS ORGANIZATION, THE FOLKS THAT THEY COME TO WORK IN DOWNTOWN, AND THAT YOU KNOW, ANYBODY ON A FIXED INCOME WE SEE THAT IN FACT, THE GAS PRICES MAY HAVE GONE EVEN HIGHER. I KNOW FOR ALL OF US, THIS IS PART OF THE EMPLOYERS OF THE CITY OF AUSTIN ARE VERY CONSCIOUS ABOUT IT FOR CITY EMPLOYEES AND THIS GETS TO THE ISSUE THAT THERE IS A BIGGER SPECTRUM OF FOLKS WHO ARE REALLY IMPACTED BY RISING GAS PRICES, BUT ELECTRICITY PRICES. THE STORY THAT I LIKE TO TELL THAT IN 2006 WE BOTH LIVED IN 2500 SQUARE FOOT DWELLINGS AND MY MONTHLY WATER BILL IS ABOUT 400 BUCKS AND WILL'S IS ABOUT 40 TO.

50 BUCKS. THERE IS A BIG BENEFIT IN THE MONTHLY HOUSEHOLD EXPENSES TO SAVE

MONEY ON GAS AND ELECTRICITY. SO AND THE SECOND PART OF THIS IS WE KNOW THAT A HOUSEHOLD, TEACHERS, MEDIAN FAMILY INCOME IS 141%. TWO, FIRST YEAR ASID TEACHERS WITH TWO CHILDREN IS 109% SO WHILE WE HAVE A VERY IMPORTANT RESPONSIBILITY TO PROVIDE AFFORDABLE HOUSING, WE ALSO HAVE AN IMPORTANT RESPONSIBILITY TO BE LOOKING OUT FOR ALL THE FOLK, THE TEACHER, THE PUBLIC EMPLOYEES, PEOPLE ON FIXED INCOMES WHO MAKE TOO MUCH KNOCK QUALIFY FOR AFFORDABLE INCOME UNITS AND ARE GETTING HAMMERED BY HIGH GAS PRICES OR ELECTRICITY PRICES OR SIMPLY WANT TO BE DOWNTOWN SO WE NEED TO PROVIDE AFFORDABLE WORK FOR HOUSING. CAN YOU DESCRIBE FOR US, YOUR AFFORDABILITY STRATEGY, HOW YOU ARE PROPOSING TO FINANCE THAT, IN OTHER WORDS ARE YOU RELYING ON SOMETHING LIKE TAX INCREMENT FINANCING OR PUBLIC IMPROVEMENT DISTRICTS OR PROFITS FROM RETAIL OR OFFICE RENTS, DESCRIBE WHAT YOUR STRATEGY IS. IT'S PART OF THAT THEN THE NUMBERS OF UNITS OF RENTAL THAT ARE AFFORDABLE AND THE NUMBER OF UNITS RENTAL THAT ARE SEPTEMBER ASIDE FOR MIDDLE CLASS -- THAT ARE SET ASIDE FOR MIDDLE CLASS AUSTINITES, I WILL DESCRIBE AFFORDABLE AS 80% MFI AND SET IT AT 100 TO 160% MFI. THEN THAT SAME OF UNITS OF FOR SALE, THE NUMBER OF UNITS AND PERCENTAGE, I'M SORRY THAT ARE BOTH AFFORDABLE AND THAT ARE TARGETED FOR MILL HE FOR MIDDLE CLASS. SO I WILL START WITH TEAM, WE WILL GO 4, 5, THEN ONE, TWO, THREE. THAT MEANS FOREST CITY IS UP FIRST.

MAYOR WYNN: COUNCIL MEMBER, I AM GOING TO SATURDAY CLOCK FOR THREE MINUTES TO KEEP THE FLOW HERE. IS IT YOUR PREFERENCE, COUNCIL MEMBER, TO HAVE THESE TEAMS ANSWER BOTH OF THESE QUESTIONS.

I THINK FIRST THE AFFORDABLE ONE, IT MAY BE A DIFFERENT PERSON ANSWERING THE THREE ELEMENTS OF LOCAL VALUES. I THOUGHT THAT WAS SOMETHING YOU DIDN'T WANT TO POP ON PEOPLE AT THE LAST MINUTE.

MAYOR WYNN: AFFORDABILITY FIRST IN.

COUNCIL MEMBER MCCracken: 80% RENTAL AFFORDABLE, SHOULD BE FAIRLY CONCISE ANSWER ON THE AFFORDABLE.

COUNCIL MEMBER AFFORDABLE.

COUNCIL MEMBER MARTINEZ: MAYOR, ARE WE PLANNING ON DOING ANY KIND OF PUBLIC HEARING BEFORE WE MAKE A DECISION?

I WOULD SAY THAT IS A POLICY QUESTION.

THAT IS COUNCIL'S PROGRESSTIVE. OUR INTENT IS TO DELIVER A RECOMMENDATION TO YOU MARTINEZ

COUNCIL MEMBER MARTINEZ: I'M ASKING THAT SO EVERYONE OUT HERE CAN HEAR THAT BECAUSE I DON'T THINK WE'VE ANNOUNCED THAT.

MAYOR WYNN: I WILL JUST SPEAK TO THAT, IF YOU DON'T MIND. MY RECOMMENDATION TO YOU ALL OVER THIS PAST FEW MONTHS AND MY EXPERIENCE IN GOING THROUGH SEVERAL OF THESE PROCESSES IS THAT WHEN YOU HAVE, WHEN WE POST A TYPICAL PUBLIC HEARING LIKE WE HAVE LATER THIS EVENING OR WITH ZONING, FRANK THREE FRANKLY IT IS QUITE EASY FOR THE DIFFERENT PROPOSING TEAMS TO BRING A BUNCH OF FRIENDS TOWN AND STACK THE DECK, FRANKLY, AND BURIED INSIDE THOSE 100 PEOPLE THAT GIVE US TESTIMONY MIGHT BE A HANDFUL OF CITIZENS FOR SORT OF AGNOSTIC TESTIMONY, SO IN LIEU OF DOING THAT, OUR PRACTICE HAS BEEN TO HAVE THIS PERIOD OF TIME FOR FOLKS TO CONTACT US ELECTRONICALLY, TO COME VISIT OUR WEB SITE, TO COME DOWN AND LOOK AT THE ACTUAL PRESENTATION, MODEL, RENDERINGS AND GIVE US COMMENT IN THAT FORMAT, VERSES HAVING A LOT OF FOLK SIGN UP THREE MINUTES AT A TIME AND NOT KNOWING EXACTLY WHERE EVERYBODY IS COMING FROM.

COUNCIL MEMBER MARTINEZ: AND I AGREE WITH THAT, MAYOR. THANK YOU.

MAYOR WYNN: SO WITHOUT FURTHER ADIEU, WHAT WE WILL DO HERE TO KEEP THIS RELATIVELY CONCISE, I WILL SET THE CLOCK FOR THREE MINUTES FOR EACH TEAM AND WE WILL TAKE THEM IN THE SAME ORDER BUT BEGINNING WITH OUR FOURTH TEAM WHICH WAS FOREST CITY WAS THE COUNCIL MEMBER'S REQUEST SO WE WILL GO FOREST CITY, STRATUS, SIVE, TRAMMELL CROW AND CATELLUS WITH THE FIRST QUESTION BE, AS CONCISE AS YOU CAN, YOUR AFFORDABILITY STRATEGY, HOW IS THAT FINANCED AND WHAT ARE SOME OF THE SPECIFICS. WELCOME BACK.

YOU MAY HAVE TO RE-ASK SOME OF THOSE QUESTIONS. IN OUR FINANCIAL PROPOSAL, IT IS ACTUALLY ON PAGE 33, WE WENT THROUGH SEVERAL OPTIONS ON THAT. WE HAVE OFFERED ON THE ECC SIDE THAT SOUR FIRST FOR SALE HOUSING SITE -- THAT IS OUR FIRST FOR SALE HOUSING SITE. WE OFFERED 50 50 UNITS AT OR BELOW 100%. AND WE'VE ALSO OFFERED OPTIONED AT 80%. WE ALSO SAID IF WE WANT TO GO DEEPER, WE'RE WILLING TO DO THAT. I DON'T KNOW IF THAT ANSWERED YOUR QUESTION, COUNCIL MEMBER, BUT THAT IS ON THE FOR SALE SIDE.

THAT DOESN'T. SO 50 AT 100 OR LESS SO ADDITIONAL 50 AT 120 OR LESS?

YES, SIR.

COUNCIL MEMBER MCCRACKEN: OKAY.

ON THE FOR REN RENT SIDE, WE COMPLIED WITH THE PROPOSAL, WE TALKED ABOUT 5 TO 10% UNITS THERE AND THEN, YOU KNOW, WITH YOUR TEACHER PROGRAM AND FIREMEN AND POLICEMEN, IF I COULD EVEN EXPAND THAT WE'RE WORKING ON A PROGRAM IN

DALLAS WHERE POLICE, FIRE AND TEACHERS ARE POTENTIALLY ABLE TO GET STIP ENDS TO LIVE DOWNTOWN AND STIPENDS WOULD BE FUNDED BY PRIVATE FOUNDATIONS AND IT IS SOMETHING THAT IS JUST STARTING IN THE CITY OF DALLAS NOW, THERE IS TWO BIG FOUNDATIONS LEADING THE CHARGE ON THIS IN SOME DOWNTOWN ORGANIZATIONS SO THAT IS ANOTHER WAY TO GET MONEY FROM PEOPLE OTHER THAN THE CITY BECAUSE THEY WANT TO SUPPORT THE SAME PEOPLE YOU'RE TALKING ABOUT THE WORKFORCE HOUSING, THE PEOPLE THAT AREN'T AT THAT LEVEL SO THAT IS SOMETHING I THINK IS AN OPPORTUNITY ALL OVER THE COUNTRY. SO I HOPE I ANSWERED YOUR QUESTION.

SO ON THE RENTAL SIDE, IT IS 15% AT 80% OR LESS.

YES.

COUNCIL MEMBER MCCRACKEN: AND THEN --

WE HAVE OPTIONS ON HOW TO GET MORE.

COUNCIL MEMBER MCCRACKEN: SO HOW IS THAT BEING FINANCED? IN OTHER WORDS, IS THAT ASSUMING THAT WE'RE USING PUBLIC IMPROVEMENT DIRECTS OR TAX INCREMENT FINANCING OR ANY TOOLS YOU RELY ON.

I'M NOT FAMILIAR WITH ALL THE TOOLS YOU HAVE IN AUSTIN, I KNOW YOU HAVE A FUND YOU ARE DOING AFFORDABLE HOUSING, THERE ARE SEVERAL WAYS TO FINANCE THAT. WITH YOUR FUND WE CAN DO IT WITH A TAXING DISTRICT ALSO.

COUNCIL MEMBER MCCRACKEN: YOU ARE NOT BUILDING IN THOSE ASSUMPTIONS WITH THESE NUMBERS.

NO.

COUNCIL MEMBER MCCRACKEN: WOULD YOU BE WILLING TO DO A GREATER PERCENTAGE OF WORKFORCE AFFORDABILITY, PROVIDED, OF COURSE, IT GETS PAID FOR AND COMPENSATED THROUGH TOOLS.

ABSOLUTELY, BECAUSE LIKE I SAID, 20% OF OUR PORTFOLIO HAS WORKFORCE AND LOW INCOME HOUSES SO WE UNDERSTAND HOW TO MEET THOSE TENNANTS NEEDS AND SOMETIMES IT IS HARD TO FIND PEOPLE TO QUALIFY, FRANKLY, SO WE ARE WILLING TO DO THAT. NOT ONLY DO WE BRING OUR EXPERIENCE TO THE TABLE BUT THE OTHER COMPANIES EXPERIENCE TO THE TABLE TOO.

MAYOR WYNN: THANK YOU. WE'LL COME BACK TO THE SECOND QUESTION IN A DIFFERENT SEQUENCE OF ORDER. STRATS CAN YOU, WELCOME BACK. -- STRATUS, WELCOME BACK.

WITH RESPECT TO THE AFFORDABILITY, I SPENT A LITTLE TIME ON THIS ONE IN THE PRESENTATION, THE SLIDE YOU WILL REMEMBER THAT I SHOWED YOU A MINUTE AGO IS REMEMBERING THAT WE HAVE 804 TOTAL RENTAL UNITS, THAT IS 15% AT 80% OR LESS OF MFI, THAT IS 121 UNITS. THE WORKFORCE HOUSING, WHICH WE THINK OF AS BETWEEN 80 AND 120% OF MFI, THAT IS ANOTHER 5% OR 40 UNIT, THEN WE HIT THE REST OF THOSE RANGES SO WE'VE GOT FULLY 40% OF THE MARKET, 40% 67 THESE 804 UNITS THAT WILL BE AT LEVELS THAN UNDER MARKET RATES TODAY. WITH REGARD TO THE CONDO SPACE, I THINK I MENTIONED EARLIER, 5% OF THOSE WE ARE HAPPY TO SELL TO THE CITY AT OUR COST BASIS, AND GIVEN OUR APPROACH ON THIS TO TRY TO APPEAL TO EVERY DAY AUSTIN, WE ARE OFFERING TO DO ALL OF THIS ON OUR NICKEL. WE WOULD INVITE THE CITY TO PARTNER WITH US TO DO MORE. WE'VE -- OUR FIRM HAS WORKED WITH THE CITY ON A COUPLE OF PROJECTS, WHERE THE CITY HAS EITHER BROUGHT THE AFFORDABILITY DOWN AT A LEVEL OF 80% OF MFI OR HAS BOUGHT MORE OF THAT AND I THINK THAT HAS BEEN AN EFFECTIVE TOOL AND WE WOULD HOPE THE CITY WOULD PARTICIPATE. BUT NONE OF OUR PROPOSAL IS RELIANT ON ANY SORT OF A PUBLIC INVESTMENT. WHAT WE'VE PRESENT WHAT WE WILL DO ON OUR NICKEL AND THEN WOULD SUGGEST THAT WE WOULD LOVE TO WORK WITH THE CITY WITH REGARD TO ANY OF THESE ISSUES, BUT PARTICULARLY THIS ISSUE BECAUSE IT IS CRITICAL TO THE THE PROJECT WE'RE TRYING TO DELIVER.

MAYOR WYNN: THANK YOU. WELCOME BACK.

QUICKLY, FIRST I THINK WHAT OUR PROGRAM WAS, WE JUST ASSUMED FROM THE START THAT THIS WAS AFTERNOON AN INCLUSIONARY PROGRAM SO WE DID NOT HAVE ANY SUBSIDY DIRECTED AT OUR AFFORDABLE HOUSING UNITS. THAT IS 30% OF 80 AT MEDIAN INCOME OR 15 OF 50 SO WE OBLIGATE OURSELVES TO MEET THAT POINT. ONE THING I WOULD MENTION IS SINCE 30% OF AMERICAN'S BUDGETS ARE DRIVEN BY TRANSPORTATION COSTS, THERE ARE A LOT OF THINGS WE CAN DO IN A DOWNTOWN AREA LIKE CAR SHARING, SOME PROGRAMS THEY HAVE OUT NOW THAT CAN REDUCE THOSE TRANSPORTATION COSTS SO PEOPLE CAN SPEND A LITTLE MORE, MAYBE NOT A LOT MORE THAN 30% OF THEIR INCOME FOR HOUSING BUT THERE ARE PROGRAMS OUT THERE THAT TARGET THOSE KIND OF ISSUES.

JOHN, REAL QUICK, SO ON THE RENTAL, IF YOU WERE TO DO 30% AT 80, WHAT IS THE NUMBER OF UNITS THAT COMES OUT TO.

IN OUR PROGRAM, AND AGAIN THAT IS CONCEPTUAL SO AT 900 UNITS THAT WOULD BE 270 UNITS AND IF IT WAS 15 AND 50 IT WOULD BE ABOUT 135.

COUNCIL MEMBER MCCracken: THEN DO YOU ENVISION, HAVE YOU PRELIMINARILY MODELED ANY IN THE MIDDLE CLASS RANGE OR IS IT ALL 80% OR LESS.

IT WOULD BE OUR OPTION AT THAT TIME WHEN WE LOOK AT THE UNIT MIX, YOU CAN DO A

LOT OF THINGS TO HIT THE AFFORDABILITY UNITS BY DESIGNING SMALLER UNITS OR DESIGNING FOR COUPLES, SO THERE IS A LOT OF THINGS YOU CAN DO.

ON THE CONDOS, DO YOU ALL HAVE A PROGRAM OR EXPECTATION OF DOING CONDOS AND IF SO DO HAVE YOU AN AFFORDABILITY TARGET IN THERE?

WE DON'T FORESEE DOING FOR SALE ON THE SITE.

ARE YOU ALL WILLING TO DO MORE BY USING TOOLS IN THE PUBLIC SECTION, YOU WILL BE COMPENSATED FOR THAT.

ABSOLUTELY, WE WOULD LIKE TO SEE PEOPLE OUT OF THEIR CARS SO THEY DON'T SPEND THAT 30 TO 40% ON TRANSPORTATION AND SPEND A LITTLE OF THAT MONEY ELSEWHERE.

MAYOR WYNN: THANK YOU, JOHN. THEY WILL WE WILL HEAR FROM THE TRAMMELL CROW GROUP.

THANK YOU. WE, AS OTHERS HAVE SAID, WE HAVEN'T FACTORED ANYTHING INTO THIS EXEMPT OUR OWN INTERNAL SUBSIDIES AND I'M HAPPY TO SAY IT IS NOT GOING TO REQUIRE MUCH OF A SUBSIDY BECAUSE THE PORTION OF THE PROPERTY WE WILL BUILD THE FOR RENT RESIDENTIAL IS THE LOW RISE PORTION OF THE PROPERTY NEAREST THE LAKE. IN OBSERVING THE OVERLAY AND SET BACK, WE ARE ENVISIONING FOR RENT APARTMENTS ABOVE PARKING PODIUMS AND RETAIL, AND BY ITS NATURE, IT IS RELATIVELY INEXPENSIVE, NOT POST TENSION CONCRETE, \$300 A SQUARE FOOT CONSTRUCTION COSTS, IT IS MORE LIKELY STICK BUILT. AND BECAUSE OF THAT, I'M GUESSING OUT OF 320 UNITS, AND WE CAN BUILD MORE IF IT IS THE WILL OF ALL THE STAKEHOLDERS, IN FACT, WE THINK IT IS SAFER, THE MORE RENTAL THE SAFER, THE RISK IS A LOT LESS, BUT WHAT WE'VE GOT SCHEMED RIGHT NOW IS 80 UNITS AT 80% OF MFI, AND SOMEWHERE BETWEEN 160 IN THE REMAINING UP TO 240 UNITS AT ABOUT 120% OR LESS. AS FAR AS THE FOR SALE PRODUCT, WE HAVE, WE DESCRIBED AS A SELF-IMPOSED DENSITY BONUS WHERE WE WOULD BE PAYING \$5 PER SQUARE FOOT AND IF WE DID 500,000 FEET THAT IS \$2.5 MILLION WORTH OF BONUS THAT WE WOULD PAY THE CITY TO USE IN ANYWAY IT SEES FIT TO BUY DOWN THE COST OF THOSE UNITS IN OUR PROJECT OR SPEND ELSEWHERE IN THE CITY, WHEREVER THEY FEEL THEY GET THE MOST BACK FOR BANK FOR THE BUCK. SO THAT IS THE WAY IT STANDS NOW, THAT IS IT, \$2.5 MILLION DIRECT CONTRIBUTION TO BE USED AS THE CITY SEES FIT AND AGAIN, IT COULD BE ICED TO BUY DOWN UNITED IN OUR PROJECT. AS FAR AS ANOTHER PROGRAM THE CITY MAY, HAVE WE'RE ALL EAR, WE'RE GLAD TO PARTICIPATE.

COUNCIL MEMBER MCCracken: TO MAKE SURE I UNDERSTAND, THERE IS 80 UNITS AFFORDABLE AND RENTAL SITE AND SOMEWHERE IN THE RANGE OF 860 TO 240 UNITS PROJECTED OF WORKFORCE MIDDLE CLASS.

THAT'S CORRECT.

COUNCIL MEMBER MCCrackEN: ON THE CONDO SIDE, A CONTRIBUTION OF \$257 BILLION.

DIRECT CON INDUSTRY -- 2.5 BILLION.

DIRECT CONTRIBUTION.

MAYOR WYNN: THANK YOU. AND OUR FINAL TEAM TO ANSWER THIS QUESTION IS OUR CATELLUS GROUP. WELCOME BACK.

THANK YOU. FIRST OF ALL, OUR PROGRAM FOR RESIDENTIAL IS SPLIT BETWEEN MULTIFAMILY AND FOR SALE AND FOR RENT, AS WOULD BE OUR AFFORDABLE HOUSING. IN OUR PROPOSAL WE INCLUDED ABOUT 100 UNITS THAT WOULD BE AVAILABLE TO FAMILIES EARNING 80% OR LESS OF MFI AND ABOUT 150 UNITS AVAILABLE. WE DIDN'T HAVE A SPECIFIC REQUIREMENT OR NUMBER FOR THE RANGE OF 120 TO 160, THAT IS SOMETHING WE COULD WORK OUT WITH THE CITY TO CRAFT THE RIGHT BALANCE. IN TERMS OF THE FINANCIAL APPROACH WE APPROACHED THIS PROJEC AS A MASTER DEVELOPER INCORPORATING THE SAGE FINANCIAL STRUCTURE -- THE SAME FINANCIAL STRUCTURE AND APPROACH AS MILLER WITH A TIFF. WE ALSO ENCORP RATED A TOOL WE DID VOLUNTARILY AT MILLER AS OUR AFFORDABLE HOUSING EVOLVED WHERE WE CREATED A NONPROFIT FOUNDATION TO RECAPTURE THE PUBLIC INVESTMENT AT MILLER TO MAKE SURE IT IS NOT LOST BUT STAY WITH THE CITY. AND IN AFFORDABLE HOUSING. THAT'S SOMETHING WE FEEL IS IMPORTANT TO RECAPTURE AND MAKE SURE ANY PUBLIC INVESTMENT IN AFFORDABLE HOUSING IS NOT LOST AS UNITS SELL OR FLIP BUT THAT VALUE IS PROTECTED AND SAVED. A COUPLE OF -- THE WAY WE WOULD ADDRESS SOME OF THE FINANCIAL PRESSURES ON FAMILIES EARNING ABOVE 120 BUT MAYBE BELOW 160, OUR APPROACH WOULD HAVE INVOLVED A RIGOROUS APPROACH ON THE PARKING, WHICH I MENTIONED EARLIER THROUGH THE PARKING ENTERPRISE AND DECOUPLING THE RESIDENTIAL UNITS FROM THE PARKING, ALLOWING PEOPLE WHO SUPPORTING PUBLIC TRANSIT AND REDUCED THE NUMBER OF AUTOMOBILES TO NOT HAVE TO PAY FOR PARKING THAT THEY'RE NOT USING SO THAT WOULD BE AN APPROACH THAT WE WOULD USE.

AND MATT, ON THE TIFF, WHAT PERCENTAGE OR WHAT LEVEL OF TIFF ARE YOU ALL FACTORING IN AS YOU LOOK AT THIS?

YOU KNOW, OUR CONCEPT WOULD BE, AND IT WOULD VARY AS NEEDED, BASICALLY THE AMOUNT AS THE PROJECT WOULD BE MORE SUCCESSFUL, THE AMOUNT OF INVESTMENT WOULD BE DECREASED BY THE CITY BUT IT WOULD BE UP TO AND NO MORE THAN 40%.

OKAY.

AND YOU ARE WILLING TO DO MORE IF YOU ARE COMPENSATED FOR THAT?

ABSOLUTELY.

MAYOR WYNN: THANK YOU. AND SO OUR SECOND QUESTION FROM COUNCIL MEMBER McCRACKEN WAS, IF I REMEMBER CORRECTLY, WAS WHAT THREE ASPECTS OF YOUR PROJECT YOU THINK MOST REFLECTS LOCAL VALUES. AND WE WILL ALSO KEEP THE SAME ORDER BUT THIS TIME WE WILL START WITH OUR FIFTH TEAM THAT BEING THE STRATUS GROUP. WELCOME BACK. YOU WILL BE FOLLOWED WHICH SIDE.

AS YOU MIGHT GUESS, WITH THE PROJECT THAT IS THEMED AROUND EVERY DAY AUSTIN IT IS HARD TO LIMIT THE LIST TO THREE, BUT I THINK THE THINGS THAT WOULD JUMP OUT TO ME ARE THE, CERTAINLY THE COMMITMENT TO RETAIL AND PARTICULARLY LOCAL RETAIL, HEB FRANKLY IS VERY MUCH A LOCAL RETAILER IN THIS MARKET AND THEN WITH THE COMMITMENT TO NOT ONLY THE AMOUNT OF RETAIL THAT WE'RE PROPOSING BUT TRYING TO REPLICATE WHAT HAS APARTMENTED IN THE VILLAGE WHERE WE HAVE 82% LOCALS IN ADDITION TO HEB IS CRITICAL. WE COUPLE THAT WITH THE SAME SORT OF APPROACH TO LOCAL COMMERCIAL SPACE WITH DOCTORS AND DENTISTS AND AN OFFER TO PROVIDE 10,000 FEET WITH TWO NONPROFITS, SO THEY CAN MAXIMIZE THE EFFICIENCY OF THEIR SPACE. THE SECOND THING I WOULD MENTION WOULD BE FROM AN ARCHITECTURAL STANDPOINT. THE ATTENTION THAT IS PAID TO THE EDGES OF OUR PROJECT, I THINK IN PARTICULAR, THE SET BACKS ON CESAR CHAVEZ, THE SET BACKS FROM SHOAL CREEK THAT WE'RE CERTAINLY NOT OBLIGATED BY CODE TO DO, AND THE TREATMENT ALONG SECOND STREET IS REFLECTIVE OF THE FACT THAT WE REALLY DIDN'T WANT TO COMPROMISE THE QUALITY OF THOSE SPACES. AND THEN FINALLY, IT'S EXACTLY WHAT WE'VE BEEN TALKING ABOUT. IT'S PROVIDING A RANGE OF HOUSING IN THIS PROJECT THAT'S AVAILABLE TO EVERYBODY IN AUSTIN, NOT JUST A LEVEL OF AFFORDABILITY AND THEN EVERYTHING ELSE AT 220%-PLUS OF MFI, BUT SOMETHING THAT WOULD FIT THAT ENTIRE RANGE. THANK YOU.

MAYOR WYNN: THANK YOU. WELCOME BACK.

QUICKLY, IT'S OUR COMMITMENT TO AFFORDABLE HOUSING, REALLY IF YOU THINK ABOUT IT, THE NEAT PLACES THAT YOU GO, ITS EAT PUBLIC ITS' THE PUBLIC SPACES BETWEEN THE BUILDING, IT IS VERY IMPORTANT TO THE POPULOUS. YOU RARELY THINK ABOUT ROCKEFELLER CENTER, HOW MANY TIMES HAVE YOU EVER BEEN THERE AND BEEN IN THE BUILDING. THIRD IS THE SUSTAINABILITY, THE DEPTHS THAT WE'RE GOING TO TO ENSURE IF THIS IS A SUSTAINABLE PROJECT. THAT'S IT.

MAYOR WYNN: THANK YOU, JOHN. AND OUR TRAMMELL CROW TEAM.

I I THINK, FIRST OF ALL, OUR INCLUSIVENESS ACROSS THE BORDERS, OLD AND YOUNG, HOUSING FOR SENIOR, DIVERSITY OF RETAILERS BECAUSE OF STRONG COMMITMENT OF

25% AND VERY READILY ACCESSIBLE OPEN SPACES, OPEN TO EVERYBODY. AFFORDABILITY ACROSS ALL AVERAGE, WE WILL PROVIDE AT NO COST PUBLIC SAFETY SPACE, FOR FIRE, EMS OR POLICE. A HOME FOR THE HILL INDUSTRY CONSERVANCY AND SO FORTH, AND FINALLY, A SUSTAINABILITY, A HUGE COMMITMENT TO SUSTAINABILITY. THE GOAL OF USING 35 TO 50% LESS ENERGY THAN OTHERWISE WOULD BE REQUIRED THROUGHOUT THIS PROJECT.

MAYOR WYNN: AND OUR CATELLUS TEAM. WELCOME BACK.

THANK YOU. FIRST, AS I UNDERSTAND THE CITY'S VALUES ARE GUTSY GREEN, CREATIVE, COMMITTED, TIVE, INCLUSIVE SHALL SPIRITED AND ACCOUNTABLE. SO I WILL PICK THREE OUT OF THOSE. INCLUSIVE. AS THE MASTER DEVELOPER, WE ARE GOING TO INCLUDE EVERYBODY FROM THE COLLABORATIVE PROCESS OF PICKING AND DECIDING WHAT THE PROJECT IS GOING TO BE, YOU KNOW, WE HEARD A LOT OF GREAT IDEAS TODAY. WE CAN GATHER AND GET WITH THE RETAILER OR GREAT BUILDERS OR THE GREAT GREEN BUILDING OR AFFORDABLE HOUSING PROGRAM, AS A MASTER DEVELOPER, WESTBOUND DO THAT AND WORK WITH -- WE CAN DO THAT AND WORK WITH COMMUNITY ADVOCATES TO GET THERE. FROM THE GREENSPAN POINT AND THE SUSTAINABILITY STANDPOINT, MILLER IS THE HIGH WATER MARK. THE FIRST LEADING WAS LEED PLATINUM, THE FIRST LEED PLATINUM HOSPITAL IN THE COUNTRY AND EVERYTHING ELSE HAS GONE ALONG. THERE IS AN EXAMPLE, WE ARE ABLE TO FORCE THAT ON ALL THE BUILDERS AS THE MASTER DEVELOPER AND PARTNERING WITH THE LADY BIRD WILD FLOWER CENTER AND OUR CONSULTANT GOING OUT AND PUSHING THE ENVELOPE ON THE GREEN COMPONENT. AND THEN COMMITMENT. WE'RE COMMITTED ON THE FINANCIAL SIDE TO DO EVERYTHING OPEN BOOK. WE'RE COMMITTED TO AT THE END OF THE DAY ON AFFORDABLE HOUSING IF WE CANNOT USE A TIFF OR COMBINE OTHER THINGS WE WILL DO IT. MILLER, INITIALLY THE PROPOSAL WAS 80% OR BELOW AT MFI AND WE ARE DOWN TO 60% NOW BUT IT TOOK COLLABORATION WITH THE CITY AND CONSULTANTS, ET CETERA. WE'RE PROBABLY GETTING GUTSY AND DOING OTHER THINGS AS YOU SAW FROM A FEW OF OUR CONSULTANTS BUT THOSE WOULD BE OUR THREE VALUES. THANK YOU.

MAYOR WYNN: THANK YOU. WE WANT TO MAKE SURE YOU ARE COMMITTED [LAUGHTER] AND LASTLY IS OUR FOREST CITY TEAM. WELCOME BACK.

THANK YOU. I WOULD SAY THE, FROM A LOCAL VALUE, THE OVERRIDING THEME OF OUR ENTIRE PROPOSAL WAS A PUBLIC PLACE. WE STARTED AND WE WANTED A PUBLIC PLAZA, AND WE WANTED A CONNECTION BETWEEN THE CENTRAL BUSINESS DISTRICT AND THE LIBRARY AND SEAHOLM AND WE WANTED A SPECIAL PLACE THAT AUSTIN AND THE DOWNTOWN AREA DOESN'T HAVE, SO THE PUBLIC PLAZA, THAT WOULD BE OUR LOCAL VALUE, AND THE STEPS DOWN TO SHOAL CREEK IN TRYING TO EXTEND SHOAL CREEK UP TO FOURTH STREET AND DOWN THROUGH LADY BIRD LAKE, THAT WOULD BE PROBABLY OUR BIGGEST CONTRIBUTION FOR THE PUBLIC PLACE IN THE CITY, LIKE JOHN SAID ABOUT ROCKEFELLER CENTER, YOU DON'T WANT TO GO INTO BUILDING, BUT YOU WOULD

WOULDN'T COME TO THIS PUBLIC PLACE. NUMBER TWO IS OUR SUSTAINABILITY SUSTAINABILITY. OUR TRACK RECORD SPEAKS FOR ITSELF. WE WILL BE SUSTAINABILITY, ON ALL OUR BUILDINGS, WE WILL BRING IN CONSULTANTS AND MAKE THIS PROJECT SUSTAINABLE. TO US, SUSTAINABILITY ALSO MEANS PUBLIC INPUT. WE WILL BE RICHER, WE WILL BE BETTER BECAUSE OF THE PUBLIC INPUT, WE WELCOME THAT. I'M SORRY I DON'T HAVE WITH ME, BUT STAPLETON WAS FORMED FROM PUBLIC INPUT, THE GREEN BOOK, IT IS DONE ALL OVER THE COUNTRY. WE'LL, OBVIOUSLY THIS ISN'T AS BIG AS STAPLETON BUT WE WILL EMBRACE THAT. AND I THINK THE THIRD THING SAY FORDABLE THOUSAND -- THIRD THING IS AFFORDABLE HOUSE, WE UNDERSTAND THAT, TEXAS DOESN'T HAVE THE FINANCING MECHANISMS THAT OTHER PARTS OF THE COUNTRY HAVE. WE HAVE TO FIND SOLUTIONS FOR AFFORDABLE HOUSING, LIKE POLICE, FIRE AND TEACH EVERIES. IN OUR PROPOSAL WE SUGGESTED THERE IS ANOTHER SITE THAT WE WOULD LIKE TO LOOK AT WITH YOU TO DO ENTIRE WORKFORCE HOUSING PROJECT ON. THERE IS A NUMBER OF WAYS TO DO THAT. AGAIN, WE CAN TALK ABOUT THAT IN OUR PROPOSAL BUT WE'VE MADE THAT PROPOSAL TO YOU. SO I THINK'S IT. THANK YOU.

MAYOR WYNN: THANK YOU. SO FURTHER QUESTIONS OF OUR TEAM OR COMMENTS?
COUNCIL MEMBER KIM.

COUNCIL MEMBER KIM: THIS PROPOSAL, FIRST ONE I GUESS FORS FOREST CITY, THEN I WILL HAVE SOME QUESTIONS FOR SIMMONS VEDDER. I WANTED TO ASK IN THE STAPLETON PROJECT, WHAT WAS THE AVERAGE HEIGHT OF THE DEVELOPMENT? IT LOOKS LIKE IT WAS MEDIUM DENSITY AND I WAS WONDERING WHAT WAS THE HEIGHT OF THAT DEVELOPMENT FROM THE PHOTOS I SAW THAT THEY WERE LIKE TOWN HOMES. AND THE REASON I ASK IS BECAUSE YOU ARE TALKING ABOUT THE AFFORDABLE HOUSING THIS THAT PROJECT AS AN EXAMPLE.

STAPLETON IS A VERY LARGE PROJECT, 4,000-ACRES, AND THE SHOT YOU SAW WAS LOOKING SOUTH NORTH INTO THE ROCKY MOUNTAIN AND IT IS PRIMARILY A SINGLE FAMILY HOME BUT WE'VE BUILT ABOUT 500 APARTMENT UNITS AND THE SCALE OF THAT KEEPING WITH THE SINGLE FAMILY HOME RESIDENCES, I THINK THERE WERE EIGHT, I THINK ONE IS EIGHT AND THE OTHER IS 10 STORIES SO IT IS NOT HIGH RISE, HIGH RISE LIKE YOU'VE SEEN IN CHICAGO WHICH IS 55 STORIES, IT WOULD BE OUT MUCH SCALE BECAUSE IT IS PRIMARILY A GIGANTIC LARGE MIXED USE DEVELOPMENT. AND THE CITY DID NOT WANT SCALE OF THAT NATURE. WE DID, BUT THE CITY, OUR INITIAL PROPOSAL HAD MORE SCALE THAN IS THERE NOW, BUT AGAIN, WORKING WITH THE CITY, WORKING WITH STAPLETON REDEVELOPMENT CORPORATION AND THE NEIGHBORS WE CAME TO A MORE SUSTAINABLE, MORE DEVELOPABLE PROJECT.

THEN I NOTICE YOU TALKED ABOUT EXPERIENCE WITH TAX CREDITS IN YOUR PROJECTS. HAVE YOU HAD A TAX CREDIT PROJECT DONE IN TRACTION?

TEXAS?

WE HAVE NOW, THE LAWS WITH TEXAS WITH THE STATE ARE A LITTLE BIT CHILDREN IT COMES TO FINANCING AND TAX CREDITS, TO MAKE IT WORK YOU NEED DO 100% WITH THE LOW INCOME TAX CREDIT WITH 9 OR 4% AND THAT REALLY ISN'T OUR BUSINESS. OUR BUSINESS IS MIXED USE, WORKFORCE, MODERATE, LOW INCOME BUT NOT JUST A LOW INCOME PROVIDER.

COUNCIL MEMBER KIM: DO YOU HAVE ANY LOCAL BUSINESS SCHOOLS IN YOUR DEVELOPMENT?

WE ALWAYS, WHEREVER WE ARE AND IT GETS BACK TO WHAT I SAID IN MY PRESENTATION, IT IS NOT WHAT I SAY, IT IS WHAT WE DO. WE ALWAYS HAVE A MINORITY BUSINESS PARTICIPATION AND WE LIKE TO HAVE A LOCAL BUSINESS PARTICIPATION. IN WASHINGTON, D.C., WE HAVE A 35%, THEY CALL IT LSDB LOCAL SMALL MINORITY BUSINESS SO WE STRIVE TO HAVE LOCAL PARTNERS AS WELL AND WE WILL HAVE LOCAL PARTNERS HERE.

COUNCIL MEMBER KIM: I GUESS I'M ASKING MORE ABOUT THE RETAIL YOU ARE PLANNING TO HAVE IN YOUR DEVELOPMENT. CAN HE PROVIDE THAT ABOUT WHAT PERCENTAGE OR WHAT NUMBER OF BUSINESSES WERE LOCAL.

I CAN ANSWER IS THAT RIGHT NOW. IT DEPEND WHAT IS WE'RE DOING. IF WE ARE BUILDING A REGIONAL MALL, VUL YOU WILL HAVE MAJOR ANCHORS. IF YOU HAVE RICHMOND, WHICH HAD 14, 15,000 15,000 SQUARE FEET OF LOCAL THERE, IT IS ALL LOCATION CANNING. YOU NEED THAT TO GET FINANCING. WHEN WE DO OUR SMALLER PROJECTS, THEY ARE ALL LOCAL AND I CAN PROVIDE AN EXTENSIVE LIST OF NONMALL AND NONMAJOR PROJECTS WE WILL PROVIDE FOR.

YOU MENTIONED CHILD STAY, HAVE THEY LOOKED AT THIS PROJECT, HAVE YOU CONSULTED WITH THEM AS TO WHETHER OR NOT THIS WOULD MEET CODE FOR CHILDCARE REQUIREMENTS FOR THE SPACE? THE REASON WHY I'M ASKING THAT IS BECAUSE MY FAMILY AND CHILDREN TASK FORCE HAS BEEN WORKING ON THAT AND I WILL CAN THE STAFF TO GIVE -- I WILL ASK THE STAFF TO GIVE US GUIDANCE AS TO WHAT WOULD NEED TO BE IN FLIES HAVE CHILDCARE ON SITE TO HAVE A MIXED USE DEVELOPMENT.

I WILL LET JIM ANSWER BECAUSE HE HAS BEEN DEALING WITH THEM.

WE HAVEN'T GOTTEN THAT FAR WITH CHILD STAY. WE HAVE DESIGNED, I GUESS WITH A CODE STANDPOINT WE'RE NOT THERE YET. WE HAVE OUTDOOR AREA, INDOOR AREA I THINK IT IS 12,000 SQUARE FEET SO IT IS A BIG FACILITY BUT WE HAVEN'T GOTTEN THAT FAR YET.

COUNCIL MEMBER KIM: SIMMONS VEDDER, I WAS BOND EARNING WONDERING WHY THERE ARE TWO PEDESTRIAN BRIDGES.

I'M GOING TO HAVE HIM ANSWER THAT QUESTION.

COUNCIL MEMBER KIM: THEN AID QUESTION ABOUT THE BUILDING.

THANK YOU. WHAT WE WERE TRYING TO DO IS CREATE A VERY STRONG CONNECTION BETWEEN GREEN AND THE NEW LIBRARY SITE AND WE'VE GOT FOUR LEVELS OF PARKING UNDER GROUND ON THE GREEN SITE. THE ANTICIPATION THAT PEOPLE WOULD COME UP AND TRAVEL TO THE LIBRARY, WE WERE TRYING TO CREATE A SITUATION TO COME TO THE HIKE AND BIKE TRAIL IN A PEDESTRIAN ENVIRONMENT AND NOT HAVE TO GET UP ON THE CITY STREETS. THE SHORT ANSWER IS ONE GOES DOWN TO THE HIKE AND BIKE TRAIL AND ONCE GOES ACROSS TO THE LIBRARY SITE.

COUNCIL MEMBER KIM: AND I'M WONDERING THE ADDITIONAL COST YOU ANTICIPATE THAT BEING, IT IS FASCINATING, I DON'T KNOW WHAT AUSTIN ENERGY WOULD NEED TO DO IN TERMS 6 ITS INVESTMENT TO MAKE THAT WORK. ARE YOU PLANNING TO USE ENERGY BATTERY STORAGE ON SITE OR PLANNING TO USE THAT ENERGY ELECTRICITY GENERATED FROM THE, I GUESS THE PANELS ON THE EXTERIOR WALLS AS PART OF YOUR DAILY USAGE.

WELL, A COUPLE THINGS QUO SAY WE COULD SAY ABOUT IT. ONE IS THAT IT IS DEVELOPING A PRODUCT BASED ON NEW TECHNOLOGY THAT WOULD TAKE THE COSTS PER WATT FROM SOMETHING LIKE \$6 TO 1. IT IS NOT SILICONE BASED, IT IS METALS BASED. IT IS A VERY THIN PRODUCT THAT THE PANEL ENDS UP BEING ABOUT 100 TIMES THINNER SO YOU CAN KIND OF PUT IT ON ANYTHING. YOU CAN, IN FACT, SORT OF SEE THROUGH PARTS OF IT SO IT COULD BE A PART OF THE FACADE THAT YOU JUST WANTED SOME PRIVACY ON, BUT WE SHOWED IT IN THE BANDS BECAUSE TYPICALLY PEOPLE PUT THAT SORT OF THINGS ON THE PANELS WHERE YOU DON'T ACTUALLY WANT TO SEE THROUGH IT. IN TERMS OF WHERE THE ENERGY WOULD G OUR ASSUMPTION WAS SIMPLY IT WOULD GO BACK INTO THE GRID AND JUST BECOME A PART OF THE CITY. WE REALLY KIND OF LIKED THE IDEA THAT AUSTIN ENERGY HAS THAT AUSTIN WOULD BECOME A POWER GENERATOR INSTEAD OF A POWER CONSUMER AND THAT SEEMED LIKE VERY LITERAL WAY OF MAKING THAT HAPPEN. IN TERMS OF SUBSIDIES OR, YOU KNOW, WAYS THIS MIGHT BE FUNDED, I THINK AT THIS MOMENT WE DON'T REALLY KNOW, BUT I WILL SAY, I READ AN ARTICLE RECENTLY IN THE "THE NEW YORK TIMES" ABOUT THE WAY THAT GERMANY MASS SUBSIDIZED THEIR SOLAR INDUSTRIES AND TECHNOLOGIES ASSOCIATED WITH IT AND IT REALLY IS AN INDUSTRY OF THE FUTURE AND I THINK IT WOULD BE FANTASTIC IF AUSTIN ENERGY DID WANT TO PARTNERSHIP WITH, GET INTO A PARTNERSHIP WITH THEM OR ANOTHER COMPANY LIKE THAT WHO IS BUILDING A BIG PLANT HERE NOW THOUGH MAKE THIS NEW TECHNOLOGY. WHY NOT BRING IT IN TO GREEN AND SUPPORT THEM AND LET THAT INDUSTRY THRIVE. AND LIKE I SAID, IT'S, YOU KNOW, ONE FIEF OR ONE SIXTH THE

COST OF TRADITIONAL SO I DON'T THINK IT WOULD BE THE INVESTMENT WE TALK ABOUT WHEN WE LOOK AT CITY HALL WHICH IS EXPENSIVE. IT IS COMING DOWN.

COUNCIL MEMBER KIM: THANK YOU. I HAVE QUESTIONS FOR TRAMMELL CROW AND CATELLUS THEN. AND STRATUS. WHAT IS ASKED ABOUT THE BEAUTIFY INDICATION OF THE SUBSTATION, I'M WONDERING WHAT WAS THE INSPIRATION FOR DOING THAT AND WHAT DO YOU THINK ARE SOME OPTIONS FOR 100,000. IT SEEMS LIKE VERY LOW AMOUNT. BUT I'M CURIOUS AS TO WHAT MADE YOU THINK OF INCLUDING THAT.

HE THINK IT IS IT IS UGLY [LAUGHTER]

OUR PRESUMPTION AND ASSUMPTION IS THAT THAT GREAT BIG SUBSTATION THAT LOOKS LIKE SOMETHING FROM A FRANKENSTEIN MOVIE IS GOING TO GET REDUCED BY HALF. THE PART THAT IS ABANDONED WILL BECOME THE LIBRARY AND THIS STUFF WILL BE CONCENTRATED ON ITS FORMER SITE. THAT SITE WILL THEN BE FENCED, AS MY UNDERSTANDING, OR WALLED WITH A CONCRETE SUM, A HIGH WALL, 16 FEET. AND WE JUST STARTED THINKING ABOUT THAT MIGHT NOT LOOK ALL THAT WONDERFUL. WHAT COULD WE DO. THE OTHER THING WE COULD DO IS SHINE LIGHTS UP THE MIDDLE OF, IT WHO KNOWS THAT WAS JUST A GESTURE AND NOD THOUGH THAT BIG BLANK WALL.

IN THE DIAGRAM OR THE 3-D MODEL, IT HAS A POINT TOWER AND WHAT I WAS LOOKING AT IT, LOOKS CURVEY FOR SOME REASON. IS IT CURVEY OR STRAIGHT?

THIS GENTLEMAN HAS THAT.

IT IS KIND OF A LITTLE RIVER WIGGLE TO IT.

I THOUGHT IT WAS REALLY COOL SO I WANTED TO CONFIRM THAT. IT IS NOT JUST MY EYES. AND THE \$257 MILLION \$2.5 MILLION FOR THE AFFORDABLE HOUSING, WHAT WAS YOUR THOUGHT PROCESS. [ONE MOMENT PLEASE FOR CHANGE IN CAPTIONERS] TEST TEST IF THE CITY WOULD RATHER SEE 60, 70, \$80 SQUARE FOOT ADEQUATE HOMES BUILT FOR THE WORKING POOR SOMEWHERE ELSE, PERHAPS THAT'S A BETTER USE OF THAT MONEY AND THAT'S JUST A POLICY DECISION AND A MORAL DILEMMA, AND SO OUR THOUGHT WAS THAT MONEY COULD BE USED IN ANY DIRECTION THE CITY THOUGHT WAS BEST, AND WE'D COOPERATE IN ANY DIRECTION.

KIM: OKAY. THANK YOU.

THANK YOU.

KIM: AND THEN FOR CATELLUS. I HAVE A QUESTION ABOUT THE CHILD CARE COMPONENT. I DON'T KNOW IF THAT WAS IN YOUR PROPOSAL HERE BUT I KNOW IT WAS SUBMITTED TO US AND I'M JUST WONDERING WHAT HAS BEEN YOUR EXPERIENCE ON THAT AND HOW DO YOU

ENVISION THAT WORKING OUT, THE CHILD CARE? YOU TALKED ABOUT PARTNERING WITH A NONPROFIT ORGANIZATION TO DO THE CHILD CARE.

IN OUR PROPOSAL WE IDENTIFIED CHILD CARE AS AN IMPORTANT ISSUE FOR SERVICES DOWNTOWN. WE DID NOT HAVE A SPECIFIC SOLUTION TO THAT. IDENTIFIED IT AS A NEED, THAT AS A MASTER DEVELOPER WE WANTED TO WORK WITH THE COMMUNITIES WITH THE NONPROFIT WITH THE CITY. WITH THE CHILD CARE GROUPS, TO TRY TO FIND A SOLUTION TO THAT PROBLEM. IT'S AN ISSUE FOR DO YOU WANT AND ONE WE THINK DESERVES ATTENTION. AS A MASTER DEVELOPER WE DON'T HAVE THE SOLUTION TO IT BUT WE HAVE THE WAY TO GET TO THE SOLUTION.

KIM: AND THEN HOUSING WORKS IS LISTED AS A PARTNER. HOW DO YOU SEE THEIR ROLE IN THIS?

THAT IS FRANCEY FERGUSON, WHO IS A CONSULTANT, WHO HAS REALLY HELPED US CRAFT AND GUIDE US AT MILLER AND BEEN A TREMENDOUS ASSET IN TERMS OF HER KNOWLEDGE OF ALL ASPECTS OF FINANCING AND AFFORDABLE HOUSING. NOT JUST FINANCING THEM, WHICH IS A KEY AND A SIGNIFICANT CHALLENGE AS WE ALL KNOW, BUT ALSO HOW TO ESTABLISH DEVELOPMENT PROGRAMS THAT ARE SUCCESSFUL IN TERMS OF COUNSELING, IN TERMS OF CREDIT REPAIR, IN TERMS OF ALL THE THINGS THAT CREATE A PROGRAM THAT'S SUCCESSFUL, NOT JUST ONE THAT'S PAID FOR.

KIM: OKAY. THANK YOU. AND FINALLY, STRATUS, I HAVE A QUESTION ABOUT THE TENANT BENEFITS, ONE OF THE THINGS WAS SIX MONTHS FREE RENT. I THINK THAT MAKES SENSE CONSIDERING THAT RETAIL HAS A WHILE TO GET OFF THE GROUND. WHAT ARE THE WAYS THAT YOU'RE THINKING OF PACKAGING AND MARKETING THOSE BENEFITS FOR LOCAL BUSINESS AS WELL? BECAUSE WE KNOW THAT IT'S HARDER FOR THEM TO MOVE INTO A SPACE BECAUSE OF THE FINANCIAL REQUIREMENTS, THE REPORTING REQUIREMENTS. I'M JUST WONDERING HOW SOME WAYS THAT YOU'RE LOOKING AT TAIL LINK THAT SPECIFICALLY TO LOCAL BUSINESSES?

I THINK IT'S -- I MENTIONED THREE THINGS. ONE IS IT'S HARDER FOR A LOCAL, I THINK, TO COMPETE IN A BOUTIQUE MARKET WITHOUT AN ANCHOR, AND AGAIN, NOT ONLY AN ANCHOR BUT AN ANCHOR THAT APPEALS TO FOLKS WHO ARE EVERYDAY FOLKS, WHO NEED TO BUY GROCERIES AT AS LOW PRICE AS THEY CAN FIND THOSE GROCERIES. AND H.E.B. IS THAT TYPE OF AN ANCHOR, SO BY THEM BEING THERE IT MAKES IT POSSIBLE FOR THOSE OTHER TYPES OF LOCALS NOT JUST TO GET THERE BUT TO BE SUCCESSFUL ONCE THEY'RE THERE, AND THEY'RE COMFORTABLE BECAUSE THEY'RE -- THEY'RE NEXT TO H.E.B. AROUND THE CITY, AND THEY KNOW WHAT THEY GET BY BEING NEXT TO H.E.B. SO THAT'S THE FIRST PART. THE SECOND PART IS, WE SPECIFICALLY WANTED TO DO THOSE THINGS THAT WERE ON THE SHEET, NO SECURITY DEPOSIT, THE MARKETING FEES, THE SIGNAGE AND SO FORTH, BECAUSE A LOT OF THOSE LOCAL RETAILERS IT'S BEEN OUR EXPERIENCE ARE INTERESTED IN BEING THERE, BUT THEY JUST DON'T HAVE THE UP FRONT CAPITAL

THAT ALLOWS THEM TO MAKE THAT MOVE. SO THEY MAY THINK THIS IS THE GREATEST SPOT IN THE WORLD AND THEY HATE TO SEE IT GO TO A NATIONAL TENANT, BUT THEY DON'T HAVE THE ABILITY TO GET IN THE DOOR TO PROVE THAT THEY CAN BE SUCCESSFUL. SO THAT'S WHY WE CAME UP WITH -- WITH THAT PACKAGE. AND THEN THE THIRD THING REALLY IS TRYING TO -- BEING COMMITTED TO DO IT, FRANKLY. IT'S A WHOLE LOT EASIER TO GO GET A NATIONAL CREDIT TENANT. I THINK THAT'S PROVEN AT ESCARPMENT VILLAGE, THOUGH. IF YOU MAKE IT, THAT'S -- MAKE IT YOUR GOAL, YOU CAN DO IT, PARTICULARLY IF YOU HAVE THAT KIND OF AN ANCHOR, BUT YOU'VE GOT TO BE COMMITTED TO IT. IT'S EASIER TO DO IT THE OTHER WAY.

OKAY. AND THEN CHILD CARE, I DON'T THINK YOU MENTIONED THAT, BUT ARE YOU OPEN TO INCORPORATING THE CHILD CARE FACILITY IF THE CITY CAN WORK THE [INDISCERNIBLE] OUT FOR --

ABSOLUTELY. I SHOULD HAVE SAID THAT IN TERMS OF THE COMMERCIAL SPACE, BECAUSE WE VIEW THAT AS VERY MUCH SOMETHING THAT IN A COMMERCIAL SPACE IS PART OF THE FABRIC OF DOWNTOWN, AND IN WORKING WITH SOME OF THE CHILD CARE PROVIDERS LOCALLY, I'M VERY FAMILIAR WITH HOW DIFFICULT IT IS FOR THEM TO BE DOWNTOWN. IT TAKES A SPECIAL COMMITMENT TO MAKE THAT HAPPEN, AND I THINK IT'S ABSOLUTELY ESSENTIAL THAT WE HAVE THOSE SERVICES DOWNTOWN SO THAT IT MAKES DOWNTOWN MORE OF A NEIGHBORHOOD RATHER THAN HAVING TO DO WHAT RIGHT NOW, MAYBE WITHIN THE NEXT SIX MONTHS, YOU'D HAVE TO DO, WHICH IS NO MATTER IF YOU LIVE DOWNTOWN, YOU'RE GOING ELSEWHERE FOR YOUR CHILD CARE. YOU'RE LEAVING DOWNTOWN AND MAYBE COMING BACK TO DEAL WITH YOUR CHILD CARE NEEDS.

PLAN A PRODUCE SECTION IN THE H.E.B., MAYBE. [LAUGHTER] ALL RIGHT. THANK YOU.

MAYOR WYNN: COUNCIL MEMBER COLE?

COLE: THANK YOU, MAYOR. I WANT TO ASK YOU GUYS TWO QUESTIONS, AND BOTH OF THE QUESTIONS I JUST WANT TO ASK IF YOU WOULD SUBMIT AN ANSWER IN WRITING, JUST TO US, AND THAT ANSWER WILL BE PUBLIC, AND THE REASON I WANT YOU TO DO THAT IN WRITING IS BECAUSE I DON'T THINK THE ANSWERS ARE SOMETHING THAT YOU CAN JUST ANSWER OFF THE TOP OF YOUR HEAD. THE FIRST ONE IS COUNCIL MEMBER KIM AND COUNCIL MEMBER MARTINEZ AND I ALL SIT ON THE MBE SUBCOMMITTEE, AND WE RECENTLY MADE THE REQUIREMENT THAT THESE TYPES OF AGREEMENTS WOULD BE SUBJECT TO OUR MBE ORDINANCE, AND IT HASN'T BEEN CLEAR TO ME, AT LEAST IN THE DOCUMENTS THAT I'VE SEEN BEFORE, HOW YOU INTEND TO COMPLY WITH THAT AND TO WHAT EXTENT THAT YOU DO INTEND TO COMPLY WITH IT, THAT IT WOULD INCLUDE USING MINORITIES OR SMALL BUSINESSES FROM PROFESSIONAL SERVICES ALSO. AND IF YOU'RE READY, MY SECOND QUESTION IS, I WOULD LIKE TO SEE -- I REALLY APPRECIATE THE FACT THAT I BELIEVE ALL THE TEAMS HAVE ANSWERED A LOT OF QUESTIONS ABOUT AFFORDABLE HOUSING AND CONNECTIVITY IN OUR TRAILS AND EVEN CHILD CARE, BUT I'D

LIKE TO ALSO -- FOR YOU TO NOTE THAT WE ALSO HAVE ISSUES WITH OUR PUBLIC SAFETY, AND I WOULD LIKE TO SEE SOME INFORMATION OR ANY THOUGHTS OR PLANS YOU MIGHT HAVE ABOUT A PUBLIC SAFETY SUBSTATION THAT WOULD INCLUDE POLICE, FIRE AND EMS, COST AND THAT TYPE OF THING. THANK YOU.

MAYOR WYNN: THANK YOU, COUNCIL MEMBER. FURTHER COMMENTS OR QUESTIONS BEFORE WE BREAK FOR LIVE MUSIC AND PROCS. THANK YOU YOU-ALL VERY MUCH. VERY, IMPRESSIVE, IMPRESSIVE DISPLAY OF WHEREWITHAL, OF EXPERTISE, OF FINANCIAL ABILITY, OF REALTIME EFFORT AND MONEY SPENT ON THE PRESENTATIONS. SO I THINK NOW THESE PRESENTATIONS WILL NOW BE AVAILABLE OUT ON THE FOYER. THE ACTUAL PROPOSAL PRESENTATIONS WILL BE AVAILABLE ON OUR WEB SITE, AND WE ENCOURAGE AS MANY FOLKS AS POSSIBLE -- WE ENCOURAGE AS MANY FOLKS AS POSSIBLE TO GIVE US COMMENTARY OVER THESE NEXT FEW WEEKS. THANK YOU VERY MUCH. AT THIS TIME, COUNCIL, THAT TAKES TO TO OUR 5:30 BREAK, LIVE MUSIC AND PROCLAMATION. TECHNICALLY THE COUNCIL WILL BE IN RECESS WHILE WE ARE LISTENING TO MUSIC AND PRESENTING PROCLAMATIONS. THANK YOU VERY MUCH. C14-2008-0044 - WINDSOR PARK
THANK YOU. TEST TEST

GOOD EVENING. GOOD EVENING. IT'S NOW TIME FOR OUR LIVE MUSIC AND PROCLAMATIONS FOR THIS WEEK. YOU CAN TURN IT UP. GOOD EVENING. IT'S NOW TIME FOR LIVE MUSIC AND PROCLAMATIONS THIS WEEK, AND FOR THE THIRD WEEK IN A ROW WE HAVE SOME LATINO MUSIC IN HONOR OF LATINO MUSIC MONTH, THE MONTH OF MAY. SO JOINING US TODAY IS LATIN AT HEART, THE POP GROUP PLAYS MUSIC THAT COMBINES JAZZ, LATIN AND ROCK FUSED WITH INSPIRED LINGO PROGRESSIONS, THEY REGULARLY PERFORM AT VARIOUS AUSTIN VENUES SUCH AS RUDE AMAYA, ROCK CITY ICEHOUSE, SACS AND PUBLIC AND MOMO. 'S. AND THEY WILL PLAY AT THE AUSTIN BAT FEST. SO PLEASE JOIN ME IN WELCOMING LATIN AT HEART. MUSIC[MUSIC PLAYING] (SINGING IN SPANISH) [SINGING IN SPANISH] SPANISH] BIRKNER [MUSIC PLAYING] [SINGING IN SPANISH] [APPLAUSE]

THANK YOU VERY MUCH. DO YOU WANT TO TAKE A SECOND AND INTRODUCE THE BAND AND THEN I'M GOING TO READ YOU A PROCLAMATION. TELL US WHO YOU ARE AND WHERE WE CAN GO WATCH YOU PLAY.

LATIN AT HEART IS THE NAME OF THE BAND AND ON MY RIGHT JAKE OWEN. ON LEAD GUITAR, RIGHT HERE, STEVEN SIRKLE PLAYING THE KEYS BASE, SORT OF COMBINATION AND BEHIND ME MARTY. MARTYMAC AND MY NAME IS BILLIE WILSON.

WHERE CAN WE SEE YOU PLAY OR DO YOU HAVE A CD.

IN MY BLACK BAG. [LAUGHTER] YOU CAN BUY THEM FROM ME FOR \$10 OR IF YOU SAY SOMETHING CLEVER OR CUTE TO ME I MIGHT GIVE IT TO YOU.

ALL RIGHT. WHERE IS YOUR NEXT PERFORMANCE.

NEXT PERFORMANCE IS, LET'S SEE, WE'RE GOING TO BE AT SIESTA IN ROUND ROCK, THOSE OF YOU WHO ARE NORTHERNERS, COME AND SEE US IN DOWNTOWN ROUND ROCK. THIS SATURDAY THE 22ND WE'LL BE AT RIEWTA MY YEAH AND GAIL'S DAUGHTER GINA, AND THEN WE'LL BE AT REPUBLIC OF TEXAS BIKER RALLY, IF YOU GUYS WANT TO SEE US AT THE EXPO. THAT WILL BE ON THE 15TH I BELIEVE AND A VERY IMPORTANT SHOW FOR US ON THE 26TH AT MO MO'S PLAYING JUST FOR NIKIA.

JUNE 26, THAT'S RIGHT, THANK YOU, STEVEN.

I'VE GOT A PROCLAMATION. BE IT KNOWN THAT WHEREAS THE CITY OF AUSTIN, TEXAS IS BLESSED WITH MANY CREATIVE MUSICIANS WHOSE TALL ERCHT EXTENDS TO EVERY MIEWTION MUSICAL GENRE AND OUR MUSIC SCENE THRIVES BECAUSE WE SUPPORT MUSIC BY LOCAL FAVORITES AND NEWCOMERS, AND WE ARE PLEASED TO SHOWCASE OUR LOCAL ARTISTS. THEREFORE I, MAYOR WILL WYNN, CITY OF AUSTIN TEXAS, MAYOR OF THE LIVE MUSIC CAPITAL OF THE WORLD DO PROCLAIM MAY 22, 2008 AS LATIN AT HEART DAY. CONGRATULATIONS. THANK YOU FOR BEING HERE. [APPLAUSE]

YOU-ALL COME SEE US.

MAYOR WYNN: SO WHILE LATIN AT HEART BREAKS DOWN ON THAT SIDE OF THE ROOM WE'LL USE THIS PODIUM TO DO OUR WEEKLY PROCLAMATIONS. WE TAKE THIS TIME EACH WEEK TO OFTENTIMES SAY THANK YOU TO FOLKS, SAY CONGRATULATIONS, TRY TO RAISE AWARENESS ABOUT AN IMPORTANT ISSUE AROUND TOWN AND OCCASIONALLY THE CITY OF AUSTIN ACTUALLY GETS TO GET A PROCLAMATION OR AWARD. SO WITH THAT I'D LIKE TO TURN THE PODIUM OVER TO DR. THOMAS TENNAR. TOM?

THANK YOU, MAYOR. IT'S A PLEASURE FOR ME TO BE HERE TODAY REPRESENTING THE TEXAS COUNCIL FOR CARDIOVASCULAR DISEASE AND STROKE. WE WERE CREATED IN 1999 BY THE TEXAS LEGISLATURE AND ARE APPOINTED BY THE GOVERNOR, AND OUR CHARGE IS TO MAKE TEXAS A HEART AND BRAIN HEALTHY STATE. ONE OF THE WAYS WE DO THAT IS BY ALLOWING CITIES TO DEMONSTRATE THEIR ABILITY TO MEET TEN INDICATORS, WHICH THE COUNCIL DEEMS TO BE ESSENTIAL IN A COMMUNITY THAT IS PROTECTING HEART AND BRAIN. AND IT IS MY PLEASURE TO PRESENT YOU WITH THIS GOLD-LEVEL AWARD. GOLD MEANS THAT THE CITY HAS MET ALL TEN INDICATORS, AND IN 2005 AUSTIN GOT A BRONZE, WHICH MEANS THEY DID NOT, AND THE AUSTIN-TRAVIS COUNTY HEALTH AND HUMAN SERVICES GROUP THOUGHT THAT AUSTIN WAS BETTER THAN THAT, AND SO THEY PUT TOGETHER THIS BOOK TO INDICATE HOW AUSTIN MEETS OUR EXCEEDS THE TEN INDICATORS WHICH THE COUNCIL HAS DEEMED AS IMPORTANT. ONE OF THOSE INDICATORS IS A STRICT SMOKING ORDINANCE, WHICH HAS THRIVED HERE IN AUSTIN. IT'S INTERESTING BECAUSE THERE ARE ABOUT 70,000 DIAGNOSED PATIENTS IN THE CITY OF AUSTIN WITH CARDIOVASCULAR DISEASE OR STROKE. THE CENTRAL -- THE CDC HAS SET

OUT A WARNING TO PEOPLE WHO HAVE CARDIOVASCULAR DISEASE TELLING THEM TO AVOID, IF AT ALL POSSIBLE, ANY INSTITUTION OR AREA WHERE THERE IS SECONDHAND SMOKE. SO RATHER THAN HARMING BUSINESS, ACTUALLY AUSTIN HAS INVITED 70,000 CUSTOMERS BACK TO THE TABLE. SO I THOUGHT THAT WAS QUITE EXCITING. BUT THAT BEING SAID, MAYOR, I WOULD LIKE TO PRESENT YOU WITH THE GOLD LEVEL, PRESENTED TO THE CITY OF AUSTIN, TEXAS, 2007.

MAYOR WYNN: GREAT. THANK YOU VERY MUCH. [APPLAUSE]

MAYOR WYNN: I'LL BE VERY BRIEF BECAUSE I WILL WANT SHANNON JONES, OUR ACTING DEPARTMENT DIRECTOR OF HEALTH AND HUMAN SERVICES, TO SAY A LITTLE BIT MORE ABOUT NOT ONLY HIS FINE STAFF BUT THE EFFORTS. OBVIOUSLY THE CITY OF AUSTIN HAS A LOT OF PARTNERS OUT IN THE PRIVATE COMMUNITY. OF COURSE OUR AREA HOSPITALS, YOU KNOW, THE PEOPLE'S COMMUNITY CLINIC AND A NUMBER OF OTHERS, BUT I DO WANT TO TIP MY HAT TO A BUNCH OF FINE CITY DEPARTMENTS BECAUSE IN ADDITION TO OUR HEALTH AND HUMAN SERVICES DEPARTMENT, INEVITABLY A NUMBER OF OTHER DEPARTMENTS ARE INVOLVED WITH OUR HEART AND STROKE TASK FORCE. OUR PARKS DEPARTMENT, BECAUSE OF JUST OUR ATTEMPT TO TRY TO GET MORE PEOPLE PHYSICALLY ACTIVE IN OUR PARKS, EXERCISING MORE FREQUENTLY, BUT ALSO, OF COURSE, OUR EMS AND FIRE DEPARTMENTS WITH THEIR PROTOCOLS WHEN THEY'RE RESPONDING TO HEART AND STROKE EMERGENCIES, OUR FIRE DEPARTMENT, OUR COMMUNITY CARE DEPARTMENT. SO ACROSS A NUMBER OF OUR CITY DEPARTMENTS THERE IS A PRETTY GOOD CROSS-COLLABORATION NOW TRYING TO RAISE AWARENESS AND ULTIMATELY WORKING ON PREVENTION WHEN IT COMES TO HEART DISEASE AND STROKE. WITH THAT PLEASE JOIN ME IN WELCOMING AND THANKING AND CONGRATULATING OUR ACTING DEPARTMENT DIRECTOR MR. SHANNON JONES. [APPLAUSE]

THANKS, MAYOR. ACTUALLY I WANT TO CALL OUR MEDICAL DIRECTOR AND HEALTH AUTHORITY, DR. PHIL WONG TO MAKE SOME REMARKS. I WANT TO THANK COUNCIL FOR ITS LEADERSHIP IN ASSISTING US IN BEING ABLE TO DO THIS AND A SPECIAL ACKNOWLEDGEMENT FOR DAVID LURIE WHO IS THE ACTING CITY MANAGER BUT WHO HAS BEEN THE DIRECTOR AND CONTINUES TO BE THE DIRECTOR AS WE LEAD THROUGH THESE EFFORTS. SO I WOULD LIKE TO THANK THE CITY COUNCIL, THE CITIZENS OF AUSTIN AND ENCOURAGE THEM TO CONTINUE TO BE ACTIVE BECAUSE WITH THIS EFFORT WE'VE BEEN ABLE TO ACHIEVE. LET ME ASK DR. PHIL WONG TO COME AND MAKE SOME BRIEF REMARKS. ONCE AGAIN, THANKS.

WELL, ON BEHALF OF THE AUSTIN-TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT AND ALL THE PEOPLE, REALLY, WHO HAVE WORKED TOGETHER STRATEGICALLY WITHIN THE CITY OF AUSTIN TO REDUCE CARDIOVASCULAR DISEASE AND STROKE, WE WANT TO THANK THEM AND THE TEXAS DEPARTMENT OF STATE HEALTH SERVICES FOR RECOGNIZING OUR GREAT CITY OF AUSTIN WITH THE GOLD-LEVEL RECOGNITION. AS MAYOR WYNN MENTIONED, THE ASSESSMENT WAS COORDINATED

THROUGH THE AUSTIN-TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT, BUT REALLY MANY CITY OF AUSTIN DEPARTMENTS CONTRIBUTED. AGAIN, THE EMS, AUSTIN FIRE DEPARTMENT, AUSTIN PARKS AND RECREATION, STEPS TO A HEALTHIER AUSTIN, THE AFRICAN-AMERICAN QUALITY OF LIFE INITIATIVE, ENVIRONMENTAL AND CONSUMER HEALTH SERVICES AND THE COMMUNITY CARE SERVICES DEPARTMENT, AS WELL AS MANY COMMUNITY PARTNERS, INCLUDING LOCAL AUSTIN HOSPITALS, THE SUSTAINABLE FOOD CENTER, AMERICAN HEART ASSOCIATION, RED CROSS OF CENTRAL TEXAS, THE AISD, SETON AND PEOPLE'S COMMUNITY HEALTH CLINICS AND MANY, MANY OTHERS. JUST A FEW OF THE HIGHLIGHTS THAT REALLY QUALIFIED AUSTIN AS A GOLD-LEVEL WINNER WERE THAT THE COMMUNITY PROMOTES FRESH PRODUCE THROUGH 13 COMMUNITY GARDENS AND TEN AUSTIN FARMERS MARKETS. WE HAVE ABUNDANT SAFE PLACES TO BE ACTIVE WITH OVER 100 MILES OF WALKING TRAILS, JOGGING TRAILS OR BIKE TRAILS. 206 COMMUNITY AND NEIGHBORHOOD PARKS AND 17 COMMUNITY RECREATION CENTERS, AND AGAIN, AS WAS MENTIONED, OUR 100% SMOKE-FREE ORDINANCE. WE HAVE OVER 750 AED DEVICES IN THE AUSTIN COMMUNITY AND WE'VE MAINTAINED AN AVERAGE TRANSPORT TIME OF 13 MINUTES FOR STROKE TRANSPORT. ALSO, THERE ARE AN ESTIMATED 8600 PEOPLE TRAINED IN CPR IN AUSTIN-TRAVIS COUNTY THROUGH THE EMS DURING THE TIME IT WAS EVALUATED AND ALSO 220 PEOPLE TRAINED THROUGH THE RED CROSS. AND FINALLY WE HAVE 78 ELEMENTARY SCHOOLS IN OUR CITY THAT ARE IMPLEMENTING THE DAILY PHYSICAL ACTIVITIES REQUIREMENTS OF 30 MINUTES PER DAY OR 135 MINUTES PER WEEK. SO AGAIN, WE'RE VERY PROUD OF THE MANY THINGS THAT GIVE OUR COMMUNITY THIS HEART AND STROKE HEALTHY GOLD RECOGNITION AWARD AND REALLY WANT TO THANK YOU FOR THE RECOGNITION. THANKS. [APPLAUSE]

MAYOR WYNN: PUBLIC WORKS GUYS? HOW ARE YOU ALL? WELCOME. GOOD-LOOKING GROUP. THE NEXT PROCLAMATION IS REGARDING NATIONAL PUBLIC WORKS WEEK. I'M JOINED HERE FIRST AND FOREMOST BY ACTING DEPARTMENT DIRECTOR, JOE RAMOS AND A BUNCH OF FINE CITY EMPLOYEES FROM ACROSS DIFFERENT DEPARTMENTS THAT FUNDAMENTALLY WORK WITHIN THE SORT OF PUBLIC WORKS UMBRELLA TO DELIVER A BUNCH OF NEEDED IMPROVEMENTS ACROSS OUR CITY. AS YOU DRIVE AROUND AUSTIN YOU SEE THERE'S CITY CONSTRUCTION VIRTUALLY EVERYWHERE, BUNCH OF PRIVATE CONSTRUCTION AS WELL, BUT THE CITY OF AUSTIN IS ACTIVELY TRYING TO CATCH UP ON OLD INFRASTRUCTURE TRYING TO BUILD NEW INFRASTRUCTURE, TRYING TO BUILD THINGS LIKE BIKE WAYS AND BIKE PATHS, RESURFACE STREETS, BUILD NEW FACILITIES THAT VOTERS APPROVE, EVERYTHING FROM FIRE CENTERS TO REC CENTERS TO HOPEFULLY A NEW CENTRAL LIBRARY SOON. SO LOTS OF PUBLIC WORKS GOING ON BY YOUR CITY, YOUR TAX DOLLARS TRYING TO BE PUT TO JUDICIOUS HARD WORK AND GOOD USE. SO I'LL READ THE PROCLAMATION AND ASK JOE TO COME UP AND SAY A FEW WORDS. HOPEFULLY WE'LL TRY TO INTRODUCE EVERYBODY TO YOU. THE PROCLAMATION READS, THE PUBLIC WORKS DEPARTMENT, THE AUSTIN WATER UTILITY, AUSTIN ENERGY, THE OFFICE OF CONTRACT AND LAND MANAGEMENT AND THE DEPARTMENTS OF PARKS AND RECREATION, SOLID WASTE SERVICES, WATERSHED PROTECTION AND DEVELOPMENT

REVIEW, PROVIDE INFRASTRUCTURE AND SERVICES COMMONLY REFERRED TO AS PUBLIC WORKS AND WHEREAS WE RECOGNIZE THE OUTSTANDING CONTRIBUTIONS OF THE EMPLOYEES IN THESE DEPARTMENTS TOWARDS MAINTAINING AND ENHANCING THE GREAT QUALITY OF LIFE WE ENJOY HERE IN AUSTIN. SO NOW THEREFORE I, WILL WYNN, MAYOR OF THE GREAT CITY OF AUSTIN, TEXAS, DO HEREBY PROCLAIM MAY 18 THROUGH 24, 2008 AS PUBLIC WORKS WEEK HERE IN AUSTIN AND PLEASE JOIN ME IN CONGRATULATING AND THANKING A BUNCH OF FINE CITY EMPLOYEES AS WE HEAR FROM JOE RAMOS. [APPLAUSE]

THANK YOU, MAYOR WYNN. NATIONAL PUBLIC WORKS WEEK IS A CELEBRATION OF TENS OF THOUSANDS OF MEN AND WOMEN IN NORTH AMERICA WHO PROVIDE AND MAINTAIN THE INFRASTRUCTURE AND SERVICES COLLECTIVELY KNOWN AS PUBLIC WORKS. IT IS OBSERVED EACH YEAR DURING THE THIRD FULL WEEK OF MAY. TODAY WE HAVE REPRESENTATIVES HERE FROM THE PUBLIC WORKS DEPARTMENT, THE AUSTIN WATER UTILITY, AUSTIN ENERGY, THE OFFICE OF CONTRACT AND LAND MANAGEMENT, THE PUBLIC WORKS DEPARTMENT, SOLID WASTE SERVICES AND WATERSHED PROTECTION AND DEVELOPMENT REVIEW. EMPLOYEES FROM THESE INFRASTRUCTURE DEPARTMENTS ARE OUR UNSUNG HEROES. THE HARD WORK AND DEDICATION BEHIND THE SCENES 24 HOURS A DAY, 365 DAYS A YEAR, ENSURE THAT THE CITY OPERATES AS IT SHOULD. WITHOUT THESE FOLKS OUR COMMUNITY WOULD BE A VERY DIFFERENT EXPERIENCE. JUST IMAGINE NOT BEING ABLE TO FLUSH YOUR TOILET OR NOT HAVE THE ELECTRICITY COME ON WHEN YOU FLIP THE SWITCH OR LEAVING YOUR TRASH OUT BY THE STREET AND IT STAYS THERE FOR MONTHS AT A TIME. THAT WOULDN'T BE A PLEASANT EXPERIENCE. AT THIS TIME I'D LIKE TO THANK THEM FOR THEIR EFFORTS AND HAVE EACH ONE OF THEM INTRODUCE THEMSELVES AND SAY WHAT DEPARTMENT THEY'RE FROM AND WHAT THEY DO FOR -- IN THEIR EVERYDAY JOBS.

I'M TONY ARNOLD WITH THE PARKS AND RECREATION DEPARTMENT.

I'M STEWART STRONG WITH THE PARKS AND RECREATION DEPARTMENT. WE'VE BEEN A CLIENT OF THE PUBLIC WORKS FOR YEAR IN CONSTRUCTION OF OUR REC CENTER AND OTHER RECREATIONAL FACILITIES.

ARTHUR SAMPSON WITH THE STREET DIVISION AND I'M A PROJECT COORDINATOR.

MY NAME IS DAVID PRADO AND I WORK WITH THE OFFICE OF CONTRACT LAND MANAGEMENT AND I'M THE PROJECT COORDINATOR AND I WORK WITH THE SERVICES CONTRACTS.

TONY HOST. I WORK IN CONSTRUCTION INSPECTION AND CURRENTLY AM INSPECTING THE MLK PROJECT, THAT IS ONE WAY.

I'M CAREY-WISE. I'M IN PROJECT MANAGEMENT AND PUBLIC WORKS.

SAM INGORE, PUP WORKS.

PUBLIC WORKS [INAUDIBLE]

PUBLIC WORKS. I'M WITH OVERLAY.

ARMANI BORE WITH AUSTIN WATER UTILITY, SUPERINTENDENT OF FIELD OPERATIONS.

[INAUDIBLE] PARKING ENFORCEMENT. I MAKE SURE THAT EVERYONE IN THE BUSINESSES HAS PARKING, SMALL BUSINESS, BIG BUSINESSES, WHATEVER IT MAY BE, AND THAT TRAFFIC FLOWS IN AND OUT OF AUSTIN.

MIKE CURTIS, PUBLIC WORKS PEDESTRIAN AND BIKE PROGRAM.

SHEILA SIEMONS, PROJECT COORDINATOR, FIELD OPERATIONS DIVISION, WATERSHED PROTECTION AND DEVELOPMENT REVIEW.

ROXANNE JACKSON, DIVISION MANAGER, FOOLED OPERATIONS ACTION WATERSHED PROTECTION AND DEVELOPMENT REVIEW.

MY NAME IS WES BUCKNER. I'M THE SUPERVISOR FOR THE WORK WITHOUT PERMIT PROGRAM WITH SOLID WASTE SERVICES DEPARTMENT CODE ENFORCEMENT DIVISION.

STEVEN ROMERO WITH PUBLIC WORKS TRANSPORTATION DIVISION. WE RESPOND TO CITIZEN REQUESTS FOR ROADWAY MARKINGS AND SIGN AJS.

JOHN McCULLOCK, TREATMENT COMPLIANCE SPECIALIST WITH THE AUSTIN WATER UTILITY. WE FUNCTION TO PROTECT THE TREATMENT WORKS AND COLLECTION SYSTEM FROM NON-RESIDENTIAL SERVICES OF WASTEWATER.

WILLIAMS FROM THE PUBLIC WORKS DEPARTMENT. I CONSTRUCT INSPECTION DIVISION.

DAVID TAYLOR. I'M A PROJECT MANAGER IN THE PUBLIC WORKS DEPARTMENT, WORKING ON GETTING SOME NEW ROADS IN TRAVIS COUNTY AND SOME IMPROVEMENTS TO THE AIRPORT AND NEW EMS STATION.

I'M TONY KRAUSE. I'M A PROJECT MANAGER WITH THE PROJECT MANAGEMENT DIVISION IN PUBLIC WORKS, AND I BASICALLY WORK ON AIRPORT PROJECTS.

TENNIS CRADLE WITH PUBLIC WORKS, PROJECT MANAGEMENT DIVISION.

TOMMY FRYER, AUSTIN ENERGY NETWORK DESIGN.

TRISH WIDESACK, PUBLIC WORKS, CIP INSPECTION DIVISION.

VALERIE ROCKWELL, PUBLIC WORKS, CIP PUBLIC WORKS DIVISION.

LOPEZ, INSPECTIONS.

MOORE, AUSTIN ENERGY, SUPERINTENDENT OF NETWORK CONSTRUCTION AND MAINTENANCE, DOWNTOWN.

JERRY BOSIAN, AUSTIN ENERGY, POWER PRODUCTION ENERGY, SPECIAL PROJECTS COORDINATOR.

AARON HAR MY OWES, SOLID WASTE SERVICES, RECYCLE DEPARTMENT. WE KEEP AUSTIN GREEN.

RECARDO SO LIZ, PARKS AND RECREATION DEPARTMENT, MANAGE THE PARK PLANNING DESIGN AND CONSTRUCTION PROJECTS.

MAYOR WYNN: FOLKS, PLEASE JOIN ME IN CONGRATULATING AND THANKING A BUNCH OF FINE EMPLOYEES. [APPLAUSE] SOLIZ

REAL QUICK, EVERYBODY SQUEEZE IN FOR A PHOTOGRAPH.

MAYOR WYNN: HOW ARE YOU? WELCOME. OKAY. MY NEXT PROCLAMATION ACTUALLY TECHNICALLY IS A CERTIFICATE OF APPRECIATION. THIS IS GOOD TO OUR FRIENDS AT THE TEXAS BICYCLE COALITION. A NUMBER OF VERY ENCOURAGING BICYCLE PROJECTS ARE HAPPENING AROUND TOWN. IT'S GOOD TO SEE THE PUBLIC WORKS FOLKS HERE BECAUSE THE PUBLIC WORKS DEPARTMENT IS DELIVERING ON A NUMBER OF THEM. I'LL READ THE PROCLAMATION, WE'LL HEAR FROM ROBIN STALLINGS. THE CERTIFICATE OF APPRECIATION READS, FOR THEIR OUTSTANDING EFFORTS TOWARDS REALIZING A COMPREHENSIVE SYSTEM OF TRAILS AND BIKE LANES TO MEET AUSTIN'S NEED FOR AFFORDABLE ALTERNATIVE TRANSPORTATION, THE TEXAS BICYCLE COALITION IS DESERVING OF PUBLIC ACCLAIM AND RECOGNITION. TBC HAS WORKED IN COLLABORATION WITH GOVERNMENT ENTITIES TO PROCURE FUNDS FOR TRAIL PROJECTS INCLUDING THE LANCE ARMSTRONG CROSSTOWN BIKEWAY, THE WALNUT CREEK TRAIL SYSTEM, THE AUSTIN TO MANOR RAIL WITH TRAIL PROJECT AND A TRAIL PARALLELING THE AUSTIN TO LEANDER COMIEWRT RAIL LINE. TBC HAS WORK ON BICYCLE SAFETY PROGRAM FOR SCHOOL CHILDREN, PARTICULARLY THE CODEFICATION OF SAFE ROUTES TO SCHOOL, FUNDING FOR SIDEWALK AMENITIES AND TRAINING FOR PE INSTRUCTORS IN THE BICYCLE CURRICULUM. THEY HAVE WORKED TO MAKE AUSTIN A LIVABLE COMMUNITY AND HELP OUR CITIZENS LIVE ACTIVE, HEALTHY LIFE-STYLES IS TRULY COMMENDABLE. THE CERTIFICATE IS PRESENTED IN RECOGNITION THIS 21ST DAY OF MAY, YESTERDAY, IN THE YEAR 2008, SIGNED BY ME MAYOR WILL WYNN, BUT ACKNOWLEDGED BY THE ENTIRE AUSTIN CITY COUNCIL, THIS

CERTIFICATE OF APPRECIATION TO THE TEXAS BICYCLE COALITION. [APPLAUSE]
COMIEWRTS COMIEWGHT

THE TEXAS BICYCLE COALITION WAS FOUNDED IN 1991, THIS HAS GOT TO BE ONE OF THE MOST EXCITING RECOGNITIONS WE'VE HAD. WE'VE BEEN RECOGNIZED ON THE FLOOR OF CONGRESS BY CONGRESSMAN DOGGETT. WE'VE EVEN BEEN THE NONPROFIT OF THE WEEK IN AMARILLO, BECAUSE WE ARE THE STATEWIDE BICYCLE ADVOCACY GROUP, BUT NOTHING IS MORE SPECIAL THAN BEING RECOGNIZED IN OUR OWN HOME TOWN. WE LOVE AUSTIN. WE LOVE IT THAT OUR HEADQUARTERS IS HERE, AND WE NEVER FORGET THAT BICYCLES ARE A SOLUTION TO MANY OF THE PROBLEMS THAT AUSTIN AND ESPECIALLY MAYOR WYNN IS VERY AWARE OF. CLIMATE CHANGE. THE \$4 GASOLINE, THE OBESITY, DIABETES, AND AS I SAID EARLIER, HEART DISEASE. EVEN TRAFFIC CONGESTION. BICYCLES ARE ONE OF THE SOLUTIONS TO MANY OF THE GREATEST PROBLEMS, AND WE ALL KNOW THAT AUSTIN IS ONE OF THE GREATEST THINGS IS THE MUSIC THAT WE'RE KNOWN FOR. IT IS THE TEXAS -- THE LIVE MUSIC CAPITAL OF THE WORLD. BUT BICYCLES HAVE THE POTENTIAL TO BE A TOURISM DRAW AND AN ECONOMIC GENERATOR ALONG THE LINES OF MUSIC AND FILM AND HIGH-TECH, EVEN THE LITTLE ISLAND OF ENGLAND DOES \$1 BILLION PER YEAR IN BICYCLE TOURISM AND WE ALL KNOW TEXAS RANCHES THAT ARE BIGGER THAN THAT PLACE. SO AUSTIN HAS GREAT POTENTIAL. IT'S GOT A START, BUT WHEN THOSE PUBLIC WORKS EMPLOYEES THAT WERE HERE IMPLEMENT THE PLANS THAT HAVE BEEN DONE AND APPROVED BY THIS COUNCIL, AND ESPECIALLY WITH THE NEW WORK THAT HAS BEEN PUT TOGETHER BY THE MAYOR STREET SMART TASK FORCE, AUSTIN WILL BE ONE OF THE GREATEST CITIES IN THE UNITED STATES FOR BIKING. THANK YOU ALL VERY MUCH. [APPLAUSE] AND BY THE WAY, THIS IS THE STAFF AND BOARD OF THE TEXAS BICYCLE COALITION, TWO OF OUR BOARD MEMBERS AND SEVERAL OF OUR STAFF. THANK YOU ALL.

MAYOR WYNN: OKAY. FOR MY FINAL PROCLAMATION BEFORE I TURN THE PODIUM OVER TO COUNCIL MEMBER MARTINEZ, IT'S OBVIOUSLY -- IT'S ALSO EMS WEEK COMING UP, AND I'LL JUST SAY, WE'VE HAD ALL THESE SEEMINGLY RELATED PROCLAMATIONS AND CERTIFICATES THIS EVENING BECAUSE WE DO TAKE PUBLIC HEALTH VERY, VERY SERIOUSLY IN THIS TOWN, AND OF COURSE EXEMP LEER LATER HEALTH AND HUMAN SERVICES DEPARTMENT, GREAT PARKS DEPARTMENT, BICYCLE COALITION, TRYING TO GET PEOPLE WHO ARE ACTIVE, BUT FUNDAMENTALLY IT'S ABOUT THESE MEN AND WOMEN WHO DO RESPOND AND SAVE A LOT OF LIVES EVERY SINGLE YEAR. SO I'LL READ THE PROCLAMATION. I GUESS WE'LL HEAR FROM OUR DREBLGHTER, ERNIE RODRIGUEZ AFTER I READ. THE PROCLAMATION READS, EMERGENCY MEDICAL SERVICE TEAMS HAVE THOUSANDS OF HOURS OF SPECIALIZED TRAINING IN CONTINUING EDUCATION AND ARE READY TO PROVIDE LIFESAVING CARE TO PEOPLE IN NEED 24 HOURS A DAY, SEVEN DAYS A WEEK, AND WHEREAS ACCESS TO QUALITY EMERGENCY CARE DRAMATICALLY IMPROVES THE SURVIVAL AND RECOVERY RATE OF THOSE WHO EXPERIENCE SUDDEN ILLNESS OR TRAUMATIC INJURY, AND WHEREAS WE ARE PLEASED TO RECOGNIZE THE PARAMEDIC, PILOTS, FLIGHT NURSES AND MEDICS, FIREFIGHTERS, PARKS AND AIRPORT POLICE, COMMUNICATION, ADMINISTRATORS AND OTHERS WHO MAKE UP THE AUSTIN-TRAVIS

COUNTY EMS DEPARTMENT AND WHO PERSONIFY THE THEME FOR THE SPECIAL WEEK, EXTRA ORDINARY PEOPLE, EXTRAORDINARY SERVICE. SO THEREFORE I, WILL WYNN, MAYOR OF THE CITY OF AUSTIN, TEXAS, DO HEREBY PROCLAIM MAY 18 TO 24, 2008 AS EMERGENCY MEDICAL SERVICES, OR EMS WEEK, HERE IN AUSTIN, AND PLEASE JOIN ME IN THANKING A BUNCH OF FINE FOLKS IN WELCOMING ERNIE RODRIGUEZ TO THE PODIUM.

THANK YOU, MAYOR. ERNIE RODRIGUEZ, DIRECTOR OF EMERGENCY MEDICAL SERVICES. IT'S REALLY AN HONOR TO BE HERE. EACH YEAR AT THIS TIME OF YEAR WE ACTUALLY PAUSE JUST TO THINK ABOUT WHAT OUR EMS PROFESSIONALS DO FOR OUR COMMUNITY. IT'S IMPORTANT TO RECOGNIZE WHEN YOU ASK THEM WHY THEY DO THIS, THEY WILL ALL ANSWER YOU THE SAME WAY. THEY WILL EACH SAY, BECAUSE I WANT TO HELP PEOPLE. AND THAT IS THE BOTTOM LINE OF WHAT WE DO, AND WE HAVE TO APPRECIATE THAT. THEY'RE NOT HERE TODAY BECAUSE THEY'RE OUT THERE PROVIDING THE SERVICES. YOU CAN SEE BY THE PEOPLE THAT I HAVE HERE, THERE IS NOBODY RUNNING EMS RIGHT AT THE MOMENT. WE'RE ALL -- WE'RE ALL STANDING UP HERE. BUT IT IS IMPORTANT TO APPRECIATE OUR MEDICS. YOU KNOW, THEY REALLY LOOK AT THE JOB THEY DO AS A LOT MORE THAN JUST A JOB. THEY REALLY FEEL LIKE IT'S A PRIVILEGE. IT'S A PRIVILEGE TO RESPOND IN AN EMERGENCY TO SOMEBODY'S HOUSE AT ONE OF THE MOST IMPORTANT TIMES IN THEIR LIVES AND TO CHANGE THEIR LIVES. IN MANY CASES THERE ARE PEOPLE WHOSE LIVES WE SAVE WHO GET TO LIVE MANY YEARS, A PRODUCTIVE LIFE BECAUSE WE WERE THERE FOR THEM. AND IT'S ON BEHALF THOSE MEDICS THAT DO IT DAY IN, DAY OUT, THAT DO IT RELENTLESSLY, THAT DO EVERYTHING THAT IT TAKES TO STAY QUALIFIED AND CERTIFIED TO DO THEIR JOB, THAT WE ACCEPT THIS AND APPRECIATE IT. THANK YOU SO MUCH. [APPLAUSE]

MAYOR WYNN: WITH THAT I'LL TURN THE PODIUM OVER TO COUNCIL MEMBER MIKE MARTINEZ MARTINEZ.

MARTINEZ: THANK YOU, MAYOR. IF I COULD GET JUD SCHWARTZ UP HERE WITH ME, PLEASE, WE HAVE A VERY SPECIAL EVENT IN AUSTIN NEXT WEEKEND. IT'S GOING TO BE WORLD WELLNESS WEEKEND, AND WE HAVE A CONFERENCE COMING TO TOWN. JUDD JUST SHOWING ME. WE HAVE A CONFERENCE COMING TO TOWN. COULD BE UP TO 5,000 ATTENDEES ALL LEARNING ABOUT HEALTH AND LIVING A HOLISTIC LIFE AND SUSTAINABLE LIVING, AND THEY'LL BE AT THE AUSTIN CONVENTION CENTER NEXT FRIDAY THROUGH SUNDAY. IT'S AN INTERACTIVE EVENT SHOWCASING VENDORS, MUSICIANS AND MOTIVATIONAL SPEAKERS. THERE WILL BE AN ORGANIC FOODS -- THEY'LL BE SELLING ORGANIC FOODS AND NUTRITIONAL PRODUCTS, HEALTHY LIVING DEMONSTRATIONS AND SUSTAINABLE LIVING INFORMATION SUCH AS HOW TO GO SOLAR AND OTHER GREEN BUILDING TECHNIQUES. AND ONE OF MY FAVORITE MUSICIANS IN THE WORLD IS PLAYING NEXT WEEKEND. MICHAEL FONTE. IF YOU HAVEN'T HEARD AM I ENCOURAGE YOU TO GO LISTEN TO HIS SHOW. HE JUST HAS A VERY SPIRITUAL, POWERFUL MESSAGE IN HIS MUSIC. SO HERE TO ACCEPT THE PROCLAMATION IS JUD SCHWARTZ, AND HE IS THE FOUNDER OF THE WORLD WELLNESS WEEKEND. SO THIS IS THEIR FOURTH YEAR, AND THE SECOND

YEAR IN AUSTIN. SO I WANT TO READ A PROCLAMATION. THEN I'M GOING TO HAVE YOU SAY A FEW WORDS, ALL RIGHT, JUD? THE PROCLAMATION READS BE IT KNOWN THAT WHEREAS THE MISSION OF WORLD WELLNESS WEEKEND IS TO INSPIRE AND POWER, EDUCATE AND CONNECT PEOPLE SO THEY CAN CREATE HAPPIER AND HEALTHIER LIVES TO THEMSELVES, THEIR FAMILIES AND THEIR COMMUNITIES, AND WHEREAS ATTENDEES ARE ABLE TO EXPLORE NEW PATHS TO WELLNESS IN ALL ASPECTS OF LIFE, INCLUDING CREATING FINANCIAL PROSPERITY, HEALTHY RELATIONSHIPS, GREENER LIFE-STYLES AND WAYS OF LIVING AS WELL AS WAYS TO INCREASE SPIRITUAL AND MENTAL AND PHYSICAL HEALTH AND WHEREAS THE WEEKEND IS AN INTERACTIVE EVENT OFFERING OPPORTUNITIES TO SAMPLE ORGANIC FOODS, ENJOY HEALING TREATMENTS, RELAX USING MEDITATION TECHNIQUES, LEARN ABOUT SOLAR ENERGY, SHO SHOP FOR FAIR TRADE PRODUCTS AND LEARN FROM NATIONALLY KNOWN AUTHORS AND SPEAKERS. NOW THEREFORE I, WILL WYNN, MAYOR OF THE CITY OF AUSTIN, TEXAS, DO HEREBY PROCLAIM MAY 30 THROUGH JUNE 1, 2008 AS WORLD WELLNESS WEEKEND. CONGRATULATIONS.

THANK YOU SO MUCH.

THANK YOU FOR COMING TO AUSTIN. [APPLAUSE]

THANK YOU SO MUCH FOR INVITING ME HERE FOR THIS PROCLAMATION, COUNCILMAN. WORLD WELLNESS WEEKEND STARTED AS A LITTLE COMMUNITY EVENT IN ASHLAND OREGON ABOUT FOUR YEARS AGO, WE INVITED ANYONE WHO DID ANYTHING GOOD FOR THE PLANET, PHYSICAL, MENTAL, EMOTIONAL, FINANCIAL, SPIRITUAL, TO COME AND HAVE A BOOTH AND TEACH A CLASS IN WHAT IT WAS THAT THEY DO. AND WE INVITED DEPOK SHOPRA THERE AND THE COMMUNITY TURNED OUT AND WE HAD THIS EVENT THAT EMPOWERED PEOPLE. THEY WERE FINDING EACH OTHER AND WE SAID, WOW, WE CAN HAVE THE LIFE THAT WE WANT WITHIN OUR OWN COMMUNITY. AND SURE ENOUGH WE DECIDED THAT THIS WOULD WORK IN OTHER PLACES. LAST WEEK WE BROUGHT IT TO AUSTIN WITH DEEPROCK SHOAPRA AND IT WENT WELL. WE'RE BRINGING IN BILL PHILLIPS AND A HOST OF OTHERS AND WE ADDED MUSIC BECAUSE OF COURSE AUSTIN IS THE LIVE MUSIC CAPITAL OF THE WORLD AND WE'RE HAVING MICHAEL FONTE AS WELL AS AUSTIN FAVORITES, CAROLYN WONDERLAND AND APRO FREAK TO BE HERE ON CELEBRATE AUSTIN'S MUSIC. SO WE INVITE ALL OF YOU TO PARTICIPATE IN THIS EVENT. THERE'S A \$5 DISCOUNT WE'RE OFFERING TO THE CITY EMPLOYEES TO BE A PART OF THIS THING, AND WE'VE MADE IT SO THAT IT'S AN EVENT FOR EVERYONE. EVEN IF YOU CAN'T AFFORD ANYTHING YOU CAN VOLUNTEER AND BE A PART OF THIS EVENT. THIS IS A COMMUNITY EVENT TO BE A PART WITH EACH OTHER AND I WANT TO INVITE ALL OF YOU TO BE HERE AND THANK YOU FOR HAVING ME. [APPLAUSE]

LEFFINGWELL: IT'S MY PLEASURE TODAY TO READ A PROCLAMATION IN HONOR OF MEMORIAL DAY, EXCUSE ME, WHICH IS MONDAY. IT'S THE DAY THAT WE HONOR ALL OF OUR MILITARY PEOPLE WHO HAVE FALLEN IN TIMES OF WAR, IN MILITARY ACTION SINCE THE CIVIL WAR, ACTUALLY IS WHEN IT BEGAN. I WANT TO INTRODUCE A FEW PEOPLE HERE WHO

ARE OUR HONORED GUESTS. MAJOR GENERAL JOHN T. FURLOUGH. GENERAL? THE ASSISTANT ADJUNCT GENERAL OF TEXAS FOR ARMY, TEXAS ARMY NATIONAL GUARD COMMANDER. COLONEL THOMAS BALENDINO IS A DIRECTOR OF STRATEGIC INITIATIVES FOR THE TEXAS MILITARY FORCES. LIEUTENANT COLONEL SHARON SCOTT, DIRECTOR OF FAMILY PROGRAMS, TEXAS MILITARY FORCES. MAJOR SEAN, DID I GET THAT RIGHT? SEAN M. BANKERT IS INSPECTOR AND INSTRUCTOR, WEAPONS COMPANY AND FIRST SERGEANT KEVIN OXNER FIRST BATTALION, 23RD MARINES. CORRECT? LIEUTENANT COMMANDER GILBERT LARA, COMMANDER, U.S. NAVY OPERATIONAL SUPPORT CENTER, AUSTIN. COMMANDER? AND JAMES NEAR, EXECUTIVE DIRECTOR FOR THE TEXAS VETERANS COMMISSION WAS ASKED TO ATTEND THE CEREMONY, BUT WE DO NOT HAVE CONFIRMATION THAT HE'S HERE. IS HE HERE? CHARLES BERSINGER. OKAY. THANK YOU. SO I'M GOING TO ASK GENERAL FURLOUGH TO COME UP AND SAY A FEW WORDS BUT FIRST I'LL READ THE PROCLAMATION. BE IT KNOWN THAT WHEREAS THE CITY OF AUSTIN JOINS WITH ALL AMERICANS IN HONORING THE MEMORIES OF THOSE MEN AND WOMEN OF THE UNIFORMED SERVICES WHO PAID THE SUPREME SACRIFICE IN DEFENDING FRED FREEDOM AND WHEREAS THE CITY OF AUSTIN PROUDLY SALUTES THE MEMBERS OF THE NATIONAL GUARD AND THE RESERVES AT CAMP MABRY FOR THEIR DEDICATED SERVICE IN DEFENDING OUR NATIONAL INTERESTS AT HOME AND ABROAD, AND WHEREAS THE CITY OF AUSTIN APPLAUDS THE PATRIOTIC SPIRIT OF ITS CITIZENS AND ENCOURAGES ALL TO PAY TRIBUTE TO THE FALLEN HEROES OF OUR NATION'S ARMED FORCES DURING THIS MEMORIAL DAY WEEKEND. NOW THEREFORE, I, WILL WYNN, MAYOR OF THE CITY OF AUSTIN, TEXAS, IN CONJUNCTION WITH MEMORIAL DAY, DO HEREBY PROCLAIM MAY 26 AS THE CITY OF AUSTIN DAY OF REMEMBRANCE. CONGRATULATIONS. AND, GENERAL, THE MICROPHONE IS YOURS. AND THIS IS YOURS ALSO.

THANK YOU. MAYOR WYNN, CITY COUNCIL MEMBER, COUNCILMAN LEFFINGWELL, CITIZENS OF AUSTIN, WE ACCEPT THIS PROCLAMATION ON BEHALF OF THE ADJUNCT GENERAL'S DEPARTMENT, ADJUNCT LIEUTENANT GENERAL CHARLES RODRIGUEZ, AND THE CAMP MABRY MILITARY FAMILY AND THAT'S WHO YOU SEE REPRESENTED BEHIND ME, IN RECOGNIZING MEMORIAL DAY, A DAY THAT RECOGNIZES THE CITIZENS AND MEMBERS OF THE MILITARY COMMUNITY THAT MADE THE ULTIMATE SACRIFICE IN PRESERVING IN SUPPORT OF THIS COUNTRY'S SECURITY. AND WE APPRECIATE THE RECOGNITION DOWN HERE AND THE CONTINUED BALANCING OF THE AUSTIN CITY HERE AND THE CAPABILITY OF DESERVING -- PRESERVING OUR COUNTRY'S SECURITY. WE'RE LOCATED AT CAMP MABRY, WHICH IS LOCATED OFF MOPAC BETWEEN 35TH AND 45TH STREET. WE'RE OPEN TO THE COMMUNITY, WHICH IS HERE IN AUSTIN AS WELL AS THE COMMUNITY THROUGHOUT THE COUNTRY HERE, WHICH IS SOMETIMES FORGOTTEN THAT WE HAD -- WE THOUGHT THAT, YOU KNOW -- THAT RUMOR HAD THAT WE HAD CLOSED THE CAMP MABRY TO THE AREA HERE. WE'RE OPEN TO THE COMMUNITY. ALL YOU NEED IS A PICTURE ID TO COME OUT TO VISIT US OUT THERE AND WE HOPE YOU WILL. OUR HEADQUARTERS IS IN BUILDING 8, WHICH IS LOCATED OFF THE RUNNING TRACK, WHICH A LOT OF THE COMMUNITY, A LOT OF THE CITIZENS HERE IN THE CITY UTILIZE, AND WE APPRECIATE, BUT WE CERTAINLY

APPRECIATE THE RECOGNITION OF THE MEMORIAL DAY AS IS VERY, VERY INCREMENTAL TO US IN THE MILITARY OF THE ULTIMATE SACRIFICE THAT WAS MADE. SO THANK YOU VERY MUCH. [APPLAUSE] PEEP OKAY CHOAP RA DEEP OKAY DEEP OKAY DEPOCK

THERE BEING A QUORUM PRESENT AT THIS TIME I'LL CALL BACK TO ORDER THIS MEETING OF THE AUSTIN CITY COUNCIL. IT IS 6:41 P.M. WE'VE BEEN IN RECESS FOR ALMOST AN HOUR, AND I'LL TAKE THIS TO OUR ZONING MATTERS FOR THE AFTERNOON AND EVENING. WELCOME, RECOGNIZE MR. GREG GUERNSEY.

THANK YOU, MAYOR AND COUNCIL. I'M GREG GUERNSEY, PLANNING AND ZONING. AND LET ME GUIDE YOU THROUGH OUR 4:00 ZONING ORDINANCES AND COVENANT ITEMS WHERE PUBLIC HEARINGS ARE CLOSED. IEF I'D OFFER TO ITEM 41, CASE C14 C14-2008-0044 - WINDSOR PARK NEIGHBORHOOD PLANNING AREA VERTICAL MIXED USE BUILDING AGAIN THIS IS FOR THE WINDSOR PARK NEIGHBORHOOD. THE MOTION WOULD INCLUDE EXCLUDING TRACTS 15, 16 AND 26 FROM THE VERTICAL MIXED USE OVERLAY DISTRICT AND APPROVING THE AFFORDABLE ABILITY LEVEL AT 60% OF THE MEDIUM FAMILY INCOME FOR 10% OF THE BUILDING UNITS IN VERTICAL MIXED USE. AND THIS IS READY FOR CONSENT APPROVAL ON SECOND AND THIRD READINGS. ITEM NO. 42 IS CASE C14, C14-2007-0225 - PARMER PLACE - APPROVE SECOND/THIRD 1600-1622 EAST PARMER LANE (WALNUT CREEK AND HARRIS THE APPLICANT HAS REQUESTED A POSTPONEMENT OF THIS ITEM TO YOUR JUNE 15 MEETING. SO ITEM 42 IS POSTPONED TO JUNE 15. # 43 IS CA C14-2007-0210 AND C14H-2007-0011 - KOCUREK BUILDING AT 511 WEST 41ST STREET. STAFF IS WORKING ON THE ORDINANCE REGARDING A COUPLE ISSUES AND REQUEST A POSTPONEMENT TO JUNE 5 ITEM NO. 44 IS CASE C14-2007-0263 - HYDE PARK NEIGHBORHOOD PLANNING AREA VERTICAL MIXED USE BUILDING THIS IS FOR SECOND AND THIRD READINGS. ON THIS PARTICULAR ITEM STAFF IS RECOMMENDING APPROVAL OF THIS ITEM ON TRACTS 1 THROUGH 12 AND TO APPROVE THE AFFORDABILITY LEVEL AT 60% MFI FOR AFFORDABLE RENTAL UNITS FOR VERTICAL MIXED USE UNITS FOR TRACTS 1 THROUGH 12 ITEM NO. 45 IS A DISCUSSION ITEM AND MR. GEORGE ADAMS FROM OUR DEPARTMENT WILL BE PRESENTING THAT. COUNCIL, LET ME BACK UP TO ITEM 41. I MAY NOT HAVE MENTIONED ALSO PART OF THE MOTION ON 41 WHICH WAS WINDSOR PARK, WAS -- THAT WAS TO APPROVE VERTICAL MIXED USE BUILDING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL GROUND FLOOR USES IN OFFICE DISTRICTS ON TRACTS 1 THROUGH 14. 17 THROUGH 25, 27 THROUGH 29 AND ON 31. AND YOU HAD -- THAT WAS YOUR MOTION ALSO ON FIRST READING, SO JUST TO CLARIFY ON ITEM NO. 41. AND THAT CONCLUDES --

LEFFINGWELL: MAYOR?

MAYOR WYNN: MR. LEFFINGWELL?

LEFFINGWELL: 44, WHICH IS PROPOSED FOR SECOND AND THIRD, AND ON FIRST READING IT

PASSED ON A 4-2 VOTE, CORRECT?

GUERNSEY: THAT'S CORRECT.

LEFFINGWELL: SO IT WOULD HAVE TO GET FIVE VOTES TO PASS ON SECOND AND THIRD, CORRECT?

GUERNSEY: THAT'S CORRECT. IF IT WAS ONLY PASSED WITH FOUR VOTES, ONLY FOR SECOND READING THIS EVENING AND WE COULD BRING BACK THE THIRD READING AT ANOTHER DAY.

LEFFINGWELL: WELL, I VOTED NO THE FIRST TIME. I PLAN TO VOTE NO AGAIN. AND I BELIEVE COUNCIL MEMBER COLE VOTED NO ON THE FIRST READING ALSO.

MAYOR WYNN: AS I PROPOSE THE CONSENT AGENDA IF COUNCIL MEMBERS COULD JUST ITEMIZE FOR ME WHICH, IF ANY, ITEMS THEY WOULD VOTE NO O. WE'LL RECOGNIZE THAT AND NEED BE, EVEN TAKE IT OFF THE CONSENT AGENDA. MR. GUERNSEY, WHAT WAS YOUR RECOMMENDATION ON ITEM 45?

45 IS A DISCUSSION ITEM, AND MR. GEORGE ADAMS WILL PRESENT THAT. WE DO HAVE ONE PETITION THAT WAS FILED AFTER THE PUBLIC HEARING IT WAS CLOSED, WANT TO MAKE SURE YOU'RE AWARE OF THAT AN INDIVIDUAL MAY ACTUALLY BE PRESENT AND MAY WANT TO SPEAK TO YOU REGARDING THAT ITEM.

MAYOR WYNN: QUESTIONS OF STAFF, COUNCIL? IF NOT, THEN OUR PROPOSED CONSENT AGENDA ON THESE CASES WHERE WE'VE ALREADY CONDUCTED AND CLOSED THE PUBLIC HEARING WOULD BE TO APPROVE ITEM 41 ON SECOND AND THIRD READING, TO POSTPONE CASES 4 IT AND 43 -- 42 AND 43 TO JUNE 5, 2008 AND TO APPROVE ITEM 44 ON SECOND AND THIRD READING WITH THE ADDITIONAL COMMENTS AS READ INTO THE RECORD BY MR. GUERNSEY. MOTION BY COUNCIL MEMBER MCCracken. SECONDED BY THE MAYOR PRO TEM TO APPROVE THE CONSENT AGENDA AS READ. COMMENTS OR POTENTIAL NO VOTES?

LEFFINGWELL: MAYOR, I'LL BE VOTING NO ON ITEM 44.

COLE: MAYOR, I'LL ALSO BE VOTING NO ON ITEM 44.

MAYOR WYNN: AGAIN, WE HAVE A MOTION AND A SECOND ON THE TABLE. THE CONSENT AGENDA AS PROPOSED WITH TWO NO VOTES ON ITEM 44. FURTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR, PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED? MOTION PASSES ON A VOTE OF 7-0 WITH THE EXCEPTION

OF ITEM 44, PASSES ON A VOTE OF 5-2 WITH COUNCIL MEMBERS LEFFINGWELL AND COLE VOTING NO.

THAT MEANS THAT ITEM WE PASSED ON SECOND READING. THERE WAS 5 VOTES, IT WAS 5-2. OH, THERE WERE FIVE VOTES. VERY GOOD.

ITEM NO. 46, THIS IS ARE THE ITEMS PUBLIC HEARINGS AND POSSIBLE ACTION ON THIS IS CASE C, VISTA ZONING CASE AT 7213 AND ONE-HALF TWILIGHT MACE AND I DRIVE. THIS IS A ZONING CHANGE REQUEST FROM INTERIM RESIDENCE OR I-RR DISTRICT ZONING TO SINGLE-FAMILY RESIDENCE, LARGE LOT FF 1, AND SINGLE-FAMILY STANDARD LOT, ZONING FOR TRACT 2. THE PLANNING COMMISSION RECOMMENDATION WAS TO GRANT LARGE LOT CONDITIONAL OVERLAY OR SF-1, CO COMBINED DISTRICT ZONING FOR TRACT ONE AND SINGLE-FAMILY RESIDENCE STANDARD LOT CONDITIONAL OVERLAY OR SF-2 CO COMBINING DISTRICT ZONING FOR TRACT 2. THIS IS READY FOR CONSENT APPROVAL ON ALL THREE READINGS. ITEM 47, THIS IS CASE C14 H 2008-0004, THE EVANS OTTING HOUSE AT 4200 DUVAL STREET. THIS IS A ZONING CHANGE FROM FAMILY RESIDENCE NEIGHBORHOOD CONSERVATION COMBINING DISTRICT FOR SF-3-NCCD ZONING TO FAMILY RESIDENCE, HISTORIC LANDMARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT OR SF-3-H-NCCD DISTRICT ZONING, PLANNING COMMISSION RECOMMENDATION WAS TO GRANT THE REQUEST AND THIS IS READY FOR CONSENT APPROVAL ON ALL THREE READINGS. ITEM NO. 48 IS CASE C14 2008-0006, WILEY-MCKOWN HOUSE AT 1815 TRAVIS HEIGHTS BOULEVARD. THIS IS A ZONING REQUEST FROM FAMILY RESIDENCE, FAMILY PLAN, COMBINING DISTRICT ZONING TO HISTORIC LANDMARK, NEIGHBORHOOD PLAN OR SF-3 H-NP COMBINING DISTRICT ZONING. THE PLANNING COMMISSION'S RECOMMENDATION WAS TO GRANT THE SF-3 H-NP ZONING AND THIS IS READY FOR CONSENT APPROVAL ON ALL THREE READINGS. ITEM NO. 49 IS CASE C14 H-2008-0007, THE WHEELER-HOLCOMB HOUSE AT 905 905 AVONDALE ROAD, SF-3-NP COMBINING DISTRICT ZONING TO FAMILY RESIDENCE HISTORIC LANDMARK NEIGHBORHOOD PLAN OR SF-3 H-NP COMBINING DISTRICT ZONING. THE PLANNING COMMISSION'S RECOMMENDATION WAS TO GRANT THE REQUEST FOR SF-3 H-NP COMBINING DISTRICT ZONING. THIS IS READY FOR CONSENT APPROVAL ON ALL THREE READINGS. ITEM NO. 50 IS CASE C14 H-2008-0011, HARDWICKE HOUSE AT 1409 WATHEN AVENUE, FROM SF-3 DISTRICT ZONING TO FAMILY RESIDENCE HISTORIC LAND SF-3 H COMBINING DISTRICT ZONING. THE PLANNING COMMISSION'S RECOMMENDATION WAS TO GRANT FAMILY RESIDENCE HISTORIC LAND SF-3 H AND THIS IS READY FOR ALL THREE READ IFNTION. 51 IS NPA-2008-0023.02. WINDSOR PARK NEIGHBORHOOD PLANNING AREA TRACT 30. THIS IS TO CONDUCT A PUBLIC HEARING AND APPROVE AN ORDINANCE AMENDING THE UNIVERSITY HILLSUNIVERSITY HILLS/WINDSOR PARK NEIGHBORHOOD PLAN AN ELEMENT OF THE AUSTIN COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION AT 1801 BRIARCLIFF FROM COMMERCIAL TO MIXED USE. THE PLANNING COMMISSION RECOMMENDATION WAS TO GRANT THE CHANGE AND THIS IS READY FOR ALL THREE READ INGSZ. ITEM NO. 52 IS CASE C14-2008-0044 PART, AND THIS IS WINDSOR PARK NEIGHBORHOOD PLANNING AREA VERTICAL MIXED USE BUILDING, OPT-IN/OPT-OUT FOR TRACT NO. 30. FOR THE SAME PROPERTY, 1801 BRIARCLIFF BOULEVARD, TO ZONE THE

PROPERTY FROM COMMUNITY COMMERCIAL OR G ARE RNP COMBINING DISTRICT ZONING TO COMMUNITY COMMERCIAL VERTICAL MIXED USE BUILDING NEIGHBORHOOD PLAN OR GR-V-NP COMBINING DISTRICT ZONING. THE PLANNING COMMISSION RECOMMENDATION WAS TO GRANT THE GR-V-NP IMPINGED DISTRICT ZONING AND THIS IS READY FOR CONSENT AND APPROVAL ON ALL AT LEAST READINGS. ITEM NO. 53 IS CASE C14-2008-0045 ON ST. DOMINICK'S, CATHOLIC HIGH SCHOOL. THIS IS A DISCUSSION ITEM. I BELIEVE VILDZ HAVE SIGNED UP TO SPEAK AGAINST THIS ITEM, ITEM NO. 53. ITEM 54 IS CASE C14-2008-0050. THIS IS A CLARK AND SOUTHSIDESOUTHSIDE 13 PROPERTY ON SOUTH CONGRESS AVENUE. THIS IS ALSO A DISCUSSION ITEM. I BELIEVE WE HAVE INDIVIDUALS THAT HAVE SIGNED UP IN OPPOSITION. ITEM NO. 55 IS CASE C14-2008-0066 THE OVERTON-5 PROPERTY ON LATTA LANE. THE APPLICANT WOULD LIKE TO SPEAK TO THE ZONING AND PLATTING COMMISSION'S RECOMMENDATION, SO THIS IS A DISCUSSION ITEM. ITEM NO. 56 IS CASE C14 H 2008-0001, GOOD-NIVENS-BIRKNER-WILKE HOUSE AT 1811 SOUTH CONGRESS AVENUE. THIS IS A DISCUSSION ITEM. I BELIEVE YOU HAVE INDIVIDUALS SIGNED UP IN OPPOSITION TO THIS ITEM, ITEM 56. ITEM NO. 57 IS CASE C14 H-2008-0005. THIS IS THE PIERCE RICHARD HOUSE AT 500 EAST MONROE STREET. THIS IS A ZONING CHANGE REQUEST FROM FAMILY RESIDENCE NEIGHBORHOOD CONSERVATION COMBINING DISTRICT NEIGHBORHOOD PLAN SF-3-NCCD NP, COMBINING DISTRICT ZONING TO FAMILY RESIDENCE HISTORIC LANDMARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT ZONING TO SF-3-H-NCCD NP. THE PLANNING COMMISSION RECOMMENDATION WAS TO GRANT TO SF-3-H-NCCD APPROVAL AND THIS IS READY ON ALL THREE READINGS. ITEM 58, CASE C14-2008-0003, THIS IS THE WINDSOR ROAD PLANNING AREA, OPT-IN/OPT-OUT PROCESS FOR TRACTS 1 A, 1 B, 1 D AND 2. THIS WILL BE A DISCUSSION ITEM. THERE HAVE BEEN VALID PETITIONS FILED IN THIS CASE. ITEM NO. 59, IS CASE C14-2008-0019, THE SOUTH LAMAR NEIGHBORHOOD PLANNING AREA VERTICAL MIXED USE. THIS IS ALSO A DISCUSSION ITEM. ITEM NO. 60, CASE C14-2008-C14-2008-0043, BARTON HILLS NEIGHBORHOOD PLANNING AREA VERTICAL MIXED USE. THIS IS ALSO A DISCUSSION ITEM. ON ITEM NO. 60, EXCUSE ME, THE PROPERTY OWNER HAS FILED THE PETITION IN OPPOSITION, HAS ASKED FOR A POSTPONEMENT OF THEIR TRACT FOR CONSIDERATION THIS EVENING, THAT'S TRACT 4B LOCATED AT 3600 SOUTH LAMAR BOULEVARD. SO I DON'T KNOW IF YOU WANT TO HANDLE THAT SEPARATE OR AT THE TIME THIS CASE COMES UP. AND THEN ITEM NO. 61 IS CASE C14-2007-0263.001. THIS IS THE HYDE PARK NEIGHBORHOOD PLANNING AREA VERTICAL MIXED USE BUILDING. ONLY FOR TRACT 100. THIS IS FOR THE PROPERTY LOCATED AT 4000 B WITHIN THE HYDE PARK NEIGHBORHOOD PLANNING AREA. THE PLANNING COMMISSION RECOMMENDATION WAS TO GRANT A REQUEST FOR COMMUNITY COMMERCIAL-MIXED USE, NEIGHBORHOOD CONSERVATION COMBINING DISTRICT LR-MU NCCD ZONING AND ITEM 61 CAN BE OFFERED AS CONSENT APPROVAL ON ALL THREE READINGS. AND THAT'S -- THAT CONCLUDES THE ITEMS I CAN OFFER CONSENT, THIS PORTION OF THE AGENDA.

MAYOR WYNN: THANK YOU, MR. GUERNSEY. QUESTIONS OF STAFF, COUNCIL? AND -- BE SURE I GET THIS RIGHT. OUR PROPOSED CONSENT AGENDA ON THESE CASES WHERE WE'VE YET TO CONDUCT THE HEARING WILL BE TO CLOSE THE PUBLIC HEARING AND

APPROVE ON ALL THREE READINGS CASES 46, 47, 48, 49, 50, 51 AND 52, CLOSE THE PUBLIC HEARING AND APPROVE ON ALL THREE READINGS CASE 57, AND TO CLOSE THE PUBLIC HEARING AND APPROVE ON ALL THREE READINGS CASE 61. I'LL ENTERTAIN THAT MOTION. MOTION BY COUNCIL MEMBER MCCracken, SECONDED BY THE MAYOR PRO TEM TO APPROVE THE CONSENT AGENDA AS READ. FURTHER COMMENTS? HEARING NONE, ALL THOSE IF FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED? MOTION PASSES ON A VOTE OF 6-0, COUNCIL MEMBER MARTINEZ OFF THE DAIS..

MAYOR, WE DO HAVE A POSTPONEMENT REQUEST ON TRACT 4B LOCATED AT 3600 SOUTH LAMAR BOULEVARD UNDER ITEM NO. 60.

MAYOR WYNN: AND SO COUNCIL, IT LOOKS LIKE WE HAVE ABOUT NINE CITIZENS SIGNED UP TO SPEAK IN FAVOR, AND THE ONE PERSON WANTING TO SPEAK IN OPPOSITION, I PRESUME THAT'S THE AGENT OF THE PROPERTY OWNER WHO IS NOW REQUESTING A POSTPONEMENT. I GUESS THE THOUGHT MIGHT BE THAT WE -- IF THE WILL WAS TO POSTPONE THAT ONE CASE, PERHAPS -- NOT SURE WHETHER THE TESTIMONY OF THE FOLKS HERE IN FAVOR OF THIS CASE ARE ALL HERE BECAUSE OF THAT ONE PROPERTY OR JUST BECAUSE OF THE REST OF THE CORRIDOR IN GENERAL. SO PERHAPS IF WE CAN GET SOME EVIDENCE -- REAL QUICK TESTIMONY FROM SOMEBODY WHO IS HERE IN FAVOR OF THIS ITEM FROM THE BARTON HILLS NEIGHBORHOOD.

GOOD EVENING, MR. MAYOR, COUNCIL MEMBERS. I AM HERE WITH THE BARTON HILLS NEIGHBORHOOD ASSOCIATION. I'M ON THE COMMITTEE FOR AREA DEVELOPMENT. WE ARE ALL HERE IN FAVOR OF OUR APPLICATION FOR VMU. THE AGENT FOR THE VALID PETITION ON THE TRACT 4B HAS TO LEAVE, AND IF WE NEED TO POSTPONE THE ITEM, OUR ZONING CHAIR IS ACTUALLY IN GERMANY FOR THE SUMMER, AND WE WOULD LIKE TO AT LEAST POSTPONE FOR 30 DAYS. THE AGENT INDICATED THAT HE WOULD BE AMENABLE TO THAT, AND IF THAT ITEM IS TAKEN OFF THE TABLE, IF IT MIGHT BE SOMETHING THAT YOU COULD CONSIDER TAKING THE REST OF THE ITEM, WE'D BE HAPPY TO. WE DON'T NEED TO SPEAK, IF YOU --

MAYOR WYNN: SO I'M A LITTLE CONFUSED. SO YOU ARE WILLING TO POSTPONE THE ENTIRE CASE FOR A MONTH OR JUST THIS ONE TRACT?

JUST THIS ONE TRACT.

MAYOR WYNN: GOOD. WELL -- THOUGHTS, COUNCIL? AND MR. SHAW, WHO I GUESS IS SHAW HAMILTON IS THE REPRESENTATIVE FOR THE OTHER PROPERTY OWNER WHO HAS FILED A

VALID PETITION.

GUERNSEY: THE COUNCIL -- IF THERE WAS A SUGGESTION FOR POSTPONEMENT WOULD BE TO WEDNESDAY, JUNE 18, WOULD BE THE POSTPONEMENT DAY.

MAYOR WYNN: CORRECT. MR. HAMILTON, ARE YOU COMFORTABLE --

I'M SHAW HAMILTON, AGENT FOR THE OWNER OF THE PROPERTY. WE'RE FINE WITH 30-DAY POSTPONEMENT. THAT WILL BE FINE.

MAYOR WYNN: AND SO THEN IS IT -- DOES THE FOLKS FROM THE NEIGHBORHOOD -- THEN DO YOU DO YOU-ALL FRANKLY NEED TESTIMONY FOR ANYTHING ELSE? OTHERWISE WE'LL PASS THE REST OF THIS AS A SINGLE VOTE.

THANK YOU.

OKAY. THANK YOU. SO THEN, COUNCIL, WITHOUT OBJECTION -- OR I GUESS I WILL ENTERTAIN A MOTION ON ITEM NO. 60 TO CLOSE THE PUBLIC HEARING AND APPROVE ON ALL THREE READINGS ALL PROPERTIES WITH THE EXCEPTION OF TRACT 4B, WHICH WILL BE -- AS PART OF THE MOTION, POSTPONED TO WEDNESDAY, JUNE 18, 2008.

SO MOVED.

SO WE'VE GOT A MOTION BY COUNCIL MEMBER COLE, SECONDED BY THE MAYOR PRO TEM, COUNCIL MEMBER LEFFINGWELL?

LEFFINGWELL: SO 4B IS EXCLUDED FROM THE MOTION? IS THAT CORRECT?

YES.

MAYOR WYNN: YES, THERE WILL BE A 30-DAY POSTPONEMENT IN A SENSE.

LEFFINGWELL: WHAT ABOUT TRACT 5? IS THAT EXCLUDED ALSO?

I BELIEVE OUR VMU APPLICATION EXCLUDED TRACT 5 FROM THE VMU OVERLAY, AND THAT WAS RECOMMENDED BY STAFF AS WELL AS PLANNING COMMISSION.

LEFFINGWELL: SO WHAT'S THE ANSWER ON THAT, MR. GUERNSEY? IS TRACT 5 EXCLUDED FROM VMU?

GUERNSEY: YES. LET ME READ THROUGH THE PLANNING COMMISSION RECOMMENDATION. MOTION 1 ON YOUR MOTION SHEET FOR ITEM NO. 60 IS THE PLANNING COMMISSION'S RECOMMENDATION, WHICH WOULD BE BEFORE YOU, AND THE FIRST PART WOULD BE TO

RECOMMEND APPROVAL OF A VERTICAL MIXED USE BUILDING WITH DIMENSIONAL STANDARDS AND ADDITIONALLY USE IN OFFICE DISTRICT FOR TRACTS 1 THROUGH 3. THE SECOND MOTION WOULD BE TO RECOMMEND AMENDING THE BOUNDARIES OF THE VMU OVERLAY DISTRICT TO EXCLUDE TRACTS 4 AND 5, AND I UNDERSTAND IN THIS PARTICULAR CASE THE SUGGESTION IS ACTUALLY TO POSTPONE 4B. SO IT WOULD BE TO EXCLUDE 5 AND ALL OF 4 WITH THE EXCEPTION OF 4B, WHICH WE WOULD BRING BACK ON THE 18TH. AND THEN FINALLY TO RECOMMEND APPROVAL OF THE AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME ON 10% OF THE RENTAL UNITS IN THE VERTICAL MIXED USE BUILDINGS. SO TO ANSWER YOUR QUESTION, YES, COUNCIL MEMBER, 5 WOULD BE EXCLUDED. 4 WOULD BE EXCLUDED WITH THE EXCEPTION OF 4B, WHICH WOULD COME BACK TO YOU ON THE 18TH.

AND I BELIEVE THAT ON TRACTS 1, 2 AND 3, THAT THE PARKING REDUCTION WAS NOT A PART OF THE MOTION?

GUERNSEY: THAT'S RIGHT. IT'S ONLY THE DIMENSIONAL STANDARDS AND THE ADDITIONAL USES IN OFFICE DISTRICTS ON TRACTS 1, 2 AND 3.

WE'RE CONFIRMING THAT THE MOTION AND THE SECOND ON THE TABLE IS TO APPROVE THE PLANNING COMMISSION RECOMMENDATION WITH THE EXCEPTION OF WE ARE POSTPONING ANY ACTION ON TRACT 4B FOR APPROXIMATELY 30 DAYS.

AND THIS WOULD ONLY BE FOR FIRST READING.

MAYOR WYNN: FIRST READING ONLY.

MCCRACKEN: MAYOR, I HAD A QUESTION.

MAYOR WYNN: COUNCIL MEMBER MCCRACKEN.

MCCRACKEN: MY UNDERSTANDING -- IS 4B THE BRODIE OAKS SHOPPING CENTER?

NO.

LEFFINGWELL: THAT'S 5, ISN'T IT?

MCCRACKEN: 4B IS NOT BRODIE OAKS. ACTUALLY -- HOLD ON JUST A SECOND. I'LL GET A MAP UP FOR YOU.

I GUESS THAT RAISES THE QUESTION, YOU DRIVE BY THAT KIND OF DEAD SHOPPING CENTER UNDER THE REDEVELOPMENT ORDINANCE, IT CAN -- YOU KNOW, IT CAN KEEP ALL THIS EXISTING IMPERVIOUS COVERING, MY UNDERSTANDING. IS THAT CORRECT?

GUERNSEY: YES. THERE IS -- IT IS LOCATED IN THE BARTON CREEK WATERSHED PORTION, I THINK ON THE FRONT, ACTUALLY DRAINED TO LAMAR, BUT GENERALLY THIS TRACT IS IN THE BARTON CREEK WATERSHED SO THE REDEVELOPMENT ORDINANCE COULD APPLY TO THIS PROPERTY, AND TO THE EXTENT THAT THEY COME IN WITH A NEW PROJECT, IT MAY BE SUBJECT TO ALL THE CURRENT CODES THAT WE HAVE, DEPENDING ON THE EXTENT OF REDEVELOPMENT THAT OCCURS.

MCCRACKEN: I GUESS IT WOULD BE HELPFUL TO GET SOME SENSE OF WHY IS IT THAT IT WOULD BE BETTER TO HAVE A WAL-MART OR A TARGET THAN MIXED USE DEVELOPMENT AT THAT SITE? BECAUSE THAT'S WHAT WILL BE THE RESULT OF OUR ZONING CODE, RIGHT? THEY COULD KEEP IT AS A RETAIL CENTER, MAYBE GIVE SOME GUIDANCE ON --

I THINK WE'RE OPEN ALWAYS TO A VMU APPLICATION AT A LATER DATE WITH THE REDEVELOPMENT PLAN. CAVE RUNS DIRECTLY UNDER BRODIE OAKS IN A LARGE PORTION OF IT AND THE BACK PORTION OF IT IS SOS AND AS A BLANKET OVERLAY, I THINK WE'RE JUST A LITTLE UNCOMFORTABLE WITH ENVIRONMENTAL CONCERNS JUST HAVING IT BE A COMPLETELY ADMINISTRATIVE PROCESS.

MCCRACKEN: THAT'S FINE. THAT'S WHY WE HAVE THE OPT-IN/OPT-OUT.

THAT'S RIGHT. OUR COMMITTEE FOR AREA DEVELOPMENTS WORKING WITH THE TERRACE PUD. WE'RE PRETTY FRIENDLY PEOPLE. WE'D LIKE TO GET ALONG WITH FOLKS. WE JUST FEEL THAT -- VERY STRONGLY THAT UNLESS YOU HAVE A PLAN, TRACT 4B IS FOR SALE. IT GOT UP ZONED FROM SF-2 TO GR FOUR YEARS AGO. I MEAN, HOW MUCH WHIPPED CREAM CAN YOU PUT ON A PIECE OF PROPERTY WITHOUT A PLAN? SO --

THAT'S FINE. ALL THAT CONSENSUS ON THE TASK FORCE, TO DO THE OPT-IN/OPT-OUT SO WE COULD IDENTIFY -- LOT NEIGHBORHOODS COULD IDENTIFY CONDITIONS THAT TOOK A SITE, SEEMED LIKE IT MADE A LOT OF SENSE AND GIVE US MORE PERSPECTIVE ON IT.

WE APPRECIATE THAT. WE'RE ONE OF A FEW NEIGHBORHOOD ON A CORE TRANSIT COURT THAT HAS SOS ON ITS BOUNDARIES. THANK YOU.

LEFFINGWELL: COULD I MAKE A QUICK COMMENT ON THAT ALSO? JUST TO RESPOND TO MCCRACKEN. WOULD BE SUBJECT TO THE REDEVELOPMENT ORDINANCE AND BE ABLE TO MAINTAIN ITS IMPERVIOUS COVER, BUT AT LEAST THEY WOULD HAVE TO PUT ON-SITE WATER QUALITY IF THEY DID THAT, AND MENTION WAS MADE OF PUTTING A WAL-MART IN THERE OR SOMETHING. IF THEY INCREASE THE DENSITY BEYOND 2,000 TRIPS, THE REDEVELOPMENT ORDINANCE WOULDN'T APPLY TO THEM WITHOUT SPECIAL DISPENSATION. SO THAT'S KIND OF TAKEN CARE OF.

MCCRACKEN: THAT'S A FAIR POINT. I WAS JUST TRYING TO SORT THROUGH -- IF THE CONCERN WAS TO HAVE MORE ENTITLEMENTS MORE INTENSITY OF USE, IT WOULDN'T

RESULT ACTUALLY IN MORE IMPERVIOUS COVER BECAUSE THE REDEVELOPMENT ORDINANCE COVERED IT. SO -- WITH THAT SAID, I THINK THERE'S SOME SOUND LOCAL CONDITION REASONS THAT BARTON HILLS HAS IDENTIFIED. THAT'S A FAIR POINT, COUNCIL MEMBER.

MAYOR WYNN: WE HAVE A MOTION AND A SECOND ON THE TABLE, FIRST READING ONLY. THAT INCLUDES THE POSTPONEMENT OF TRACT 4B TO WEDNESDAY, JUNE 18, 2006. COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED? MOTION ON ITEM NO. 60 PASSES, FIRST READING ONLY. THE VOTE IS 6-0 WITH COUNCIL MEMBER MARTINEZ OFF THE DAIS. THANK YOU ALL VERY MUCH.

THANK YOU MAYOR AND COUNCIL. LET ME TAKE US BACK TO ITEM NO. 53. THIS WILL BE THE FIRST DISCUSSION ITEM. LET ME BACK UP. WE HAVE ONE AT 45. CASE C14 2008-0003, WINDSOR ROAD, NEIGHBORHOOD PLANNING AREA, VERTICAL MIXED USE BUILDING. TRACTS 1C AND TRACTS 3-21. MR. GEORGE ADAMS, THE ASSISTANT DIRECTOR OF NEIGHBORHOOD PLANNING AND ZONING WILL PRESENT THAT ITEM. IT'S ITEM NO. 45.

MAYOR WYNN: THANK YOU, MR. GUERNSEY. WELCOME PLRKS ADAMS.

THANK YOU, MAYOR, COUNCIL, GEORGE ADAMS, NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT. COUNCIL APPROVED APPLYING ALL VERTICAL MIXED USE BUILDING STANDARDS TO TRACTS 7 THROUGH 21, EXCLUDED TRACT 1 C AND TRACTS 3 THROUGH 6 FROM THE OVERLAY DISTRICT AND APPROVED AN AFFORDABILITY LEVEL OF 60%, MEDIAN FAMILY INCOME FOR AFFORDABLE RENTAL UNITS IN VMU BUILDINGS ON FEBRUARY 14, 2008. THE COUNCIL'S ACTION WAS CONSISTENT WITH BOTH THE NEIGHBORHOOD AND THE PLANNING COMMISSION RECOMMENDATIONS. ALSO, ON FEBRUARY 14 THE COUNCIL POSTPONED ACTION ON TRACTS 1 A, 1 B, 1 D AND TRACT 2 DUE TO VALID PETITIONS, EXCUSE ME, AND THOSE ARE PART OF ITEM 58 ON YOUR AGENDA TONIGHT. SUBSEQUENT TO FIRST READING, THE PROPERTY OWNER OF 1715 WEST 35TH STREET, WHICH IS NOW SHOWN AS TRACT 3 A, FILED A VALID PETITION IN OPPOSITION TO THE NEIGHBORHOOD RECOMMENDATION, WHICH WAS TO EXCLUDE THE PROPERTY FROM THE VERTICAL MIXED USE OVERLAY DISTRICT. THIS CASE IS -- ADDRESSING TRACTS 1C AND TRACTS 3 THROUGH 21 IS READY FOR SECOND AND THIRD READINGS. APPROVAL OF THE -- APPROVAL ON TRACT 3 A OF THE FIRST READING RECOMMENDATION WILL REQUIRE SIX VOTES, AND STAFF WOULD SUGGEST POSSIBLY PULLING THAT TRACT OUT AS 4 A -- AS A SEPARATE MOTION. BE GLAD TO TRY TO ANSWER ANY QUESTION QUESTIONS.

MAYOR WYNN: THANK YOU, MR. ADAMS. QUESTIONS FOR STAFF? COUNCIL MEMBER MCCracken?

MCCRACKEN: MAYOR, I THINK THAT THE WINDSOR NEIGHBORHOOD HAS DONE A VERY GOOD JOB ON THEIR APPLICATION. THEY'VE DONE EXACTLY, AGAIN, WHAT THE PURPOSE OF THE OPT-IN/OPT-OUT PROCESS WAS, WHICH WAS TO IDENTIFY AREAS WITHIN THEIR NEIGHBORHOOD WHERE IT DID NOT MAKE SENSE, SO THEY HAVE, I THINK, RECOMMENDED LIKE 85% OF THE PROPERTIES TO BE INCLUDED IN THE OVERLAY. THEY'VE IDENTIFIED A COUPLE OF SOME SPECIFIC LOCAL CONDITIONS. SO I'M PREPARED TO MOVE TO APPROVE ON SECOND AND THIRD READING WHAT WE PASSED ON FIRST READING, WHICH WOULD INCLUDE REMOVING FROM THE OVERLAY TRACT 3 A, I THINK, DESPITE THE VALID -- EVEN WITH THE VALID PETITION. I'M SAYING WE SHOULD GO AHEAD AND GO WITH THE NEIGHBORHOOD RECOMMENDATION THERE.

MAYOR WYNN: MOTION BY COUNCIL MEMBER MCCRACKEN, SECONDED BY COUNCIL MEMBER MARTINEZ TO APPROVE ON SECOND AND THIRD READING AS ITEMIZED IN THE MOTION. QUESTIONS, COMMENTS? WAS THAT MOTION CLEAR, MR. ADAMS, FOR STAFF?

YES.

MAYOR WYNN: FURTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED? MOTION PASSES ON A VOTE OF 7-0. THAT TAKES US BACK TO ITEM 53. MR. GUERNSEY? ST. DOMINICK?

GUERNSEY: THANK YOU, MAYOR AND COUNCIL. ITEM NO. 53 IS CASE C14-2008-0045, THE ST. DOMINICK'S CATHOLIC HIGH SCHOOL AT 9400 NEENAH AVENUE. THIS IS A REQUEST TO ZONE THE PROPERTY TO GO-CO, WHICH STANDS FOR GENERAL OFFICE CONDITIONAL OVERLAY DISTRICT ZONING. THE CONDITIONAL OVERLAY AS RECOMMENDED BY THE ZONING AND PLATTING COMMISSION FOR THIS PROPERTY WOULD HAVE THE CONDITION THAT A SITE PLAN COME BACK TO THE ZONING AND PLATTING COMMISSION FOR APPROVAL. THIS WILL BE CONDITION TO MAKE PRIVATE SECONDARY FACILITY, A CONDITIONAL USE ON THE SITE. IN ADDITION THEY ADOPTED PARTS OF THE STAFF RECOMMENDATION THAT WOULD INCLUDE LIMITING THE DEVELOPMENT INTENTS OF THE PROPERTY TO LESS THAN 2,000 VEHICLE TRIPS PER DAY, THAT IT WOULD PERMIT THE NO DISTRICT OR NEIGHBORHOOD OFFICE DISTRICT USES AND CIVIC USES, AND WOULD PROHIBIT ACCESS TO BRUNS GROVE EXCEPT FOR BICYCLE AND EMERGENCY ACCESS. I'LL NOTE THAT THE STAFF RECOMMENDATION AFTER THE ZONING AND PLATTING COMMISSION HEARING, OUR TRANSPORTATION STAFF REQUESTED THE FOLLOWING CONDITION BE ADDED TO THE STAFF RECOMMENDATION, AND THAT WOULD BE TO PROVIDE BICYCLE AND PEDESTRIAN PATH THAT CONNECTS THE ABUTTING SUBDIVISION TO THE NORTH, WHICH IS KNOWN AS AVERY SOUTH SECTION 2, PHASE 6, AND THAT THE BICYCLE/PEDESTRIAN PATH MEET THE ACCESSIBLE ROUTE CRITERIA AND BE APPROVED BY THE WATERSHED

PROTECTION REVIEW DEPARTMENT AND PUBLIC WORKS DEPARTMENT. AND AS YOU CAN SEE ON THE MONITOR, THE TRACT RIGHT NOW IS UNDEVELOPED AND IT ADJOINS EXISTING GO-CO ZONING TO ITS WEST AND TO THE NORTH IS THE AVERY RANCH PUD, ZONED PUD. USES ARE SINGLE-FAMILY. TO THE SOUTH AND TO THE EAST ARE UNDEVELOPED TRACTS OF LAND. THE PROPOSAL IS TO CONSTRUCT A CATHOLIC HIGH SCHOOL ON THIS PROPERTY, AND THERE IS OPPOSITION THAT WE ARE AWARE OF OF PROVIDING THE BICYCLE/PEDESTRIAN PATH THAT WOULD CONNECT THIS TRACT TO THE RESIDENTIAL TRACT TO THE NORTH. THE PROPERTY IS HEAVILY VEGETATED AND WOULD ONLY BE AVAILABLE FOR FIRST READING THIS EVENING. THERE IS A CORRESPONDING ITEM THAT YOU HAVE AT YOUR 6:00 AGENDA TO CONSIDER A PUBLIC HEARING TO ANNEX THIS PROPERTY INTO OUR CITY LIMITS. SO JUST TO MAKE YOU AWARE OF THAT. AT THIS TIME I'LL PAUSE. IF YOU HAVE ANY QUESTIONS I'LL BE HAPPY TO ANSWER THEM AT THIS TIME. I THINK YOU HAVE AT LEAST ONE SPEAKER HERE THAT'S IN OPPOSITION TO THIS REQUEST THIS EVENING.

MAYOR WYNN: WE DO HAVE ONE SPEAKER IN OPPOSITION, NONE IN FAVOR. WE TYPICALLY HEAR FROM THE APPLICANT OR AGENT OR --

I BELIEVE THERE IS A REPRESENTATIVE HERE FROM BAKER-AICKEN.

MAYOR WYNN: RIGHT. WELCOME.

I'M DAVID NEEPER, AND I'M WITH BAKER-AICKEN ENGINEERING AND I'M WORKING FOR THE APPLICANT. REALLY, THE CATHOLIC HIGH SCHOOL, WE'RE IN OPPOSITION OF THE TRANSPORTATION STAFF REQUEST FOR THE PEDESTRIAN ACCESS. BOTH THE SCHOOL AND THE ADJOINING NEIGHBORHOOD HAVE SECURITY CONCERNS ABOUT THE ACCESS IN THAT THE -- THE NEIGHBORHOOD ALSO HAS CONCERNS THAT THAT ACCESS WILL BE USED AS A DROP-OFF POINT FOR THE SCHOOL, INCREASE TRAFFIC. AND SO THEY'RE IN OPPOSITION AGAINST IT AS WELL. WE MET WITH THEM LAST MONDAY, DISCUSSED THE PROJECT WITH THEM, AND SO THEY'RE ON THE SAME PAGE AS US. BUT WE'RE IN OPPOSITION OF THE PEDESTRIAN ACCESS.

MAYOR WYNN: THAT PEDESTRIAN AND BICYCLE ACCESS ORIGINATED AT THE ZONING AND PLATTING HEARING?

IT ACTUALLY CAME UP FROM TRANSPORTATION STAFF. BASICALLY WHAT IT WOULD DO IS CONNECT FROM BRONSCOPE DRIVE AT THE CUL-DE-SAC DOWN TO THE SCHOOL, THROUGH THAT GROVE OF TREES AND BASICALLY THE SCHOOL IS CONCERNED ABOUT SECURITY ON THE SITE, ACCESS TO THE SITE, AND THE HOMEOWNERS ARE ALSO CONCERNED ABOUT SECURITY AND VANDALISM, SUCH THINGS. BUT IF YOU-ALL HAVE ANY QUESTIONS --

MAYOR WYNN: QUESTIONS FOR OUR APPLICANT OR AGENT? COUNCIL? COMMENTS?

COUNCIL MEMBER MCCRACKEN?

MCCRACKEN: SO WHAT -- SO WE HAVE THIS PROPERTY IN THE REQUESTED -- REQUESTED TO PREVENT ANY ACCESS ONTO THIS SITE, IS THIS GOING TO BE A SCHOOL?

CORRECT. THE MAIN ACCESS IS GOING TO COME OFF OF AMEN -- NEENAH AVENUE, WHICH CURRENTLY TROPICS RIGHT AT THE PROPERTY LINE AND WILL BE EXTENDED WITH THIS PROJECT. AND SO THAT'S GOING TO BE THE MAIN ACCESS, CONTROLLED ACCESS THAT THE SCHOOL WANTS TO USE.

MCCRACKEN: THANK YOU. I HAVE A COMMENT, WHICH IS THAT WE WILL BECOME ONE OF THOSE CITIES THAT IS MADE FUN OF NATIONALLY AS CITIES THAT DO THINGS LIKE PREVENT ACCESS AND REQUIRE SOMEONE FROM LIKE EAGLE KNOLL TO DRIVE 20 MINUTES TO GET OVER TO NEENAH TO GET TO SCHOOL BECAUSE WE BLOCKED AN ACCESS NORTH. I THINK PARTICULARLY IN LIGHT OF LAST WEEK WE REQUIRED A PEDESTRIAN ACCESS, I DON'T SEE HOW WE COULD IN GOOD CONSCIENCE A WEEK LATER -- IT WOULD BE CONTRARY TO ALL OUR POLICIES IN THIS CITY, AND CONTRARY TO GOOD PLANNING. I CANNOT SUPPORT BLOCKING THE ACCESS.

MAYOR WYNN: FURTHER QUESTIONS? COUNCIL MEMBER MARTINEZ?

MARTINEZ: I JUST WANT TO EMPHASIZE THE SAME POINTS THAT HAVE JUST BEEN MADE. IF IT'S NOT SAFE, THEN WHY ARE YOU BUILDING THE SCHOOL THERE? I DON'T SEE WHY ACCESS AND CONNECTIVITY CREATES A LESS SAFE ENVIRONMENT.

MY NAME IS DUTCH KELLERMAN AND I'M ASSOCIATED WITH THE SCHOOL, THE DIOCESE WITH THE SCHOOL. AND IF YOU WERE OUT AND LOOKED AT THE AREA ACTION IT CREATES A PLACE FOR PEOPLE TO HIDE AS THEY COME ON TO THE SITE. I MEAN, WE'RE FOR THE -- WHAT OUR BASIC PLAN IS TO FENCE ALONG THE NORTH SIDE, THE EAST -- AND ON THE EAST SIDE, AS WE'VE DONE NEXT DOOR AT THE ELEMENTARY SCHOOL. IT IS FENCED ALONG THE NORTH SIDE AND DOWN THE WEST SIDE. THAT WAY THE ACCESS JUST COMES IN FROM THE ROADWAY. THERE HAS BEEN VANDALISM AT THE ELEMENTARY SCHOOL AS WE EXPERIENCE AT A LOT OF OUR PUBLIC SCHOOLS, AND WE JUST DON'T WANT TO MAKE AN EASY PATH INTO IT THAT THE PEOPLE CAN HIDE AND GET AWAY FROM. IT'S HARD -- I DON'T KNOW HOW YOU PATROL IT. SO....

COUNCIL, JUST TO REITERATE THE POINT, AT LAST MONDAY -- OUR MEETING WITH THE HOMEOWNERS ASSOCIATION WITH AVERY RANCH, THEY WERE IN CLEAR OPPOSITION OF THE ACCESS. THEY'RE REALLY CONCERNED THAT BROWNSVILLE DRIVE WOULD BE EXTENDED AND THEY'RE CONCERNED ABOUT INCREASED TRAFFIC, GOING TO THAT CUL-DE-SAC, PEOPLE USING IT AS A PARKING AREA TO DROP OFF KIDS, AND THEN ALSO JUST, YOU KNOW, PEOPLE, YOU KNOW, WALKING BACK AND FORTH, JUST SEE INCREASED

TRAFFIC IN THEIR NEIGHBORHOOD.

MAYOR WYNN: COUNCIL MEMBER LEFFINGWELL?

LEFFINGWELL: I'VE GOT A QUESTION FOR MR. GUERNSEY. I'M NOT SURE I UNDERSTAND THIS RIGHT. YOU RECOMMENDED GRANTING PEDESTRIAN ACCESS. WOULD THAT BE IN THE FORM OF AN EASEMENT, OR HOW WOULD THAT WORK?

WELL, THE PROPOSAL, TRANSPORTATION IS ACTUALLY RECOMMENDING A PATH BE CONSTRUCTED FROM THE STREET INTO THIS PROPERTY, AND GEORGE SEBLOCK IS HERE, HE MIGHT BE ABLE TO SPEAK TO IT BECAUSE THE SITE PLAN HAS BEEN SUBMITTED ON THIS PROPERTY FOR REVIEW, BUT THE IDEA IS TO PROVIDE PEDESTRIAN/BICYCLE ACCESS INTO THIS SITE.

COUNCIL MEMBER GEORGE SABLACK WITH WATERSHED PROTECTION AND DEVELOPMENT REVIEW. WE'RE NOT NECESSARILY PROPOSING THAT THIS BE A PUBLIC ACCESS POINT, ALTHOUGH THAT MIGHT BE DESIRABLE. WE'RE NOT SPECIFYING THAT THEY SHOULD DEDICATE A PUBLIC EASEMENT. BUT WE FELT THAT BECAUSE IT IS A SCHOOL AND BECAUSE THERE IS A RESIDENTIAL NEIGHBORHOOD NEXT DOOR, THERE IS -- YOU KNOW -- EVEN THOUGH IT'S A PRIVATE SCHOOL THERE'S A GOOD POSSIBILITY THAT PEOPLE THAT LIVE IN THE NEIGHBORHOOD WOULD ATTEND THE SCHOOL, AND IT WOULD PROVIDE A CONVENIENT MEANS OF ACCESS FOR RESIDENTS. SO WE'RE NOT ASKING FOR AN ACCESS EASEMENT, JUST A PEDESTRIAN CONNECTION.

LEFFINGWELL: BUT IF IT WAS PUBLIC ACCESS YOU WOULD BE REQUIRED TO PURCHASE AN EASEMENT?

NO, WE WOULD NOT HAVE TO PURCHASE THE EASEMENT. THERE WOULD BE A DEDICATION.

OKAY.

MAYOR WYNN: FURTHER QUESTIONS OF OUR APPLICANT, OUR AGENT? IF NOT, WE'LL TAKE TESTIMONY FROM FOLKS WHO ARE HERE IN FAVOR. IF THERE ARE NONE -- WE HAVE ONE PERSON HERE IN OPPOSITION. EXCUSE ME. THAT BEING DONNA IRMAN. WELCOME, YOU HAVE THREE MINUTES.

THANKS, MAYOR, AND COUNCIL MEMBERS. I ACTUALLY LIVE ON THE LAST HOUSE ON BROWNSGROVE. IF YOU PUT THE MAP UP THERE, AND I WAS UNABLE TO GO TO THE HOA MEETING THAT THEY HAD. I HAVE ACTUALLY EMAILED MR. DUTCH KELLERMAN AND COPIED DAVID NEWBERG THREE TIMES ASKING THEM TO CONTACT ME PERSONALLY SO I COULD TALK TO THEM AND UNDERSTAND HOW CLOSE THE FACILITIES WOULD BE, AND I NEVER HEARD BACK FROM THEM. I PROVIDED THEM MY CELL PHONE NUMBER. THEY NEVER CALLED ME BACK. I WAS UNABLE TO GO TO THE HOA MEETING AND I EMAILED THEM AND

ASKED THEM THAT, AND DURING THE ZONING AND PLATTING COMMISSION ONE OF THE THINGS THAT EVERYBODY ON THAT COMMISSION RECOMMENDED IS THAT THEY DO MEET WITH THE PEOPLE THAT LIVE ON BROWNSVILLE SPECIFICALLY BECAUSE THE ATHLETIC FACILITY WOULD BE SO CLOSE TO THE HOUSING THERE. IN FACT, IF YOU LOOK AT THEIR PLANS, THERE'S A BASEBALL DIAMOND WHICH IS 50 FEET FROM MY HOUSE. SO THERE IS ONLY A REQUIREMENT OF 50 FEET SPACE BETWEEN MY BACKYARD AND WHERE THAT BASEBALL DIAMOND WOULD BE. THERE'S ALSO A PLAN FOR A FOOTBALL FIELD AND TWO SOCCER FIELDS. ALSO NEIGHBORHOODING MY PROPERTY. MY CONCERN IS NOISE, OBVIOUSLY, AND LIGHTING IN EVENING, AND OF COURSE JUST THE GENERAL AREA -- THE GENERAL QUIETNESS OF THE AREA BEING GONE. SO I ALSO LOOKED AT THEIR PLAN, AND ON THE OTHER SIDE NEENAH DRIVE THEY SEEM -- SIDE OF NEENAH DRIVE THEY SEEM TO HAVE A LOT OF LAND ALSO BEHIND BROWNSGROVE. IF YOU LOOK AT WHERE BROWNSGROVE RUNS THROUGH BEHIND THAT THEY HAVE A LOT OF LANDS, AND I WOULD RECOMMEND IF COUNCIL APPROVES THIS THEY WOULD REQUEST THE CATHOLIC SCHOOL TO BUILD AWAY FROM THE HOUSING AS MUCH AS POSSIBLE BECAUSE THEY DO HAVE A LOT MORE LAND CLOSE TO THE HIGH SCHOOL. AND SO I'M HERE TO OBJECT THE WAY THAT THEY HAVE THEIR PLAN RIGHT NOW AND I DIDN'T HAVE AN OPPORTUNITY TO TALK TO MR. KELLERMAN BEFORE, EVEN THOUGH I TRIED.

THANK YOU, MS. AMUM. QUESTIONS FOR OUR SPEAKER, COUNCIL?

MAYOR, DO YOU HAVE AN OVERVIEW OF THE SITE PLAN?

WE DO NOT HAVE ONE WITH US, BUT THE SITE PLAN THAT IS IN THE CITY OF AUSTIN FOR REVIEW. THE CLOSEST FACILITY, WHICH IS A SOFTBALL FIELD, IS 50 FEET FROM THE PROPERTY LINE, BUT JUST PAST THE PROPERTY LINE IN THAT OPEN AREA IS A DETENTION WATER QUALITY FACILITY. AND SO ACTUALLY THE CLOSEST HOUSE IS WELL OVER 300 FEET FROM ANY FACILITY WHICH -- THE CLOSEST ONE IS A SOFTBALL FIELD. THE ACTUAL HIGH SCHOOL, IF YOU SEE THE GROVE OF TREES RIGHT BELOW BROWNSGROVE CUL-DE-SAC, THE HIGH SCHOOL BUILDING IS LOCATED 300 FEET FROM -- FROM THAT CUL-DE-SAC. SO THERE WILL BE A VEGETATIVE BUFFER. WE'RE TRYING TO MAINTAIN THOSE TREES RIGHT THERE. SO YOU WON'T -- THOSE TREES RIGHT THERE. YOU WON'T ACTUALLY SEE THE HIGH SCHOOL FROM THE SINGLE-FAMILY DEVELOPMENT TO THE NORTH.

SO MAYBE THIS IS A QUESTION FOR GREG. HOW DO WE GET THE ASSURANCES THAT WE NEED BY APPROVING THIS ZONING CASE THAT THE IMPACT TO THE NEIGHBORHOODS -- TO THE EXISTING NEIGHBORHOOD WOULD BE MINIMAL?

GUERNSEY: I UNDERSTAND THEY HAVE A SITE PLAN THAT'S ALREADY BEEN SUBMITTED. IT'S ALREADY UNDER REVIEW PRIOR TO ANNEXATION, SO THERE ARE CERTAIN PROVISIONS OF STATE LAW THAT WOULD ALLOW THEM TO ACTUALLY BE GRANDFATHERED. IF IT WAS BROUGHT INTO THE CITY AND ZONED WE'D ACTUALLY HAVE PROBABLY MORE REGULATORY CONTROL OVER BUILDING PERMIT REVIEW, BUT OUR MINIMUM SETBACK REQUIREMENT

UNDER COMPATIBILITY STANDARDS FOR INTENTIONIVE RECREATIONAL USE SUCH AS A BALL FIELD OR SOMETHING ALONG THAT LINE IS 50 FEET. SOUNDS LIKE THEY ARE PROVIDING SOME SORT OF SCREENING THAT WOULD PROBABLY BE ASSOCIATED WITH THIS. WE CAN PROBABLY GET A LITTLE BIT MORE DETAILS FROM THEM. IF YOU APPROVE THIS ON FIRST READING BECAUSE IT'S ONLY READY FOR FIRST READING TODAY, AND PROVIDE COUNCIL COPIES OF THE SITE PLAN. YOU WOULDN'T BE APPROVING THE SITE PLAN OBVIOUSLY BUT YOU COULD PROBABLY GET A BETTER IDEA OF WHAT SCREENING IS THERE.

OKAY. I WOULD MOVE APPROVAL ON FIRST READING, MAYOR, WITH THE CONDITION THAT WE MEET WITH THE NEIGHBORS AND WE TRY TO GET SOME ASSURANCES BEFORE SECOND AND THIRD READING THAT THE IMPACT IS -- IS MINIMIZED AS MUCH AS POSSIBLE.

GUERNSEY: WE'LL PROVIDE THE COUNCIL A COPY OF THE SITE PLAN, AND WHATEVER INFORMATION THE APPLICANT CAN GIVE US REGARDING SCREENING BETWEEN THE RESIDENTIAL UNITS AND THE SCHOOL, WE'LL MAKE THAT AVAILABLE TO THE COUNCIL.

AND MY MOTION IS TO APPROVE THE RECOMMENDATION FROM STAFF AS WELL ON THE PEDESTRIAN/BICYCLE PATH.

SO MOTION BY COUNCIL MEMBER MCCRACKEN, SECONDED BY COUNCIL MEMBER -- SORRY, BY COUNCIL MEMBER MARTINEZ, SECONDED BY COUNCIL MEMBER MCCRACKEN, TO CLOSE THE PUBLIC HEARING, APPROVAL ON FIRST READING ONLY, ZONING AND PLATTING RECOMMENDATION WITH THE ADDITIONAL CONNECTIVITY RECOMMENDATION OF STAFF. AND WITH FURTHER DIRECTION OF STAFF PRIOR TO SECOND AND THIRD READING. MR. MCCRACKEN?

MCCRACKEN: I WANTED TO THANK GEORGE ZAPLACK AND HIS TEAM. I THINK YOU-ALL HAVE DONE THE RIGHT THING, AND THE CONNECTIVITY EFFORTS EVENING ARE RIGHT ON SPOT WITH WHERE WE'RE GOING, AND GOOD JOB. APPRECIATE IT.

MAYOR WYNN: MOTION AND SECOND ON 9 ON THE TABLE, FIRST AND SECOND READING ONLY. ANY OTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED? MOTION PASSES ON A VOTE OF 7-0.

THANK YOU, MAYOR AND COUNCIL, LET ME MOVE ON TO ITEM NO. 54. ITEM NO. 54 IS CASE C14-2008-0050. THIS IS THE CLARK, SOUTHSIDE 13 PROPERTY LOCATED AT 8104 TO 8200 SOUTH CONGRESS AVENUE. THIS IS A TRACT OF LAND THAT'S WEST OF CONGRESS AVENUE AND NORTH OF SLAUGHTER LANE. CURRENTLY THE PROPERTY IS ZONED DEVELOPMENT RESERVE OR DR DISTRICT ZONING, RURAL RESIDENCE CONDITIONAL

OVERLAY OR RR-CO COMBINING DISTRICT ZONING AND SINGLE-FAMILY RESIDENCE STANDARD LOT SF-2 DISTRICT ZONING. PROPOSE ANY CHANGE SUGGESTED IS TO GENERAL SERVICE CONDITIONAL OVERLAY OR CS-CO COMBINING DISTRICT ZONING. THE ZONING AND PLATTING COMMISSION CONSIDERED THIS AND APPROVED CS-CO ZONING, WITH A PROVISION THAT THERE WOULD BE A 50-FOOT WIDE LANDSCAPE BUFFER, A 100-FOOT BUILDING SET-BACK ALONG THE NORTH AND SOUTHWEST PROPERTY LINES, AND THIS WOULD BE POINTS THAT ARE FURTHER AWAY FROM SOUTH CONGRESS AVENUE, LIMITING THE VEHICLE TRIPS TO 2,000 A DAY, PROHIBITING THE FOLLOWING YESTERDAY, ADULT ORIENTED BUSINESS USES, AUTOMOBILE RENTALS, REPAIRS, AUTOMOBILE SALES, VEHICLE STORAGES, AUTOMOBILE WASHING OF ANY TYPE, COMMERCIAL BLOOD PLASMA CENTER, CONVENIENCE STORE AND PAWNSHOP SERVICES. THE APPLICANT WOULD LIKE TO DISCUSS WITH YOU THE COMMISSION'S RECOMMENDATION. THEY ARE IN DISAGREEMENT WITH THE COMMISSION'S RECOMMENDATION. THEY WOULD LIKE YOU TO CONSIDER REMOVING THE AUTOMOBILE USES PROHIBITIONS FROM THAT LIST. THEY ARE NOT REQUESTING MIXED USE ON THIS PROPERTY. THE PROPERTY CURRENTLY IS DEVELOPED WITH FOUR SINGLE-FAMILY HOMES. AS I MENTION, IT IS LOCATED ALONG SOUTH CONGRESS AVENUE ADJACENT TO EXISTING AUTO SAL VAJ ZONED LICO. FURTHER TO THE SOUTH ALONG CONGRESS AVENUE THERE ARE SOME BOAT AND RV STORAGE AND OTHER SALVAGE YARDS FURTHER TO THE NORTH. TO THE WEST -- OR EXCUSE ME, TO THE EAST OF THIS PROPERTY IS AN UNDEVELOPED TRACT AND A LITTLE BIT FURTHER SOUTHWEST -- OR SOUTHEAST OF THIS TRACT IS THE FOOD BANK. FURTHER TO THE WEST OF THIS PROPERTY THERE IS A PROPOSED -- WELL, THERE IS A SUBDIVISION FOR SINGLE-FAMILY HOMES. AND THAT WAS RECENTLY APPROVED IN THE LAST COUPLE YEARS AND ALONG PEACEFUL HILL THERE ARE EXISTING SINGLE-FAMILY HOMES AS WELL. I THINK I'LL PAUSE AT THIS TIME. MR. JIM BENNETT IS HERE TO SPEAK ON BEHALF OF THE APPLICANT, AND IF YOU HAVE ANY QUESTIONS I'LL BE MORE THAN HAPPY TO ANSWER THEM AT THIS TIME.

MAYOR WYNN: THANK YOU, MR. GUERNSEY. QUESTIONS OF STAFF, COUNCIL? COMMENTS? IF NOT, WE'LL SET THE CLOCK FOR 5 MINUTES AND WELCOME MR. GEN JIM BENNETT.

THANK YOU, MAYOR AND COUNCIL, I'M JIM BENNETT AND I'M HERE THIS EVENING ON THIS REQUEST FOR ZONING CHANGE. IF I MAY JUST CLARIFY A LITTLE BIT WHAT MR. GUERNSEY JUST INDICATED TO YOU, THE STAFF DID RECOMMEND THIS ZONING CHANGE. THE PLANNING COMMISSION RECOMMENDED THIS ZONING CHANGE. THERE WAS NO OPPOSITION AT ANY OF THE HEARINGS FOR THE ZONING CHANGE THAT'S BEFORE YOU. HOWEVER, WE ARE STILL IN AGREEMENT WITH THE PLANNING COMMISSION'S RECOMMENDATIONS TO PROHIBIT THE AUTOMOTIVE RENTAL, THE AUTOMOTIVE REPAIR, THE AUTOMOTIVE SALE AND THE AUTOMOTIVE WASHING. HOWEVER, STAFF HAS INDICATED TO US THAT IT ALSO WOULD PROHIBIT VEHICLE STORAGE. THE ADJACENT PROPERTY IS DEVELOPED WITH THE IMPOUND FACILITY AND THE POLICE FORENSIC VEHICLE STATION, AND WE ARE PROPOSING TO INCREASE THAT. SO WE ARE IN AGREEMENT WITH THE PLANNING COMMISSION'S RECOMMENDATION, SAVE AND EXCEPT WE WOULD LIKE FOR THE

COUNCIL TO, AS A PERMITTED USE, THE CONVENIENCE STORAGE AND THE VEHICLE STORAGE WHICH STAFF HAS INDICATED THAT'S WHERE THE IMPOUND FACILITY FALLS INTO IN THE ZONING CATEGORY. MOST OF THE PROPERTY, AS MR. GUERNSEY INDICATED TO YOU, IS DEVELOPED -- DEVELOPED WITH COMMERCIAL AND ARE COMMERCIAL ZONED AND INDUSTRIAL ZONING. AND SO IF COUNCIL WILL CONSIDER THE REMOVAL OF -- OR THE PERMITTED CONDITIONS TO ALLOW THE CONVENIENCE STORAGE AND THE VEHICLE STORAGE, WE'RE CERTAINLY IN AGREEMENT WITH ALL THE OTHER CONDITIONS.

MAYOR WYNN: QUESTIONS FOR MR. BENNETT, COUNCIL?

DUNKERLEY: ONE QUESTION.

MAYOR WYNN: MAYOR PRO T DUNKERLEY DUNK I'M HAVING A LITTLE BIT OF DIFFICULTY HEARING MOST OF THAT, BUT YOU'RE OKAY WITH PROHIBITING ALL THE AUTO RELATED USES EXCEPT THE VEHICLE STORAGE?

THAT'S CORRECT, MAYOR PRO TEM, AND THE CONVENIENCE STORAGE.

DUNKERLEY: AND WHAT CONVENIENCE --

THE CONVENIENCE STORAGE.

DUNKERLEY: OKAY.

MAYOR WYNN: COUNCIL, FOR THE RECORD WE HAVE NO FOLKS SIGNED UP HERE IN OPPOSITION, WE HAVE TWO ADDITIONAL FOLKS SIGNED UP HERE IN SUPPORT PREPARED TO ANSWER QUESTIONS IF NEED BE. THAT WOULD BE BOBBY NEW AND JIM PALACE. NO NEED FOR MR. BENNETT TO REBUT. [ONE MOMENT, PLEASE, FOR CHANGE IN CAPTIONERS.]

THE VEHICLE STORAGE WAS NOT LISTED IN YOUR BACKUP, BUT THAT WAS ONE OF THE USES THAT WAS PROHIBITED BY THE ZONING AND PLATTING COMMISSION.

IT'S NOT IN THE BACKUP. THAT'S WHY I READ IT INTO THE RECORD.

Mayor Wynn: FURTHER COMMENTS, QUESTIONS?

Leffingwell: I WILL MOVE TO CLOSE THE PUBLIC HEARING AND APPROVE -- HOW MANY READINGS ARE WE READY FOR?

JUST FIRST READING.

Leffingwell: FIRST READING ONLY THE ZONING AND PLATTING COMMISSION COMMISSION RECOMMENDATION WITH THE EXCEPTION OF CONVENIENT STORAGE AND AUTOMOTIVE

STORAGE. THAT WOULD BE REMOVED FROM THE CO.

VEHICLE STORAGE, WE UNDERSTAND.

YES, VEHICLE STORAGE.

Mayor Wynn: MOTION BY COUNCILMEMBER LEFFINGWELL, SECONDED BY MAYOR PRO TEM TO CLOSE THE PUBLIC HEARING AND APPROVE ON FIRST READING ONLY ZONING AND PLATTING COMMISSION RECOMMENDATION REMOVING THE RESTRICTION ON VEHICLE AND CONVENIENT STORAGE.

Leffingwell: CORRECT.

Mayor Wynn: FIRST READING ONLY. FURTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE. OPPOSED? MOTION PASSES ON A VOTE OF SEVEN TO ZERO.

THANK YOU, MAYOR AND COUNCIL. OUR NEXT ITEM IS ITEM NUMBER 55. THIS IS CASE C-14-2008-0066. THIS IS THE OVERTON 5 PROPERTY LOCATED AT 7700 TO 7704 LAT TO LANE. THIS IS A ZONING CHANGE REQUEST FROM DEVELOPMENT RESERVE OR DR DISTRICT ZONE TO GO FAMILY RESIDENCE OR SF-3 DISTRICT ZONING. THE ZONING AND PLATTING COMMISSION RECOMMENDATION WAS TO GRANT SINGLE-FAMILY RESIDENCE STANDARD LOT OR SF-2 DISTRICT ZONING. THE PROPERTY IS APPROXIMATELY SIX ACRES OF LAND, AND THE ZONING AND PLATTING COMMISSION'S RECOMMENDATION ALSO INCLUDED THE ADDITIONAL RIGHT-OF-WAY DEDICATION FOR A PORTION OF LATTA LAND. THE PROPERTY CONSISTS OF TWO PLATTED LOTS CURRENTLY AND THERE'S AN EXISTING RESIDENCE ON THE PROPERTY. A PORTION OF THE PROPERTY IS DEVELOPED WITH A 25 YEAR FLOODPLAIN WHICH ENCROACHES ON THE NORTHSIDE OF THE PROPERTY. THE PROPERTY IS LOCATED WITHIN THE BARTON SPRINGS ZONE OF WILLIAMSON CREEK, AND THE APPLICANT PROPOSES TO USE THE PROPERTY FOR THE ACCOMMODATION OF ADDITIONAL RESIDENTIAL USES, WHICH MAY INCLUDE SINGLE-FAMILY HOMES, DUPLEX USES OR TWO-FAMILY RESIDENTIAL USES. THERE IS EXISTING SINGLE-FAMILY DEVELOPMENT TO THE NORTH, WHICH IS ALSO ZONED DR. TO THE REAR OF THIS PROPERTY IS AN ELEVATED SECTION OF MOPAC EXPRESSWAY. FURTHER TO THE SOUTH THERE'S SOME EXISTING SINGLE-FAMILY ZONED SF-2 AS WELL AS EXISTING SINGLE-FAMILY HOMES ZONED SF-2 TO THE EAST ACROSS LATTA DRIVE. AT THIS TIME I'LL PAUSE IF YOU HAVE ANY QUESTIONS. MR. BENNETT IS ALSO THE AGENT ON THIS CASE.

Mayor Wynn: THANK YOU, MR. GUERNSEY. QUESTIONS FOR STAFF, COUNCIL? COMMENTS? IF NOT, WE WILL SET THE CLOCK FOR FIVE MINUTES AND HEAR AGAIN FROM MR. BENNETT.

JUST TO CLARIFY, THE ZONING AND PLATTING COMMISSION RECOMMENDATION, THE SF-2, WOULD NOT ALLOW DUPLEXES OR TWO-FAMILY RESIDENTIAL USES, JUST FOR THAT

CLARIFICATION FOR THE PUBLIC.

MAYOR AND COUNCIL, JIM BENNETT. I'M HERE ON TONIGHT ON BEHALF OF MR. OVERTON IN CASE YOU HAVE ANY QUESTIONS OF THE OWNER. THE PROPERTY, AS MR. GUERNSEY INDICATED TO YOU, IS FRONTAGE ON LATTA LANE AND MOPAC BOULEVARD. THE LOTS ARE LOTS 8 AND 9 OF THE RAY BROWN ADDITION. THEY'RE APPROXIMATELY THREE ACRES IN SIZE. MR. OVERTON AND HIS WIFE ARE LOOKING AT FUTURE DEVELOPMENT OF THE PROPERTY FOR PERHAPS DUPLEX OR TWO-FAMILY DWELLING PURPOSES. AT THE PLANNING COMMISSION MEETING THERE WAS SOME OPPOSITION THAT DISCUSSED THE ISSUES OF SITE DEVELOPMENT REGULATIONS, PRIMARILY THE HEIGHT OF THE BUILDINGS, AS WELL AS IMPERVIOUS COVER. THE HEIGHT OF THE BUILDINGS IN BOTH THE ZONES ARE THE SAME. THE IMPERVIOUS COVER WOULD BE REGULATED BY THE S.O.S. ORDINANCE, SO WHETHER IT'S SF-2 OR SF-3, THOSE REQUIREMENTS WOULD BE THE SAME. THE HEIGHT WOULD BE THE SAME, SETBACKS AND EVERYTHING WOULD BE THE SAME. THE GENERAL DIFFERENCE IS THE FACT THAT FOR THE TWO UNITS ON A LOT. AND THAT'S WHAT IS REQUIRED FOR SF-3. IF YOU LOOK AT THE BACKUP MATERIAL, ACROSS THE STREET AND ABOUT FIVE LOTS DOWN THERE IS SF-3 ZONED PROPERTY. IF YOU WILL THE EAST SIDE OF LATTA LANE, AND THERE IS SF-2 ON THE WEST SIDE AND THE EAST SIDE, SO SF-3 IS IN THE AREA VERY NEAR THIS PROPERTY, AND WE ARE LOOKING TO GO FOR THE SF-3 FOR POTENTIAL FUTURE DEVELOPMENT THAT WOULD ALLOW TWO HOUSES ON ONE LOT. I'LL BE AVAILABLE SHOULD YOU HAVE ANY QUESTIONS, BUT I THINK THAT PRETTY WELL SUMS IT UP.

Mayor Wynn: THANK YOU, MR. BENNETT. QUESTIONS FOR OUR AGENT.

STAFF DID RECOMMEND THIS AS WELL.

Mayor Wynn: QUESTIONS? THANK YOU, MR. BENNETT. MR. OVERTON. SO WITH THAT WE TYPICALLY HEAR FROM FOLKS IN FAVOR OF THE ZONING CASE. THERE ARE NONE. WE DO HAVE TWO CITIZENS HERE SIGNED UP WISH TO GO SPEAK IN OPPOSITION. OUR FIRST SPEAKER IS JORGE HAZE. WELCOME. YOU WILL HAVE THREE MINUTES AND BE FOLLOWED BY DAVE HAGGERTY.

THANK YOU, MAYOR, THANK YOU, COUNCIL. I AM THE PROPERTY OWNER TWO PROPERTIES FROM THE OVERTON PROPERTY NORTHEAST OF THE PROPERTY THAT WANTS TO BE REZONED. I'M IN FAVOR OF THE PLANNING COMMISSION'S ZONE TO SF-2 TO PREVENT DUPLEXES. THAT PRETTY MUCH PUTS THAT ZONING IN CHARACTERISTIC WITH THE REST OF THE NEIGHBORHOOD. MAYOR MATURE THANK YOU, MR. REYES. QUESTIONS FOR JORGE, COUNCIL? THANK YOU, SIR. OUR NEXT SPEAKER IS DAVE HAGGERTY. WELCOME MR. HAGGERTY. YOU TOO WILL HAVE THREE MIN.

THANK YOU FOR LETTING ME SPEAK TODAY. I APPRECIATE IT. OUR BIGGEST CONCERN, I OWN THE PROPERTY IMMEDIATELY NEXT DOOR TO THIS. IT'S THAT IT'S A UNIQUE STRETCH

OF LAND. I DON'T KNOW IF IT CAN BE PUT UP ABOVE WHERE PEOPLE CAN SEE IT OR NOT. THERE ARE A SERIES OF THREE ACRE LOTS UP AND DOWN THE STREET THAT ARE MAINLY LEFT OPEN, AND THEY'RE THERE FOR THE MAIN PURPOSE OF THE 15% IMPERVIOUS COVER. MY HOUSE IN PARTICULAR IS NEXT DOOR, IT'S A TWO-STORY HOUSE AND THE 35-LIMIT IS NOT A PROBLEM WITH HOW HIGH THEY GO UP AS LONG AS THEY KEEP THE IMPERVIOUS COVER IN PLACE. THE DISAGREEMENT I HAVE IS THAT THE SF-3 -- AND THERE ARE VERY FEW ZONED IN THAT AREA. YOU HAVE TO GO SEVERAL STREETS TO FIND THEM. IT ALLOWS FOR DUPLEXES IN PARTICULAR. AND THESE ARE ALL LOTS THAT ARE DESIGNED PRIMARILY FOR SINGLE-FAMILY HOUSES WITH EXTRA SPACE BECAUSE THE AQUIFER DRAINAGE AREA IS BACK BEHIND THE HOUSE. ON THE TWO PROPERTIES IN PARTICULAR, I TOOK CARE OF THE PLACE FOR THE PREVIOUS OWNER, SO I'M VERY FAMILIAR WITH ALL THE BUILDINGS. I CAN'T SEE HOW TOO MUCH MORE CAN BE ADDED WITHOUT REMOVING SOME OF THE PROPERTY THAT'S THERE, BUT IN PARTICULAR I HAVE THE CONCERN THAT THERE WOULD BE DUPLEXES THERE WHEN THE PURPOSE OF THE AREA IS FOR SINGLE HOUSES AND SINGLE-FAMILIES TO LIVE THERE. IT'S ONE OF THE FEW AREAS LEFT AFTER PUTTING NINE BANKS IN UP AT THE CORNER, AND THREE -- THERE ARE THREE LOCATIONS FOR IMPROVING YOUR HEALTH UP THE STREET. COSTCO IS ABOUT A BLOCK AWAY NOW AND IT'S JUST IMPORTANT, I THINK, TO NOT DO ANYTHING, TO LEAVE IT ALONE AND KEEP IT AS ITS ORIGINAL INTENT WAS TO PROTECT THE AQUIFER AND TO KEEP IT SMALL FAMILY HOUSES.

Mayor Wynn: THANK YOU, MR. HAGGERTIERTY. GOES DAVE, COUNCIL? THANK YOU, SIR. SO AS IS OUR PRACTICE, THE APPLICANT HAS A ONE-TIME THREE-MINUTE REBUTTAL. WELCOME BACK, MR. BENNETT.

COUNCIL, WHEN YOU LOOK AT THE LAYOUTS THAT YOU HAVE BEFORE YOU ON EXHIBIT 82, THIS PROPERTY WHEN YOU LOOK AT THE SIZE OF THAT VERSUS THE LOTS THAT ARE AROUND US OR SURROUNDING US AND THAT SF-3 ZONING THAT INDICATED TO YOU, IN THE SF-2 AND 3 CLASSIFICATIONS, I THINK YOU CAN GET ABOUT FIVE TO SIX LOTS PER ACRE. IN THIS CASE WE DON'T HAVE A PROBLEM WITH LIMITING THE NUMBER OF UNITS ON THIS -- ON BOTH OF THESE TWO LOTS TO A TOTAL OF 12 UNITS, AND THAT WORKS OUT TO A DENSITY OF TWO UNITS PER ACRE. SO THAT DOESN'T SEEM TO BE AN EXTRAORDINARY AMOUNT CONSIDERING THAT THE PROPERTY BOTH TO THE SOUTH AND TO THE EAST OF US YIELDS ABOUT SIX OR SEVEN LOTS TO THE ACRE. AND WITH THE CONDITIONAL OVERLAY OF 12 UNITS ON THE ENTIRE TRACT, THAT'S CERTAINLY WELL UNDER THE DENSITY THAT'S IN THE AREA, AND RELATIVE ONCE AGAIN TO THE IMPERVIOUS COVER, WE WOULD BE SUBJECT TO THE S.O.S. ORDINANCE AND SO THEREFORE REGARDLESS OF WHICH TYPE ZONING WE GET, THE IMPERVIOUS COVER IS GOING TO BE REGULATED BY THAT, WHETHER IT BE SF-2 OR SF-3. AND GIVING THOSE THOUGHTS, WE WOULD REQUEST THAT COUNCIL APPROVE THE SF-3.

Mayor Wynn: QUESTIONS OF OUR AGENT? ANYBODY ELSE?

Cole: MAYOR, I HAVE A QUESTION. I THINK THIS IS FOR MR. GUERNSEY. I RECOGNIZE THAT

THIS PROPERTY IS OVER THE AQUIFER AND IN THE BARTON SPRINGS ZONE, BUT THE PLANNING COMMISSION RECOMMENDED SF-2 AND THE STAFF RECOMMENDED SF-3. IS THERE ANY REASON FOR THAT BECAUSE OF DENSITY REQUIREMENTS OR ANYTHING WE NEED TO UNDERSTAND ABOUT THAT?

THE PROPERTY, IF IT WAS ZONED SF-2 OR SF-3, THE LOT SIZES ARE ABOUT THE SAME, BUT THEY WOULD BE SUBJECT TO THE S.O.S. ORDINANCE WITH THE NEW PROPOSAL. THE ADVANTAGE FOR THE PROPERTY OWNER OF SF-3 IS THAT THEY COULD DEVELOP THE PROPERTY WITH LESS NUMBER OF LOTS, BUT HAVE MORE UNITS ON THEM. IF THEY WERE DEVELOPED ONLY AS SF-2, YOU WOULD ACTUALLY HAVE TO PLAT MORE LOTS. EACH OF THOSE LOTS WOULD HAVE TO HAVE FRONTAGE ON A PUBLIC STREET. SO IT WOULD BE EASIER TO DEVELOP THE PROPERTY WITH DUPLEX EVEN THOUGH THE STREET FRONTAGE DOES NOT CHANGE BECAUSE YOU COULD HAVE LESS LOTS WITH MORE UNITS ON THEM WITHOUT PUTTING IN A NEW PUBLIC STREET OR CULL CENTER OF CENTRAL TEXAS SACK COMING INTO THIS PROPERTY. CUL-DE-SAC COMING INTO THIS PROPERTY. BUT EITHER WAY SF-2 OR 3, THEY WILL BE SUBJECT TO THE S.O.S. STANDARDS FOR DEVELOPMENT AND WATER QUALITY CONTROLS. BUT THE PRINCIPAL ADVANTAGE BETWEEN DOING SF-3 AND SF-2 IS THEY WOULD HAVE FEWER LOTS AND BE ABLE TO BUILD MORE UNIT ON THOSE LOTS WITHOUT PUTTING IN A PUBLIC STREET THAT WOULD ACTUALLY COME INTO THE PROPERTY AND JUST HAVE THE LOTS FRONTING ON LATTA.

Cole: THANK YOU.

Mayor Wynn: IT ANSWERS MY QUESTION AS WELL. COUNCILMEMBER LEFFINGWELL?

Leffingwell: SOMEHOW I MISSED THAT FIRST. THE PLAN IS TO RESUBDIVIDE BOTH OF THESE LOTS, IS THAT CORRECT?

IN ORDER TO DEVELOP THE NUMBER OF UNITS THAT HE WAS SUGGESTING, YOU COULD HAVE TO RESUBDIVIDE THIS PROPERTY AND IT WOULD BE SUBJECT TO S.O.S.

Leffingwell: SO HE'S SUGGESTING A LIMITATIONS OF 12 UNITS FOR BOTH TRACTS OR 12 UNIT PER TRACT?

I MIGHT LET MR. BENNETT SPEAK TO THE OVERALL, BUT I UNDERSTOOD HE WAS SUGGESTING TWO UNIT PER ACRE OVER THE ENTIRE PROPERTY, WHICH WOULD WORK OUT TO BE APPROXIMATELY 12 UNITS. IF IT WAS DEVELOPED WITH A DUPLEX. IF THEY'RE DEVELOPED WITH SINGLE-FAMILY, IT WOULD BE HALF THAT AMOUNT. BECAUSE IF YOU WERE DOING THE SAME NUMBER OF LOTS.

Leffingwell: IT WOULD BE SIX UNITS THEN.

IT WILL BE SIX UNITS IF YOU WERE DEVELOPING ONLY THE SINGLE-FAMILY HOMES INSTEAD

OF DUPLEXES. THEY STILL DESIRE 12 UNITS. THAT WOULD BE UNDER SF-3.

Mayor Wynn: FURTHER QUESTIONS, COMMENCE? COMMENTS? I KNOW IT'S NOT YOUR JOB TO DO THAT, MR. GUERNSEY, BUT IN YOUR OPINION, THE 15% IMPERVIOUS COVER IS QUITE LOW OBVIOUSLY BECAUSE OF THE S.O.S. ORDINANCE IN THE BARTON SPRINGS ZONE. THAT MANY UNITS COULD BE CONSTRUCTED ON THAT PROPERTY AND STILL MEET THAT REQUIREMENT?

I DON'T KNOW. JIM MIGHT BE ABLE TO SPEAK TO THIS. THERE'S OTHER CONSTRAINTS ON THIS PROPERTY. I MENTIONED THERE'S A 25 YEAR FLOODPLAIN THAT COMES AROUND THE BACK OF THIS PROPERTY, SO THERE MAY BE CONSTRAINT. I'M NOT SURE HOW THE CLASSIFICATION OF THE TRIBUTARY IS TO THE REAR OF THIS PROPERTY. I DON'T EVEN HAZARD A GUESS AT THIS POINT OF THE NUMBER OF UNITS. CERTAINLY WHATEVER YOU APPROVE ON FIRST READING, WE CAN COME BACK AND DO A LITTLE BIT BETTER ANALYSIS AND GET WITH MR. BENNETT ON THE CLASSIFICATION OF THE CREEK THAT'S BEHIND THE FLOODPLAIN AREA TO TRY TO COME OUT WITH THE EXACT NUMBER OF UNITS THAT ARE PROPOSED. IF JIM KNOWS -- HE MIGHT ALREADY HAVE A PRELIMINARY LAYOUT FOR THE SUBDIVISION AND CAN SPEAK TO THE TRIBUTARY BEHIND.

COUNCIL, THE EASIEST PROPOSAL TO DO WHAT MY CLIENTS MAY WANT TO DO IN THE FUTURE WOULD JUST BE TO CREATE THESE LOTS WITH THE EXISTING FRONTAGE FROM LATTA LANE. THOSE LOTS ARE ABOUT 62 FEET IN-DEPTH FROM LATTA TO THE REAR PROPERTY LINE OR TO THE MOPAC PROPERTY. SO AS MR. GUERNSEY INDICATED TO YOU, RATHER THAN COME IN AND TRY TO BUILD CUL-DE-SAC'S AND CREATE MORE LOTS, EVEN THOUGH YOU ONLY HAVE A SINGLE-FAMILY HOUSE IN THE LOT, IT WOULD BE LESS INTRUSIVE AND INVASIVE TO SIMPLY COME IN AND CREATE THE LOTS WITH THE EXISTING FRONTAGE ON LATTA LANE AND PERHAPS BUILD A DUPLEX ON EACH ONE OF THEM. SO YOU WOULD END UP WITH ABOUT SIX LOTS. DEEP LOTS.

Mayor Wynn: ALL RIGHT. FURTHER QUESTIONS, COMMENTS? FIRST READING ONLY. COUNCILMEMBER MCCRACKEN.

McCracken: I KNOW THAT WE HAVE TRIED TO ENCOURAGE TRAILS ALONG THIS AREA. IF WE WERE TO HAVE SOME -- SOMETHING WHERE THE HOMES ARE PUSHED UP TO LATTA LANE TO LANE, IS THERE SOME TRAIL EASEMENT ACCESS? I JUST RECALL WE'VE BEEN TRYING TO GET TRAIL ACCESS ALONG THAT PART OF MOPAC AND OTHER AREAS.

I DON'T KNOW. WE WOULD HAVE TO LOOK INTO THAT. WE CAN CERTAINLY DO THAT BEFORE SECOND AND THIRD READING IF THERE'S A TRAIL CONNECTION IN THIS AREA THAT'S PROPOSED.

McCracken: IF GENERAL, IF WE'RE GOING TO GIVEN TITLE.S THAT ARE AN INCREASE OF EVERYTHING IN THE AREA, IT SEEMS LIKE YOU WOULD WANT TO NOT FACILITATE AN

INCREASE IN UNITS IN THAT AREA BECAUSE IT'S NOT AN AREA WHERE WE'RE TRYING TO PROMOTE DENSITY, BUT YOU MIGHT USE AS A TALL TO PUSH THE HOUSES UP TO THE STREET AND THEN PRESERVE THE OPEN SPACE ALONG THE ROADWAY. SO IF THAT'S THE OUTCOME, I COULD SEE SOME BENEFIT IN THAT. BUT IF WE DON'T BUILD ON THOSE PROTECTIONS, WHAT WE COULD DO IS JUST OPEN THE DOOR FOR AN INCREASE IN INTENSITY IN AN AREA WHERE WE'RE NOT TRYING TO DO THAT.

Mayor Wynn: FURTHER COMMENTS? THOUGHTS? QUESTIONS?

COUNCILMEMBER MCCRACKEN, IF I MAY ADDRESS THAT.

Mayor Wynn: NO, SIR. IF SOMEBODY ASKED A QUESTION OF YOU.

McCracken: I GUESS I WOULD LIKE TO HEAR FROM JIM.

THE BACK LOTS ALONG MOPAC ARE CURRENTLY IN THE FLOODPLAIN AND THERE'S A DEDICATED EASEMENT ALONG THERE, SO THE UNITS WOULD BE PUSHED MORE TOWARDS LATTA, NOT ONLY BECAUSE, BUT THEY WOULD BE RESTRICTED DUE TO THE EASEMENT THAT EXISTS ALREADY IN PLACE.

McCracken: OKAY. THAT'S HELPFUL. THANKS.

THANK YOU, MAYOR.

Mayor Wynn: QUESTIONS, COMMENTS? COUNCILMEMBER COLE.

Cole: I BELIEVE I'M READY TO MAKE A MOTION. I MOVE THAT WE CLOSE THE PUBLIC HEARING AND ADOPT THE STAFF RECOMMENDATION OF SF-3, AND WE'LL GET FURTHER CLARIFICATION FROM STAFF ABOUT THE EASEMENTS AND POTENTIAL TRAIL ISSUE.

Mayor Wynn: MOTION BY COUNCILMEMBER COLE, SECONDED BY THE MAYOR PRO TEM TO CLOSE THE PUBLIC HEARING AND APPROVE ON FIRST READING ONLY STAFF RECOMMENDATION OF SF-3 WITH ADDITIONAL INSTRUCTIONS TO STAFF, INCLUDING THAT OF INVESTIGATING TRAIL EASEMENT OPPORTUNITIES. FURTHER COMMENTS? COUNCILMEMBER LEFFINGWELL.

Leffingwell: I AM CONCERNED ABOUT THE INCREASED DENSITY AND ALSO THE COMPATIBILITY WITH THE SURROUNDING ZONING, WHICH IS MOSTLY SF-2. BUT I DO WANT TO EXPLORE THE QUESTION OF A POSSIBLE EASEMENT TOWARDS THE BACK OF THE LOT IN THE FLOODPLAIN, SO FOR THAT REASON ONLY I'M GOING TO SUPPORT THE MOTION ON FIRST READING.

Mayor Wynn: FURTHER COMMENTS? MOTION AND A SECOND ON THE TABLE, FIRST READING

ONLY. HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

Mayor Wynn: OPPOSED? MOTION PASSES ON FIRST READING ONLY ON A VOTE OF SEVEN TO ZERO.

THANK YOU, MAYOR AND COUNCIL. AT THIS TIME I'LL TURN THE NEXT CASE OVER TO MR. STEVE SADOWSKY. THIS IS CASE NUMBER 56, THE GOOD-NIVENS-BIKRNER-WILKE HOUSE. MR. SADOWSKY IS OUR HISTORIC PRESERVATION OFFICER.

Mayor Wynn: WELCOME.

THANK YOU, SIR. GOOD EVENING, MR. MAYOR, MEMBERS OF COUNCIL. STEVE SADOWSKY, HISTORIC PRESERVATION OFFICE, NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT. THIS IS A CASE THAT COMES TO YOU FROM -- BEGAN WITH A DEMOLITION PERMIT, WAS PRESENTED TO YOU IN THE HISTORIC LANDMARK COMMISSION. THE LANDMARK COMMISSION RECOMMENDED IT FOR HISTORIC ZONING, AS DID STAFF AT THIS TIME. AS TIME PROGRESSED, THOUGH, WE LOOKED AT THE HOUSE AND ITS CONDITION AND BY THE TIME WE WENT TO PLANNING COMMISSION, A WEEK AND A HALF AGO, STAFF IS NOW RECOMMENDING AGAINST HISTORIC ZONING AND PLANNING COMMISSION AGREED WITH THAT RECOMMENDATION. WE CAN SHOW THE FIRST PHOTO UP THERE. THIS IS THE HOUSE, THIS IS AN UNDATED PHOTOGRAPH, BUT IT'S A VERY, VERY EARLY PICTURE OF THE HOUSE. THE HOUSE WAS BUILT IN 1908 AND WE'RE LOOKING HERE FROM THE SOUTH BASICALLY WHERE FILL MORE JUNIOR HIGH IS NORTH ON CONGRESS, SO THE FRONT OF THE HOUSE IS ACTUALLY TO THE LEFT OF THE PHOTOGRAPH THERE. THE HOUSE IS BUILT IN 1908 BY A MAN NAMED ED GOOD WHO HAD MOVED INTO AUSTIN FROM HAYS COUNTY. HE WAS A HORSE AND MULE DEALER AND HE LIVED FROM THE HOUSE FROM 1909 TO 1913. BY 1914 THE HOUSE HAD PASSED INTO THE SAMUEL NIVENS COUNTY. HE WAS ALSO FROM HAYS COUNTY AND HE HAD OPENED THE FIRST GENERAL STORE IN BUDA AND WAS LISTED AS A FARMER AND RANCHER IN THE -- RANCHER IN THE CENSUS OF 1920. BY THE MID 19 20'S THE HOUSE WAS OCCUPIED BY MAGGIE ROSS, WHO IS A WIDOW. HER HUSBAND WAS JOHN C. ROSS, WHO WAS A FARMER, AND SHE WAS A DAUGHTER OF SAMUEL NIVENS. IT'S INTERESTING IN THAT THIS HOUSE OCCUPIES A VERY UNIQUE POSITION. IT'S UP ON A HILL ON SOUTH CONGRESS, AND AS YOU CAN SEE FROM THIS PHOTOGRAPH, IT WAS IN A VERY RURAL LOCATION IN SOUTH AUSTIN AND ATTRACT PEOPLE IN THE LIVESTOCK TRADE AND FARMERS AND RANCHERS SUCH AS MR. GOOD AND MR. NIVENS. IN 1927, THE HOUSE WAS PURCHASED BY WILLIAM BIRKNER. HE WAS A BRICK LAYER AND CONTRACTOR, BUT HE HAD FORMERLY BEEN A FARMER. AND MR. BIRKNER'S SON WAS A VERY PROMINENT PASTOR AT METHOD DIFFICULTY CHURCH HERE IN TOWN, AND BY 1937 THE HOUSE HAD BEEN PURCHASED BY ART WILKE AND JOE MANOR AND THEY OPERATED IT AS A FUNERAL HOME IF WE CAN SHOW THAT SECOND PICTURE. THIS IS A PICTURE THAT'S DATED, WE THINK AROUND 1939, AND THIS IS COURTESY OF WILKE, CLAY, FISH FUNERAL HOME FOR WHICH

WE THANK THEM FOR THIS PHOTOGRAPH. THIS SHOWS THE HOUSE WITH FULL FRONT PORCH, FULL ROOF, EVERYTHING IN VERY GOOD CONDITION, AND WE THINK IT'S 1939 BECAUSE IT'S WILKE MANOR IN LETTER ON THE FRONT AND WILKE MANOR WAS ONLY IN OPERATION UNTIL 1940. AFTER THAT ART WILING ALSO RAN HIS FUNERAL BUSINESS OUT OF THIS HOUSE, BUT HE TEAMED UP WITH JIMMY CLAY AND THEN EVENTUALLY THEY MOVED SOUTH TO THEIR CURRENT LOCATION ON SOUTH CONGRESS. BY THE 1970'S, THIS HAD BECOME THE ANGEL FUNERAL HOME, AND IN 1973 THEY MADE A VERY SIGNIFICANT CHANGE TO THE FRONT, IF WE CAN SHOW THAT FINAL PICTURE. THIS IS WHAT THE HOUSE LOOKS LIKE TODAY. I WORKED DILIGENTLY WITH THE ARCHITECTS AND THE OWNERS ON THIS HOUSE TO TRY TO DISCOVER WHETHER THE HOUSE COULD BE RECONSTRUCTED. WE LOOKED AT -- BECAUSE THE TOP STORY OF THE HOUSE, THE SECOND STORY DOES STILL EXIST, AND IT EXISTS PRETTY MUCH INTACT. THERE'S SOME ARTIFICIAL COVERING OVER THE ORIGINAL WOOD SIDING FOR THE HOUSE, BUT THE GROUND FLOOR HAS BEEN COMPLETELY TAKEN OUT DURING THIS 1973 RENOVATION. AND ONE OF OUR MAIN GOALS IS TO ENCOURAGE ADAPTIVE REUSE OF HISTORIC STRUCTURES WHENEVER WE CAN, BUT THERE'S GOT TO BE ENOUGH OF THE HISTORIC STRUCTURE LEFT TO ADAPTIVELY REUSE IT. AND AFTER INVESTIGATION AND LOOKING AT THIS HOUSE AND WHAT'S LEFT OF IT, THERE REALLY ISN'T ENOUGH. WHAT WE WOULD HAVE WOULD BE A RECONSTRUCTION, AND UNFORTUNATELY EVEN THOUGH WE DO HAVE THAT 1939 PHOTOGRAPH AND THE PHOTOGRAPH FROM MUCH EARLIER, I'M GUESSING AROUND 1910, IT'S NOT CLEAR ENOUGH TO DETERMINE WHAT THE WINDOW CONFIGURATION WAS OR THE TYPE OF SIDING. NOW, WE DID TAKE AWAY SOME OF THE EXISTING WALL ON THE HOUSE AND REVEAL SOME OF THE EXISTING SIDING, BUT IT IS STAFF'S BELIEF THAT THERE IS JUST NOT ENOUGH REMAINING OF THIS HOUSE TO WARRANT A RECONSTRUCTION OF THE HOUSE AND THEN HISTORIC ZONING FOR IT. SO DESPITE THE FACT THAT THE HOUSE HAS A VERY LONG HISTORY, IT'S BEEN ASSOCIATED WITH SOME FAIRLY PROMINENT PEOPLE IN THE CITY, AND IT HAS A CONTEXT THAT IS FAST VANISHING OF THE RURAL CHARACTER OF SOUTH CONGRESS, THERE'S JUST NOT ENOUGH LEFT OF IT TO WARRANT HISTORIC ZONING. SO STAFF RECOMMENDS AGAINST HISTORIC ZONING FOR THE HOUSE. THANK YOU.

Mayor Wynn: THANK YOU, MR. GUERNSEY. QUESTIONS OF STAFF, COUNCIL? WE DO HAVE A HANDFUL OF FOLKS WHO WOULD LIKE TO GIVE US TESTIMONY IN THIS CASE. SO OUR PRACTICE IS TO NOW TAKE FOLKS WHO WANT TO SUPPORT THE ZONING CASE, THAT IS ARE SUPPORTIVE OF THE HISTORIC ZONING, AND IT'S CONFUSING HOW FOLKS SIGN UP IN THE LOBBY, BUT I THINK THAT PERSON WOULD BE MELANIE MARTINEZ. WELCOME. YOU HAVE THREE MINUTE.

THANK YOU. I'M MELANIE MARTINEZ, AND I LIVE IN THE NEIGHBORHOOD BEHIND FAIRVIEW PARK AND I'M THE COORDINATOR OF OUR NEIGHBORHOOD'S HISTORIC DISTRICT EFFORT. IN DOING THAT I'VE BEEN READING A LOT ABOUT THE ECONOMICS OF PRESERVATION, AND THAT GOT ME INTERESTED IN THIS PROJECT. WHILE I KNOW LOOKING AT IT IT DOESN'T LOOK LIKE THERE'S MUCH LEFT. I FEEL LIKE THE ROOF STILL TELLS A STORY ABOUT OUR NEIGHBORHOOD AND THE COMMUNITY THAT SERVED US. AND IT JUST SEEMS LIKE A WASTE

OF A CREATIVE OPPORTUNITY THERE TO LET THAT GO. THE DEVELOPERS WERE TOLD THEY COULD MOVE THAT STRUCTURE TO A DIFFERENT PLACE ON THE LOT AND STILL DEVELOP NEW CONSTRUCTION AROUND THAT. THEY COULD GET A PROPERTY TAX ABATEMENT ON THAT. THEY DON'T HAVE TO DEVELOP -- DO ANYTHING HISTORIC ON THE INTERIOR. IT COULD BE FITTED OUT TO WHATEVER TENANT WANTED. AT THE LAST MEETING AT THE PLANNING COMMISSION WHERE IT FAILED, THE REASON GIVEN WAS NOT JUST THAT THERE WASN'T ENOUGH INTEGRITY, BUT THERE WASN'T ENOUGH -- THE ESTIMATE THAT THEY PRESENTED HAD A LOT OF REALLY BOGUS NUMBERS IN IT, INCLUDING \$3,000 FOR AN HISTORICAL MARKER PLAQUE, WHICH I THINK THOSE ARE FREE. I HAVE A HOUSE THAT'S ZONED HISTORIC AND I DON'T THINK I PAID THAT FOR MINE. BECAUSE I'VE DONE RESTORATION MYSELF, I KNOW HOW MUCH A LOT OF THESE THINGS COST, AND JUST LOOKING AT THE BIGGER PICTURE OF SOUTH CONGRESS, WHICH IS THRIVING RIGHT NOW AND IT'S SO ATTRACTIVE TO PEOPLE FROM ALL OVER THE CITY FOR ITS UNIQUE CHARACTER, I JUST HATE TO SEE THIS FACELESS BUILDING THEY'RE PLANNING GOING IN THERE WITH NO REAL NUMBERS. THEY DIDN'T HAVE PLANS OR DRAWINGS, MATERIALS SPECIFIED TO REALLY SHOW THE BENEFIT OF DEMOLISHING IT. I JUST THINK THERE'S A BIGGER PICTURE TO LOOK AT, AND THE ONLY TOOL WE HAVE IS HISTORIC ZONING. IT KIND OF MAKES IT TOUGH FOR BUILDINGS LIKE THIS. AND I JUST WOULD HAVE HOPED THAT THE ARCHITECTS COULD HAVE SEEN THE OPPORTUNITY THERE. IT WOULD HAVE BEEN A BENEFIT TO THE WHOLE CITY. SO I DON'T REALLY KNOW WHAT CHANCE THERE IS FOR IT NOW, BUT I WOULD URGE TO YOU CONSIDER THAT PRESERVATION IS A REALLY IMPORTANT PART OF SMART GROWTH AND WE WOULD LIKE TO SEE IT SAVED. THANK YOU.

Mayor Wynn: THANK YOU, MS. MARTINEZ. ARE THERE ANY OTHER CITIZENS HERE THAT WOULD LIKE TO GIVE US TESTIMONY IN FAVOR OF THIS ZONING CASE? THAT IS, IN FAVOR OF THE HISTORIC ZONING? IF NOT, WE'LL NOW HEAR FROM FOLKS WHO ARE IN OPPOSITION FROM THE ZONING CASE. OUR FIRST SPEAKER IS ALICE GLASGO. WELCOME. YOU WILL BE FOLLOWED BY GORDON BINGEMAN.

FORGIVE ME MAYOR AND COUNCILMEMBERS. I'M ALICE GLASGO, REPRESENTING THE OWNERS OF 1811 SOUTH CONGRESS AVENUE. FIRST OF ALL, I'D LIKE TO LET YOU KNOW THAT WE APPRECIATE THE SEVERAL MEETINGS WE HAD WITH THE NEIGHBORHOOD AND FOR JEAN MATSER FOR GRACIOUSLY HOSTING SEVERAL MEETINGS AT HER HOUSE. AND MELANIE FOR ATTENDING SEVERAL VISITS AT THIS FACILITY TO TOUR IT AND LOOK AT WHAT COULD POSSIBLY BE SAVED. EYE LIKE TO ADD THAT THERE IS A LETTER FROM THE OWNERS OPPOSING HISTORIC ZONING, WHICH REQUIRES A SUPER MAJORITY TO OVERRIDE THE OWNER'S OPPOSITION. I THINK STAFF PASSED THE LETTER TO YOU EARLIER. I WOULD ALSO LIKE TO INDICATE THAT THE -- WHEN THE OWNERS OF THIS PROPERTY ACQUIRED THE PROPERTY, THEIR FIRST TASK TO THE ARCHITECT, WHO IS A PRESERVATION ARCHITECT, WAS TO LOOK AT WAYS TO PRESERVE THE BUILDING. HOWEVER, AFTER SEVERAL STUDIES OF THE PROJECT, IT WAS DETERMINED THAT THERE WASN'T SUFFICIENT INTEGRITY OF THE MATERIALS LEFT FROM THE ORIGINAL HOUSE TO RESTORE OR RECREATE THE ORIGINAL HOUSE. AS YOU CAN SEE, ONE OF THE HISTORIC DESIGNATION

CRITERIA IS THAT THE COUNCIL MAY DESIGNATE A STRUCTURE OFF SITE AS HISTORIC LANDMARK IF IT FINDS THAT THERE IS SUFFICIENT INTEGRITY OF MATERIALS AS ONE OF THE CRITERIA TO CONSIDER HISTORIC PRESERVATION. AS MUCH AS WE WOULD HAVE LIKE TO PRESERVE THIS ONE, WE WILL DEMONSTRATE TO YOU THAT THERE ISN'T SUFFICIENT MATERIALS LEFT TO RESTORE OR RECREATE. THE OTHER CRITERIA THAT RELATES TO DEMOLITION HAVE TO DO WITH THE AMOUNT OF REPAIR THAT IT REQUIRES TO UNDERTAKE TO RESTORE THAT PARTICULAR STRUCTURE. THE OTHER ITEM HAS TO DO WITH THE COST OF REPAIR. IS IT REASONABLE TO RESTORE OR REPAIR THAT PARTICULAR STRUCTURE. THE OTHER ITEM HAS TO DO WITH THE EXISTING OF POTENTIAL' USEFULNESS, INCLUDING ECONOMIC USEFULNESS OF THE BUILDING. THE PROJECT'S ARCHITECT, WHO IS ALSO PRESERVATION ARCHITECT, GORDON BINGEMAN, WILL BE FOLLOWING ME WITH A PRESENTATION TO SHOW YOU WHAT IS LEFT OF THE BUILDING AND WHAT ATTEMPTS HE LOOKED AT AND ALSO TO SHOW YOU WHAT COULD POSSIBLY BE BUILT ON THIS SITE. THANK YOU.

THANK YOU, MS. GLASGO. OUR NEXT SPEAKER IS GORDON BINGEMAN. AND GORDON, A NUMBER OF FOLKS WANTED TO DONATE TIME TO YOU. OUR RULES ARE THEY NEED TO BE PRESENT IN THE CHAMBERS TO DO SO. IS JOHN GREENWOOD WITH US? HOW ABOUT JERRY HARRIS? HELLO, WELCOME BACK. JUSTIN DISTINGUISH? HELLO. AND MICHAEL AND TENORA. SO GORDON, YOU WILL HAVE UP TO 12 MINUTES IF YOU NEED IT. WELCOME.

THANK YOU. MY NAME IS GORDON BINGEMAN, I WORK WITH ANTON WALL ARCHITECTS. AND I WANTED TO SPEAK DIRECTLY TO THESE PHOTOS JUST BRIEFLY TO EXPRESS THAT THE CURRENT STATE OF THE BUILDING -- STATE OF REPAIR OF THE BUILDING IS THAT IT HAS BEEN UNAGREED THE BETTER PART OF A DECADE WITH THE EXCEPTION OF A LONE TENANT THAT LIVES UPSTAIRS TO LOOK AFTER THE SECURITY OF THE BUILDING. THE STATE OF REPAIR OF THIS FACILITY IS VERY POOR. NOTHING OF THE HISTORIC INTERIOR REMAIN. THESE ARE ALL PRIMARY SPACES IN THE ONCE HISTORIC FIRST FLOOR OF THE PROPERTY. MR. SADOWSKY HAS SHOWN THROUGH PHOTO. THIS PHOTO DATED 1939 COULD BE CHARACTERIZED AS A COMPELLING INITIAL DISCOVERY. WE WERE QUITE INTERESTED IN WHAT WE WERE SEEING HERE, WAND WE DO CONCUR THAT THE STRUCTURE WAS HISTORICALLY QUITE HANDSOME. THIS ARTIST'S RENDITION IS PROVIDED TO REPRESENT THE ORIGINAL CONFIGURATION WITH THE TREES REMOVED FOR CLARITY. IT'S BASED ON THE PRECEDING IMAGE, RESEARCH AND SANBORN MAPS FROM 1922, 35 AND 1962 INCLUDED AT THE REAR OF YOUR PACKAGE AS WELL AS OTHER HISTORIC PHOTOS PROVIDED BY STAFF, SOME FROM MEMBERS OF THE BIRKNER FAMILY. THIS IS THE STRUCTURE AS IT APPEARS TODAY. THE CHAPEL TO THE RIGHT FIRST APPEARED ON SANBORN MAPS IN 1962. AND IN 1973 WHEN IT WAS JOINED TO THE FACILITY AND A PARTICULARLY DESTRUCTIVE RENOVATION, THAT RESULT UNDERSTAND MOST OF THE DAMAGE THAT WE'RE GOING TO REVIEW THIS EVENING. HERE'S THE STRUCTURE AS SEEN FROM THE BALCONY OF A CONCRETE BLOCK GARAGE APARTMENT BUILDING AT THE REAR. AT THE REAR OF THE LOT. ONLY THE ROOF AND THE DORMER ARE ORIGINAL. ALL OTHER ELEMENTS THAT YOU SEE HAVE BEEN ADDED FROM THE 1940'S THROUGH THE 1970'S. AND

NOTE THAT EVEN THE REAR DORMER HAS BEEN MODIFIED TO ACT AS AN ALTERNATIVE ENTRANCE AS WELL AS A SHOWER ROOM FOR A PREVIOUS TENANT. THIS VIEW OF THE PROPERTY FROM THE INTERSECTION OF SOUTH CONGRESS AND MARY IS THE FIRST OF THREE COMPOSITE IMAGES SHOWING THE ORIGINAL STRUCTURE AS IT STANDS TODAY SURROUNDED BY A SERIES OF ADDITIONS ACCOMPLISHED THROUGH DRAMATIC ALTERATION AND DEMOLITION OF THE STRUCTURE'S ORIGINAL FABRIC. THIS SECOND IMAGE FROM SOUTH CONGRESS TO THE NORTH LOOKING SOUTH SHOWS THE SCALE OF THE 1950'S GARAGE APARTMENT STRUCTURE TO THE EAST ON YOUR LEFT AS WELL AS THE LOSS OF THE NORTH WALL IN THE 1973 RENOVATION, THE NORTH WALL OF THE ORIGINAL HOUSE, THAT IS. AND THIS VIEW FROM A HIGHER ELEVATION AT THE REAR OF THE PROPERTY GIVES SOME PERSPECTIVE TO THE SCALE OF REVISIONS OVER THE DECADES WITH THE CHAPEL TO YOUR LEFT AND THE GARAGE APARTMENTS TO THE RIGHT. SO I WANTED TO RETURN TO THIS VIEWPOINT OF THE ARTIST'S RENDITION SIMPLY TO ILLUSTRATE THAT VERY LITTLE OF THAT ORIGINAL STRUCTURE EVEN REMAINS TODAY. THIS GRAPHIC SHOWS THE TOTAL LOSS OF THE REAR AND BOTH SIDE WALLS, THE WRAPAROUND PORCH, THE PORCH ROOF, DECKING, COLUMNS, RAILING AND STAIRS, ALL FIRST FLOOR DOORS AND WINDOWS, PARTIAL LOSS OF UPSTAIRS WINDOW SASH. THIS IS ALL THAT REMAINS OF THE ORIGINAL FABRIC. FOLLOWING OUR HISTORIC LANDMARK COMMISSION HEARING, BROWNING CONSTRUCTION WAS HIRED AS A QUALIFIED INDEPENDENT COST ESTIMATE TO EVALUATE THE ECONOMIC FEASIBILITY OF RECONSTRUCTING THIS PROPERTY. BROWNING CONSTRUCTION WAS RECENTLY AWARDED A CERTIFICATE OF EXCELLENCE FOR THEIR RESTORATION OF THE WILLIAMSON COUNTY COURTHOUSE IN HISTORIC DOWNTOWN GEORGETOWN. THE COST OF CONSTRUCTION TO RECONSTRUCT THIS HOUSE IS \$1.4 MILLION. AND YOU HAVE THE COMPLETE ESTIMATES IN YOUR PACKAGES. THAT RECONSTRUCTION IS THE BASIS FOR THE FIRST THREE DEVELOPMENT SCHEMES EVALUATED FOR ECONOMIC FEASIBILITY. THIS FIRST SCHEME IS THE RECONSTRUCTION OF THE ORIGINAL HOUSE TO ACCOMMODATE A BRANCH BANK WITH DRIVE THROUGH, WITH A NET LEASABLE SQUARE FOOTAGE OF 2400 SQUARE FEET. WOULD HAVE A LEASE OF \$109 PER SQUARE FOOT PLUS TRIPLE NET. THE SECOND SCHEME THAT WE EVALUATED WAS -- PROPOSED THE SAME RECONSTRUCTION PLUS THE ADDITION OF AN ADJACENT VMU BUILDING RESULTING IN A NET LEASABLE SPACE OF 11,800 SQUARE FEET AT \$40 PER SQUARE FOOT PLUS TRIPLE NET. AND THEN THE THIRD SCHEME PROPOSES THE REMOVAL OF THE EXISTING STRUCTURES AND BUILDING A VMU BUILDING TOTALLY 15,759 NET SQUARE FEET AT \$25 PER SQUARE FOOT PLUS TRIPLE NET. NOTICE THAT THE AVERAGE LEASE RATE ON SOUTH CONGRESS IS 15 TO \$28 PER SQUARE FOOT PLUS TRIPLE NET. GIVEN THE ECONOMIC FEASIBILITY OF THE SCHEME, WE HAVE SOUGHT TO UTILIZE THE CITY'S DESIGN STANDARDS FOR VERTICAL MIXED USE BUILDINGS WITHOUT VARIANCE TO PREPARE THE FOLLOWING CONCEPT GRAPHICS OF OUR INTENDED SOLUTION. THIS THREE-STORY VMU BUILDING PROPOSAL INCLUDES 6,600 SQUARE FEET OF RETAIL SPACE ON THE FIRST FLOOR FOR UP TO SEVEN SHOPS, 5,009 40 SQUARE FEET ON THE SECOND AND THIRD FLOORS. THE SECOND FLARE WITH OFFICE SPACE FOR UP TO SEVEN OFFICES. AND THEN THREE TO FOUR RESIDENTIAL UNITS ON THE TOP FLOOR. IN KEEPING WITH THE

DESIGN STANDARDS, THIS PROPOSAL INCLUDES FEATURES SUCH AS CHANGES IN PLANE OF THE FACADE GREATER THAN 24 INCHES, MORE THAN 42% GLAZING, SHADING DEVICES AT BUILDING ENTRANCES, CHANGES IN COLOR AND TEXTURE AS WELL AS REPEATING PATTERNS OF WALL PROJECTIONS. THE SECOND AND THIRD FLOORS ARE STEP BACK FIVE FEET FROM THE PLANE OF THE FIRST, PROVIDING BALCONY OVERLOOK OF SOUTH CONGRESS. THE THIRD FLOOR FEATURES PROJECTING BALCONIES. THERE'S ALSO AN EIGHT FOOT TREE AND FURNITURE ZONE AS WELL AS A SEVEN FOOT CLEAR SIDEWALK ZONE FOR A FULL 15 FEET FROM CURB TO FACADE. AS WELL AS A PROMINENT CENTRAL ENTRANCE TO A COMMON ELEVATOR LOBBY. THE SURFACE LOT TO THE REAR OF THE BUILDING PROVIDES ADEQUATE OFF STREET PARKING TO SERVICE THE FACILITY WITHOUT VARIANCE. THIS PROPOSED DEVELOPMENT PLAN SIMPLY REPRESENTS THAT THE SITE CAN SUPPORT AN ECONOMICALLY FEASIBLE DEVELOPMENT ACCORDING TO THE NEW COMMERCIAL DESIGN STANDARDS FOR VERTICAL MIXED USE BUILDINGS WITHOUT VARIANCE. SO GIVEN THE 100 YEARS OF DRAMATIC DEMOLITION AND INCREMENTAL REVISION OF THE FABRIC OF THE ORIGINAL STRUCTURE, THIS FACILITY HAS BEEN SUBSTANTIALLY DEMOLISHED. THE FABRIC THAT REMAINS DOES NOT WARRANT PRESERVATION, ONLY A COSTLY RECONSTRUCTION EFFORT THAT DOES NOT RESULT IN AN ECONOMICALLY FEASIBLE SOLUTION. THEREFORE WE RESPECTFULLY REQUEST THAT HISTORIC ZONING NOT BE GRANTED. THANK YOU.

Mayor Wynn: THANK YOU, MR. BINGEMAN. AND FINALLY, JIM COTTON SIGNED UP NOT WISH TO GO SPEAK, BUT ALSO IN OPPOSITION TO THE HISTORIC ZONING. I DON'T THINK MR. SADOWSKY NEEDS A REBUTTAL, SO QUESTIONS, COMMENTS, COUNCIL? COUNCILMEMBER LEFFINGWELL.

Leffingwell: MAYOR, I MOVE TO CLOSE THE PUBLIC HEARING AND DENY THE REQUEST FOR HISTORIC ZONING.

Mayor Wynn: MOTION BY COUNCILMEMBER LEFFINGWELL, SECONDED BY THE MAYOR PRO TEM TO CLOSE THE PUBLIC HEARING AND TO DENY THIS HISTORIC ZONING, CASE NUMBER 56. FURTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

OPPOSED? MOTION TO DENY PASSES ON A VOTE OF SIX TO ZERO WITH COUNCILMEMBER MARTINEZ OFF THE DAIS. THANK YOU ALL. ITEM 58, MR. GUERNSEY. WINDSOR ROAD VMU.

MAYOR AND COUNCIL, GEORGE ADAMS, NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT. ITEM 58 IS ZONING CASE C-14-2008-0003. WINDSOR ROAD VMU OPT IN, OPT OUT ZONING APPLICATION, TRACTS 1 A, 1 B, 1 D AND TRACT 2. THESE ARE THE REMAINING TRACTS WITHIN THE WINDSOR ROAD VMU APPLICATION AREA THAT WERE PREVIOUSLY MENTION UNDERSTAND ITEM 45. THE BREAKER WOODS NEIGHBORHOOD ASSOCIATION -- THE BREAKER WOODS NEIGHBORHOOD ASSOCIATION RECOMMENDED EXCLUDING THESE TRACTS FROM THE OVERALL LAY DISTRICT AND THE PLANNING COMMISSION CONCURRED WITH THE NEIGHBORHOOD REGISTER. DUE TO A NUMBER OF VALID PETITIONS, THE

COUNCIL POSTPONED ACTION ON THESE TRACTS ON FEBRUARY THE 14TH. WE DO HAVE VALID PETITIONS IN OPPOSITION TO EXCLUSION FROM THE VMU OVERLAY DISTRICT ON TRACTS ONE A, 1 B, 1 D AND 2. I BELIEVE THE PROPERTY OWNERS ARE HERE TO SPEAK TO THOSE PETITIONS, AND THIS CASE IS READY FOR FIRST READING TONIGHT. I'D BE GLAD TO ANSWER ANY QUESTIONS.

Dunkerley: WHERE ARE WE?

McCracken: I THINK WE'RE AT TESTIMONY.

I BELIEVE WE HAVE ONE OR MORE PROPERTY OWNERS HERE TO SPEAK IN OPPOSITION TO THE NEIGHBORHOOD RECOMMENDATION.

Dunkerley: THANKS. I WAS TRYING TO STUDY THE SHEET. ALL RIGHT. THOSE PROPERTY OWNERS WHO HAVE SIGN UP TO SPEAK, CAN YOU CALL THE FIRST ONE UP?

THE FIRST SPEAKER IS SELL LEFTINE HUBERT.

Mayor Wynn: THANK YOU, MS. SPENCE AND THE MAYOR PRO TEM. YES. OUR FIRST SPEAKER IS CELESTE HUBERT. HOW ABOUT JERRY FALATE. FAIR ENOUGH?

I'M VICE-PRESIDENT OF THE BRYKER WOODS NEIGHBORHOOD ASSOCIATION. I THINK THERE MIGHT BE SOME CONFUSION ABOUT WHERE TO SIGN UP. THERE ARE A NUMBER OF OTHER SPEAKERS HERE AS WELL. THEY'RE IN FAVOR OF THE OPPOSITION TO INCLUDING THESE MENTIONED PARCELS IN THE OVERLAY DISTRICT. I'M NOT SURE WHICH SIDE OF THE ISSUE THAT PUTS US ON. THE SAME POSITION THAT WE PUT IN OUR POSITION THAT IS BEFORE YOU ALL, AND I APPRECIATE THE OPPORTUNITY TO TALK TO YOU TONIGHT. THIS CASE, AS SOMEONE ELSE MENTIONED, IS REALLY THE EXTENSION, THE CONTINUATION OF ITEM 45 AND THE TRACTS THAT ARE BEING DISCUSSED ON THIS MOTION ON FIRST READING ARE A LITTLE BIT MORE SENSITIVE THAN THE OTHER ONES MENTIONED, THE BACKUP THAT SINGLE-FAMILY NEIGHBORS AND RESIDENCES. THERE ARE A NUMBER OF DIAGRAMS AND SPEAKERS WE PUT TOGETHER TONIGHT TO SHOW YOU ALL, BUT THE ISSUES BEHIND THIS CASE ARE LARGELY THE SAME AS ISSUES BEHIND CASE 45 TONIGHT, WHICH IS THE REMAINDER OF THE WINDSOR ROAD VMU DISTRICT. IF IT'S OKAY WITH THE COUNCIL, WE WILL BE WILLING TO SORT OF SEED THE REST OF OUR TIME AND JUST ANSWER ANY QUESTIONS IF THERE ARE, OR WE COULD MAKE THE PRESENTATION OF THE RATIONALE ABOUT HOW WE CAME UP WITH THE OPT OUT PROCEDURE. OUR RATIONALE FOR OPTING OUT IS LARGELY BASED ON THE FACT THAT THE BRYKER WOODS NEIGHBORHOOD ASSOCIATION AND ANOTHER PORTION OF THE WEST AUSTIN NEIGHBORHOOD GROUP IS THE PROCESS OF GOING THROUGH THE NEIGHBORHOOD PLANNING PROCESS AS WE SPEAK. WE HAVE HAD AN OPPORTUNITY RECENTLY TO WELCOME WITH THE INDIVIDUAL LANDOWNERS AND THE PARCELS IN QUESTION TO TRY TO SOLVE THOSE DIFFERENCE OF OPINIONS AND DESIGN GUIDELINES ON THE PROPERTY AND SETBACKS, ON A ONE TO ONE

BASIS. AND THAT'S THE MAIN REASON FOR THE OBJECTION TO THE OVERLAY IS WE THINK THE NEIGHBORHOOD PLAN IS AN APPROPRIATE PLACE TO DEAL WITH THE ISSUES THAT DEAL WITH THE PROPERTIES HERE ON A ONE BY ONE BASIS. AND I THINK THERE ARE OTHER SPEAKERS HERE AND WE'D BE GLAD TO ANSWER ANY OTHER QUESTIONS ABOUT THE WINDSOR ROAD VMU. IT IS.

Mayor Wynn: THANK YOU. OTHER QUESTIONS? COUNCILMEMBER LEFFINGWELL.

Leffingwell: ARE ALL OF THESE OTHER TRACTS BESIDES 1 A, B, 2 AND 1 D, ARE ALL THEY OPTED IN AT THIS 1998 ARE YOU SUPPORTING OPT IN?

THE TRACTS THAT WERE MENTIONED RIGHT NOW, THIS IS THE FIRST READING OF THOSE. AND THE NEIGHBORHOOD'S POSITION IS THEY WOULD LIKE TO SEE THOSE TRACTS OPTED OUT OF THE VMU OVERLAY DISTRICT.

Leffingwell: I UNDERSTAND. THAT'S THE ONE YOU WANT OPTED OUT. BUT MY QUESTION WAS ABOUT ALL OF THESE OTHER TRACTS ON THE MAP.

THE TRACTS ON THE MAP AS WE WORK AROUND WERE HANDLED WITH ITEM 45 TONIGHT. AND 84% OF THE TRACTS BEING CONSIDERED IN THE WINDSOR ROAD DISTRICT HAVE ALREADY BEEN OPTED INTO --

Leffingwell: SO EVERYTHING EXCEPT 3 A IN THE TRACTS WE'RE CONSIDERING IN THIS ITEM ARE ALREADY OPTED IN, IS THAT CORRECT?

I BELIEVE THAT'S RIGHT. BE.

Mayor Wynn: THANK YOU. SO ADDITIONAL SPEAKERS, I BELIEVE? JERRY SIGNED UP AS DID MICHAEL CURRY.

MAYOR AND COUNCILMEMBERS, MY NAME IS MICHAEL CURRY AND THANK YOU FOR THE OPPORTUNITY TO SPEAK.

Mayor Wynn: HANG ON A SECOND. SOME FOLKS WANTED TO DONATE TIME TO YOU, AND OUR RULES ARE THEY HAVE TO BE PRESENT. IS NANCY MCCLAIN HERE? TELL LOW. HOW ABOUT JOHN BIZZELL? WELCOME. YOU HAVE UP TO NINE MINUTES IF YOU NEED IT.

I DON'T THINK I'LL NEED IT BECAUSE OF COURSE EVERYONE SAYS THAT I KNOW ALWAYS USES EVERY MINUTE, BUT I REALLY WANT TO BUILD ON WHAT DEREK SAID AND WHAT COUNCILMEMBER MCCracken SAID. AND COUNCILMEMBER LEFFINGWELL. WHEN WE TOOK A HARD LOOK AT THIS -- BECAUSE THE BRYKER WOODS NEIGHBORHOOD, WE SAW WHAT THE COUNCIL WAS DOING WITH THIS, WE APPRECIATE YOUR INITIATIVE ON THE VMU GENERALLY, BUT WE WANT TO AVAIL OUR SELF OF WHAT I THINK COUNCILMEMBER

MCCRACKEN SAID EARLIER TODAY WAS THE CHANCE TO TELL YOU ABOUT THE FACTS ON THE GROUND. WE KNOW THE PRESUMPTION IN FAVOR OF VMU ON SOME OF THESE CORRIDORS, BUT THEN YOU PROVIDED THE PROCESS AND THE FOLKS THAT WILL BE AFFECTED BY THIS ZONING CAN WEIGH IN AND GIVE YOU OUR VIEWPOINT ON WHY SOME OF THOSE SHOULD BE EXCLUDED. THAT'S WHAT WE TRIED TO DO ON TRACTS 1 THROUGH 6. I KNOW DIVIDED UP IN 3 A, 1 A, THAT SORT OF THING. SO BUILDING IN WHAT COUNCILMEMBER MCCRACKEN SAYS, THAT'S WHAT THIS IS ABOUT. WE TOOK A HARD LOOK AT THAT. WE AGREED WITH 84% OF WHAT THE COUNCIL PROPOSED, BUT ON THESE THEY ADJOINED SINGLE-FAMILY RESIDENCES. AND SO WE FELT LIKE GIVEN THAT WE'RE IN THE PLANNING PROCESS THAT IT MADE SENSE TO TRY AND PLAN 35S STREET, THIS PORTION OF IT, HOLISTICALLY, TAKE A HARD LOOK look AT IT AND PLAN IT AND NOT HAVE IT PREEMPTED BY THIS VMU OVERLAY DISTRICT. SO WE HAVE SOME REAL CONCERNS THAT WE COULD GET INTO, BUT GIVEN THE COUNCIL'S ACTION ON THAT EARLIER ITEM, IT SEEM THAT THERE WAS SOME UNDERSTANDING IN THAT 7-0 VOTE WHERE WE WERE GOING ON THIS, AND SO WE'RE TRYING NOT TO TAKE TOO MUCH OF YOUR TIME AND BEAT THIS TO DEATH. BUT WE'D BE GLAD TO ANSWER ANY QUESTIONS. WE WANT -- WE THOUGHT YOU HAD THIS PROCESS FOR A PURPOSE, LIKE COUNCILMEMBER MCCRACKEN SAID. WE TRIED NOT TO OVERDO IT OR ABUSE IT. WE AGREED WITH 84% OF THE AREA, BUT ON THESE THEY ADJOIN SINGLE-FAMILY HOMES AND WE THINK THAT NEEDS SOME MORE CONSIDERATION AND SOME MORE DELIBERATION WITHIN THE NEIGHBORHOOD PLANNING PROCESS AND WE'RE HOPING THAT WE CAN GET YOUR UNANIMOUS SUPPORT ON THIS. I'D BE GLAD TO ANSWER ANY QUESTIONS, BUT I THINK WE'VE COVERED IT. DID I BEAT MY NINE MINUTES?

Mayor Wynn: EASILY. QUESTIONS FOR MR. CURRY, COUNCIL? COMMENTS?

THANK YOU VERY MUCH.

Mayor Wynn: THANK YOU. ANY OTHER CITIZENS THAT WOULD LIKE TO GIVE US TESTIMONY REGARDING THIS CASE, 58, THAT BEING THE WINDSOR ROAD NEIGHBORHOOD PLANNING AREA VMU. THANK YOU ALL VERY MUCH. COUNCILMEMBER MCCRACKEN?

McCracken: MAYOR, I'LL MOVE TO CLOSE THE PUBLIC HEARING AND TO APPROVE THE NEIGHBORHOOD ASSOCIATION AND PLANNING COMMISSION RECOMMENDATION TO EXCLUDE -- TO EXCLUDE TRACTS 1 AND TWO FROM THE VERTICAL MIXED USE OVERLAY DISTRICT.

MOTION BY COUNCILMEMBER MCCRACKEN TO CLOSE THE PUBLIC HEARING AND APPROVE THIS ITEM AS PROPOSED. SECONDED BY COUNCILMEMBER COLE. MR. ADAMS?

MAYOR, IF I MIGHT. I THINK THE MOTION SHEET MAY HAVE CONTRIBUTED TO THE CONFUSION ON THIS. IF WE COULD JUST I THINK REFERENCE TRACTS 1 A, TRACT 1 B, 1 D AND 2, WHICH ARE THE ONES SPECIFIC TO THIS ITEM, JUST TO CLARIFY THAT.

McCracken: TO CLARIFY, THAT'S MY MOTION. THANKS, GEORGE. [LAUGHTER]

Mayor Wynn: COUNCILMEMBER COLE?

Cole: I THINK I'LL SECOND THAT. [LAUGHTER]

McCracken: WHAT GEORGE SAID.

Mayor Wynn: AND GEORGE, HOW MANY READINGS ARE YOU READY FOR?

I BELIEVE THIS IS JUST READY FOR FIRST READING TONIGHT.

Mayor Wynn: MOTION AND A SECOND ON THE TABLE, FIRST READING ONLY, COUNCIL OF THE FURTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE. OPPOSE SNOPOSED? MOTION PASSES ON A VOTE OF SEVEN TO ZERO, FIRST READING ONLY.

MAYOR AND COUNCIL, ITEM 59 IS ZONING CASE C-14-2008-0019, SOUTH LAMAR NEIGHBORHOOD PLANNING AREA VERTICAL MIXED USE OPT IN, OPT OUT ZONING APPLICATION. THE SOUTH LAMAR NEIGHBORHOOD PLANNING AREA BOUNDARIES ARE WEST OLTORF STREET ON THE NORTH, SOUTH LAMAR BOULEVARD ON THE WEST, WEST BEN WHITE BOULEVARD ON THE SOUTH AND THE UNION PACIFIC RAILROAD ON THE EAST. THE SOUTH LAMAR PLANNING AREA HAS ONE CORE TRANSIT CORRIDOR, WHICH IS SOUTH LAMAR BOULEVARD. THE VMU OVERLAY DISTRICT ALONG THIS ROADWAY EXISTS OF 72.1 ACRES ON 14 TRACTS. THE NEIGHBORHOOD RECOMMENDED TO AMEND THE VMU OVERLAY DISTRICT TO INCLUDE TRACTS THREE THROUGH SIX AND 11, TO APPLY ALL VERTICAL MIXED USE BUILDING STANDARDS, INCLUDING DIMENSIONAL STANDARDS, THE PARKING REDUCTION, AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 10 AND 12 THROUGH 15. AND TO MAINTAIN TRACTS 1, 2, 7 AND 9 WITHIN THE OVERLAY DISTRICT, BUT TO OPT OUT OF THE DIMENSIONAL STANDARDS, THE PARKING REDUCTION AND THE ADDITIONAL USES ON TRACTS 1, 2, 7 AND 9. FINALLY, THEY RECOMMENDED AN AFFORDABILITY LEVEL OF 60% OF MEDIAN FAMILY INCOME FOR AFFORDABLE RENTAL UNITS IN THE VMU BUILDING. THE PLANNING COMMISSION HAD SOME VARIANCE WITH THAT RECOMMENDATION. THEY ONLY EXCLUDED TRACTS 6 AND 11 FROM THE OVERLAY DISTRICT. THEY RECOMMENDED APPROVING ALL OF THE VMU BUILDING STANDARDS, DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES FOR TRACTS 1 THROUGH 5, 7, 9 THROUGH 10 AND 12 THROUGH 15. FINALLY, THEY CONCURRED WITH THE AFFORDABILITY LEVEL OF 60%. THAT CONCLUDES MY PRESENTATION. I'D BE GLAD TO ANSWER ANY QUESTIONS.

Mayor Wynn: THANK YOU M.L.K. ADAMS. QUESTIONS FOR -- THANK YOU, MR. ADAMS. QUESTIONS FOR STAFF, COUNCIL? COMMENTS? IF NOT, WE DO HAVE A HANDFUL OF FOLKS WHO WANT TO GIVE US TESTIMONY. CAROL GIBBS, WELCOME? I SEE A NUMBER OF FOLKS WANTED TO DONATE TIME TO YOU. IS NANCY MCCLAIN HERE? AND JOHN, YOU'RE STILL HERE. WELCOME. CAROL, HAVE YOU TO UP NINE MINUTES IF YOU NEED IT. YOU WILL BE

FOLLOWED BY CAMILLE PERRY.

I'M CAROL GIBBS. I'VE BEEN INVOLVED WITH THIS VMU PROCESS SINCE ITS INCEPTION. I WAS NOT THE ONE PRESENTING AT THE PLANNING COMMISSION WHEN WE WENT FORWARD. I'LL TRY MY HAND HERE. I WOULD LIKE TO CLARIFY OR EXPLAIN WHY WE HAVE MADE THE CHOICES WE HAVE IN TERMS OF WHICH ONES SHOULD GET VMU AND WHICH ONES SHOULD NOT HAVE THE BONUSES. I WOULD VERY MUCH ASK THAT IF YOU HAVE ANY QUESTIONS, PLEASE DO ASK THEM. I'M GOING TO TRY TO KEEP IT SIMPLE FOR THE SAKE OF TIME, BUT WOULD BE HAPPY TO GET INTO THE WEEDS IF YOU WOULD LIKE. TRACTS 1 AND 2, THOSE ARE -- THERE'S A LITTLE EMPTY SPACE YOU'LL SEE BETWEEN THOSE TWO TRACTS. CAN WE PUT THAT BACK UP? THAT WAS -- BETWEEN ONE WHICH IS SHADOWED AND TWO WHICH IS BLANK, THERE'S A LITTLE PIECE THAT WAS ACCIDENTALLY LEFT OUT BY STAFF BECAUSE IT'S A STRANGE -- THE STRANGE FLAG LOT SITUATION WITH THE BACK HALF BEING RESIDENTIAL. AND THEY SAW THAT AS ALL RESIDENTIAL, SO TOOK IT OFF THE PLATE. IT HAS SINCE -- THE FRONT HALF OF THAT LOT, WHICH WAS ZONED OFFICE OR L.O., AND IT AN OFFICE USE, HAS SINCE BEEN PUT BACK ON THE TABLE AND HAS BEEN TO PC AND HAS BEEN APPROVED FOR VMU WITH NO BONUSES, AND THAT WILL BE COMING TO YOU I THINK ON THE FIFTH OF JUNE. SO THAT LITTLE PIECE WILL CHECK UP EVENTUALLY, AND WHAT WE WOULD LIKE IS FOR ONE IN THIS PIECE AND TWO TO ALL HAVE VMU, BUT WITHOUT THE BONUSES, BECAUSE THE PROSPECTIVE BUYER OF ALL THOSE PROPERTIES, CURRENT OWNER AND PROSPECTIVE BUYER OF THE REST DOES NOT WANT THE BONUSES. SO WE FEEL LIKE OKAY, HE WANTS VMU, BUT HE DOESN'T WANT THE BONUSES. WE'LL BE HAPPY TO LIVE WITH THAT. WE WILL ADDRESS THE RESIDENTIAL, THE APARTMENTS THAT ARE THE BACK HALF OF THAT LITTLE ORPHAN PROPERTY LATER. HE'S AGREED TO DEAL WITH US ON THAT LATER. BUT AT THIS TIME HE'S JUST WANTING VMU AND NO BONUSES. SO WE WOULD ASK THAT YOU STAY WITH OUTSIDE THAT. TRACT 3 GOT TAKEN OUT AFTER THIS APPLICATION PROCESS WENT THROUGH BECAUSE STAFF REALIZED THAT (INDISCERNIBLE) DID NOT TOUCH LAMAR. WHAT'S SHOWN ON TRACT 3 RIGHT NOW IS A SLIVER OF STATE EASEMENT THAT'S NOT BUILDABLE AND THEN THE TRIANGLE NEXT ON IT WAS TOTALLY TAKEN OUT OF THIS GRAPHIC. I'M GOING TO SKIP FOUR AND FIVE FOR A MINUTE, HOPEFULLY WON'T USE UP SO MUCH TIME THAT I WON'T GET BACK TO THEM BECAUSE THOSE ARE OUR BIGGIES. TRACT OF CONTAINS A COUPLE OF ICONIC BUSINESSES. PC DOESN'T DISAGREE WITH US ON THAT, SO WE'RE ON THE SAME PAGE THERE. TRACTS 7 AND 9 ARE NOT ONLY IMMEDIATELY SURROUNDED BY THE CYPRESS VMU PROJECTS THAT WE AGREED TO SEVERAL MONTHS AGO. THEY WANTED VMU ON THE OFF TRANSIT -- OFF CORE TRANSIT CORRIDOR. AND WE NEGOTIATED SOME CONDITIONS TO SUPPORT THAT. WE FEEL LIKE SEVEN AND NINE, IF THEY CAN PUT VMU ON PART OF TRACT 9, FINE, BUT WE JUST CAN'T IMAGINE IT HANDLING THE BONUSES. SO WE WOULD RATHER THEM NOT HAVE ALL THE BONUSES ALSO BECAUSE THE NEIGHBORHOODS ACROSS THE STREET ARE ALREADY EXPERIENCING A LOT OF OVERFLOW PARKING FROM KIRBY LANE AND A COUPLE OTHER RESTAURANTS AROUND THERE. TRACTS 10 THROUGH 15, WITH THE EXCEPTION OF BROKEN SPOKE, WE'RE FINE. WE'LL GO AHEAD AND GIVE THEM ALL THE BONUSES, ALL THE

VMU. THERE'S ONE -- I THINK MICHELLE ROBERTSON WAS PLANNING TO BE HERE. SHE'S REPRESENTING THE PROPERTY OWNER OF TRACT -- I BELIEVE IT'S 11 AND 12. THEY'RE IN AGREEMENT WITH US TO EXCLUDE THE BROKEN SPOKE, WHICH IS TRACT 11. THAT TAKES US BACK TO TRACTS 4 AND 5. AS YOU KNOW, WE'VE BEEN AROUND AND AROUND WITH US. WE'VE HAD A COUPLE OF POSTPONEMENTS HERE. WE HAD A COUPLE OF POSTPONEMENTS EVEN BEFORE WE WENT TO PC ON THIS CASE. AND NEVER, AND I JUST CHECKED WITH GEORGE, AND STILL NEVER, HAS ANY PROPERTY OWNER IN TRACT 4, SEVERAL TRACTS IN -- SEVERAL PROPERTY OWNERS IN TRACT 4, AND THE THREE OF TRACT 5, NONE OF THEM HAVE APPROACHED US OR STAFF ABOUT WANTING VMU. THEREFORE BECAUSE THOSE TWO TRACTS BACK UP TO SINGLE-FAMILY HOMES AND ARE SHALLOW LOTS, AND EACH OF THE LOTS ARE NARROW LOTS, THERE'S NOT -- THERE'S SEVERAL PROPERTY OWNERS. THERE'S NOT ONE CONTIGUOUS LIKE THERE IS ON TRACT ONE. WE WOULD PREFER TO NOT PUT VMU ON THEM RIGHT NOW BECAUSE THE CURRENT OWNERS DON'T WANT THEM. THERE'S A FEAR OF PROPERTY TAXES GOING UP BECAUSE OF THE ENTITLEMENTS THAT VMU WOULD GIVE THEM. AND WE WOULD RATHER DEAL WITH IT ON A CASE-BY-CASE BASIS AS THEY SELL AS A NEW DEVELOPER COMES ALONG, WANTS VMU, SURE, JUST LIKE THE OTHER GENTLEMEN WAS SAYING UP ON 35TH. WE'LL BE HAPPY TO TALK TO THEM. WE'LL BE HAPPY TO CONSIDER OPTIONS, BUT WE WOULD LIKE TO LOOK AT IT ON A CASE-BY-CASE BASIS AND NOT DO A BLANKET VMU ON THOSE TWO SECTIONS. OF PROPERTIES. THOSE ARE OUR MAIN -- BETWEEN FOUR AND FIVE AND OUTSIDE OF FOUR AND FIVE, THOSE ARE THE THREE MAIN INGRESSES AND EGRESSES FROM OUR NEIGHBORHOOD, ANNUAL ONLY ONE OF THEM -- ON TO LAMAR. AND ONLY ONE OF THEM IS LIGHTED. BLUEBONNET LANE IS LIGHTED. AND IT IS OFTEN CUED UP WITH PEOPLE WAITING TO GET ON TO LAMAR FROM THE NEIGHBORHOOD. WE JUST CANNOT AFFORD TO HAVE DENSE OVERFLOW INTO THE NEIGHBORHOOD THERE. SO I THINK THAT WRAPS UP OUR RATIONALE. I'LL BE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE AND OTHERS CAN ADD IF I HAVE ANY TIME LEFT. [ONE MOMENT, PLEASE, FOR CHANGE IN CAPTIONERS]

RESTRICTED TO THE TWO TRACTS, 4 AND 5, WHICH ARE THE 2200 AND 2300 BLOCKS OF SOUTH LAMAR, BUT THE NEIGHBORHOOD ASSOCIATION ASKED TO BE OPTED OUT OF VERTICAL MIXED USE, BUT FOR WHICH THE PLANNING COMMISSION THEN RECOMMENDED THE VERTICAL MIXED USE. IN ADDITION THERE IS A PETITION AGAINST VERTICAL MIXED USE IN THE FILE SIGNED BY A SIGNIFICANT NUMBER OF PROPERTY OWNERS WITHIN 200 FEET. MOST OF THESE PROPERTIES WOULD BE ON THE BACK SIDE OF ANY VERTICAL MIXED USE PROJECT DEVELOPED THERE. THE CITY HAS SAID THAT IT WILL NOT COUNT OUR PETITIONS. ACTUALLY I HAVE BEEN GIVEN A COUPLE OF DIFFERENT REASONS. I RESPECTFULLY DISAGREE WITH BOTH. THE WRITTEN EXPLANATION FAXED TO ME BY THE CITY INDICATES THAT THEY SHOULD HAVE BEEN FILED IN 2006 WHEN THE GENERAL VERTICAL MIXED USE ORDINANCE WAS PASSED. HOWEVER, PROPERTY OWNERS DID NOT RECEIVE A NOTICE FROM THE CITY UNTIL SHORTLY BEFORE THE OPT-IN/OPT-OUT PROCESS WENT BEFORE THE PLANNING COMMISSION IN 2008. IN RESPONSE TO THIS WRITTEN EXPLANATION ONE OF THE SIGNERS ASKED ME TO ASK YOU TO DETERMINE IF THESE PETITIONS WOULD HAVE

BEEN VALID IF THEY HAD BEEN COLLECTED IN 2006 AND TO ASK YOU TO HONOR THE SPIRIT OF A VALID PETITION NOW. IT IS MY POSITION THAT THEY SHOULD BE COUNTED AND THAT WE SHOULD BE GIVEN THE FULL RIGHTS OF A PETITION. ALSO, I THINK IT'S MEANINGFUL TO NOTE THAT IN THE ONLY NOTIFICATION MAILED TO PROPERTY OWNERS BY THE CITY THESE TWO BLOCKS WERE RECOMMENDED TO BE OPTED OUT OF VMU AND THERE WERE NO COMMENTS -- COMMENT FORMS FROM PROPERTY OWNERS WITHIN 200 FEET OF THESE TWO BLOCKS IN OPPOSITION TO HAVING THEM OPTED OUT. THAT WAS AFTER OUR PETITIONS WERE STARTED. I DID CHECK ON THAT. THE TWO MAIN CONCERNS VOICED TO ME BY THE SIGNERS OF THESE PETITIONS, WE WOULD HAVE A CLOSE-UP VIEW OF THE BACK SIDE OF A VMU PROJECT, WHICH COULD BE 45 FEET HIGH. THAT WOULD NOT BE A PRETTY SIGHT. THE TOP STORIES WOULD BE APARTMENTS, WHICH WOULD LOOK DOWN INTO THE YARDS OF EXISTING HOMES, EVENINGS, WEEKENDS. RIGHT NOW AS IT'S ZONED COMMERCIAL WE DON'T HAVE THAT. THE SECOND CONCERN IS THE OVERFLOW PARKING ON NAIRO NARROW NEIGHBORHOOD STREETS. WE'RE A CLOSE-KNIT NEIGHBORHOOD AT THIS TIME WITH RESIDENTS WHO KNOW EACH OTHER AND NO WHO BELONGS AND WHEN A STRANGER IS PRESENT. IF THAT HAPPENS WE BELIEVE IT WOULD PRESENT THE OPPORTUNITY FOR CRIME TO INCREASE. WE BELIEVE THE SHALLOW BUSINESS LOTS AND LAYOUT OF THE STREETS NEARBY MAKE IT UNSUITABLE FOR VMU AND THAT IT SHOULD BE EXCLUDED OR OPTED OUT. THANK YOU AGAIN FOR YOUR TIME AND CONSIDERATION, AND I REALLY WANT TO THANK THE MANY NEIGHBORS WHO SIGNED THE PETITION AND WANT TO PRESERVE ALL THAT IS GOOD ABOUT OUR NEIGHBORHOOD.

MAYOR WYNN: THANK YOU, MS. PERRY. SO COUNCIL, THAT'S ALL THE FOLKS THAT WANT TO GIVE US TESTIMONY THIS PUBLIC HEARING ITEM 59, THE SOUTH LAMAR NEIGHBORHOOD PLANNING AREA VMU. COMMENTS? THOUGHTS? COUNCIL MEMBER MCCRACKEN?

MCCRACKEN: JUST I THINK TO KIND OF GET A SENSE OF WHERE WE ARE ON THE FIRST QUESTION, WHICH IS -- AND GEORGE, MAYBE SOME OF THE NEIGHBORHOOD COULD HELP OUT, THE DIFFERENCE BETWEEN THE PLANNING COMMISSION AND THE NEIGHBORHOOD IS WHETHER TO INCLUDE TRACTS 4 AND 5. THIS IS ON THE BOUNDARIES FOR THE MOMENT. WHAT IS ON TRACTS 3, 4 AND 5? EXCUSE ME.

BE HAPPY TO. SHERYL GIBBS. TRACT 3 RIGHT NOW IS REPRESENTED -- IT'S A DARK SLIVER. THAT'S ABOUT A 25-FOOT WIDE EASEMENT THAT'S OWNED BY THE STATE THAT CANNOT BE CROSSED BY ANYTHING. THE LITTLE TRIANGLE THAT'S NOT COLORED IN NEXT TO IT IS NOW THE CIBY KINNEY STORAGE, LAMAR STORAGE BRAND-NEW -- I'M SORRY?

CITY STORAGE.

CITY STORAGE SOMETHING, AND THEY TRIED TO ACQUIRE THE LAND ON THE OTHER SIDE OF THAT EASEMENT TO DO THEIR STORAGE UNIT BIGGER AND THEY COULDN'T. SO THEY INVESTIGATED AND PROVED THAT THAT LITTLE DARK LINE THAT'S NOW LABELED 3 IS AN IMPASSABLE NO MAN'S LAND. TRACT 4 STARTING AT THE FAR RIGHT, THE TRIANGULAR

PIECE, THAT IS DOWN UNDER AUTOMOTIVE USED CAR SALES. NEXT TO IT IS GARY WILCOX DENTIST. NEXT TO THAT IS -- IS IT PIT STOP? JIFFY -- ONE OF THOSE.

[INAUDIBLE]

NO, IT'S A -- IT'S PIT STOP OR SOMETHING. IT'S ONE OF THOSE JIFFY OIL CHANGE THINGS. AND THEN THERE'S AN AMPM VET, ANIMAL CLINIC AND THEN A CAR WASH, AND THAT'S TRACT 4. TRACT 5 IS DON CHAPMAN USED CAR SALES, USED CAR LOT. I KNOW WHERE YOU'RE GOING WITH THIS, BREWSTER, AND THEN PRECISION TUNE --

I'M NOT SAYING A THING, CAROL. LET YOUR CONSCIENCE BE YOUR OWN GUIDE.

[LAUGHTER]

THEN PRECISION TUNE AND THEN ANOTHER USED CAR LOT. THE GENTLEMAN IN THE PROCESS OF -- WHO HAS PURCHASED PRECISION TUNE'S PROPERTY ANDS THE USED CAR LOT ON THE CORNER OF BLUEBONNET IS IN -- WE'RE TRYING TO GET TOGETHER. AS SOON AS HIS KID'S KID'S LITTLE LEAGUE TEAM MISSES OUT ON THIS TOURNAMENT WE WILL GET TO MEET WOMAN BUT RIGHT NOW WE HAVEN'T HAD A CHANGE TO ZINC OUR SCHEDULES TO FIND OUT WHAT HE WANTS TO DO, BUT WHAT HE HAS TOLD NANCY OUR PRESIDENT IS HE DOES NOT ESPECIALLY WANT VMU. HE'LL TAKE IT IF IT'S GIVEN TO HIM BUT HE DOESN'T DO RESIDENTIAL. HE DOES RETAIL. HE'S -- ANYWAY --

FROM THE CAR LOTS --

PARDON?

IS THIS THE CAR LOTS?

CURRENTLY THE CAR LOT AND PRECISION TUNE IS THAT PROPERTY OWNER. AND LIKE I SAID, THE OTHER PARCELS ON 4 AND THE OTHER ONE ON 5, NONE OF THOSE OWNERS HAVE STEPPED FORWARD AND PARTICIPATED, EVEN, MUCH LESS SAID THEY WANT VMU. ACTUALLY, IN FACT, I THINK IN THE COURSE OF HER TRYING TO GET -- DOING THE VALID PETITION THING, THE DENTIST SIGNED THE PETITION AGAINST VMU, AND HE DOES OWN HIS PROPERTY.

MAYOR WYNN: THANK YOU, MS. GIBBS. FURTHER QUESTIONS, COMMENTS? COUNCIL MEMBER MCCRACKEN?

MCCRACKEN: I'M READY -- READY FOR MOTIONS OR -- YEAH. OKAY. AND LIKE -- I'M LOOKING LOOKING -- I KNOW THE AREA WELL LIKE ALL OF US HERE IN AUSTIN. IT'S A STREET WE ALL ASPIRE FOR SOMETHING BETTER THAN WE SEE. SO I'M GOING TO MOVE -- I GUESS THE FIRST ITEM, GEORGE, IS MOTION 1. IS THAT -- DO YOU MEAN TO CLOSE THE PUBLIC HEARING OR -- WELL, I'LL MOVE TO CLOSE THE PUBLIC HEARING, AND THEN ON MOTION 1,

TO APPROVE THE PLANNING COMMISSION RECOMMENDATION, WHICH WOULD EXCLUDE TRACTS 6, 8 AND 11. AND LOOKING HERE, IN TRACTS -- 3, 4 AND 5 ARE ALL CAR LOTS, AND SO AS WE TRY TO IMPROVE OUR LAND USE PATTERNS IN THIS COMMUNITY, REPLACING USED CAR LOTS AND LUBE SHOPS AND CAR WASHES WITH AFFORDABLE HOUSING I THINK WOULD BE AN IMPORTANT IMPLEMENTATION OF OUR LAND USE POLICIES PROVIDE AFFORDABLE HOUSING FOR FOLKS.

COUNCIL MEMBER, IF I MIGHT TRY TO -- HOPEFULLY THIS WON'T QUEUESCONFUSE THINGS MORE THAN CLARIFY THEM BUT THE ORIGINAL PLANNING COMMISSION RECOMMENDATION ON THAT WAS FOR TRACTS 6, 8 AND 11. TRACT 8 WAS SUBSEQUENTLY ADDRESSED THROUGH A SEPARATE VMU ZONING CASE, SO -- BUT IT REALLY HAS BEEN DEALT WITH --

EXCLUDE TRACT 6 AND 11?

RIGHT.

OKAY. THAT'S THE MOTION.

AND GEORGE ARE YOU READY FOR FIRST READING ONLY?

THAT'S RIGHT, FIRST READING.

MAYOR WYNN: SO MOTION BY COUNCIL MEMBER MCCrackEN TO CLOSE THE PUBLIC HEARING AND ON MOTION NO. 1 APPROVE PLANNING COMMISSION RECOMMENDATION --

LEFFINGWELL: I'M GOING TO MAKE A SUBSTITUTE --

MAYOR WYNN: AMEND THE BOUNDARIES OF VMU TO EXCLUDE TRACT 6 6 AND 11.

LEFFINGWELL: HAS THAT BEEN SECONDED?

MAYOR WYNN: IT HAS NOT BEEN SECONDED YET -- I'M SORRY, SECONDED BY MAYOR PRO TEM. FURTHER COMMENTS? COUNCIL MEMBER LEAF?

LEFFINGWELL: I'D LIKE TO -- LEFFINGWELL.

LEFFINGWELL: I'D LIKE TO MAKE A SUBSTITUTE MOTION TO EXCLUDE TRACTS 3 THROUGH 6 AND 11.

MAYOR WYNN: WE HAVE A SUBSTITUTE MOTION -- SUBSTITUTE MOTION TO ALSO EXCLUDE TRACTS 3, 4 AND 5. MOTION SECONDED BY COUNCIL MEMBER -- DID I HEAR A SECOND? MARTINEZ? OKAY. SO WE HAVE A SUBSTITUTE MOTION AND SECOND ON THE TABLE INCREASING THE NUMBER OF EXCLUDED TRACTS ON MOTION NO. 1. COUNCIL MEMBER

MCCRACKEN?

I'LL SPEAK TO THE PLANNING COMMISSION RECOMMENDATION AS OPPOSED TO NEIGHBORHOOD RECOMMENDATION. TRACTS 3, 4 AND 5 ARE CAR LOTS AND I'M LOOKING AT A GOOGLE MAP. YOU CAN GO LOOK AT THEIR STREET VIEW TO GET A SENSE OF IT, BUT IT'S JUST -- IT'S ROW AFTER ROW OF CAR LOTS IN AN ERA OF \$3.80 A GALLON GASOLINE, BEING ABLE TO PROMOTE AFFORDABLE HOUSING AS OPPOSED TO MORE USED CAR LOTS ON SOUTH LAMAR, CLOSE INTO DOWNTOWN WHERE PEOPLE LIVE IN BICYCLE RANGE TO DOWNTOWN SEEMS TO BE THE DIRECTION WE ARE TRYING AS A COMMUNITY TO GO AS OPPOSED TO PROTECTING CAR LOTS. THAT'S WHY I DID THAT.

MAYOR?

MAYOR WYNN: COUNCIL MEMBER MARTINEZ?

MARTINEZ: I DON'T THINK OPTING IT OUT PRECLUDES ANY FURTHER DEVELOPMENT FROM HAPPENING. IF THEY WANT TO COME BACK AND ASK US FOR VMU THEY CAN DO THAT AND WE'LL VOTE ON IT.

MAYOR WYNN: OKAY. MOTION -- A SUBSTITUTE MOTION AND A SECOND ON THE TABLE THAT INCREASES THE NUMBER OF EXCLUDED TRACTS, TRACTS 3 THROUGH 6 AND 11. FURTHER COMMENTS ON THE SUBSTITUTE MOTION? IF NOT, ALL IN FAVOR OF THE SUBSTITUTE MOTION PLEASE SAY AYE.

AYE.

MAYOR WYNN: OPPOSED?

NO.

MAYOR WYNN: NO? SUBSTITUTE MOTION FAILS ON A VOTE OF 3-4 WITH THE MAYOR, MAYOR PRO TEM, COUNCIL MEMBER MCCRACKEN AND COUNCIL MEMBER COLE VOTING NO. SO THAT TAKES US BACK TO THE MAIN MOTION WHICH IS INCLUDING ONLY TRACTS 6 AND 11. FURTHER COMMENTS ON THE MAIN MOTION? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED?

NO.

MAYOR WYNN: MOTION PASSES ON A VOTE OF 6-1 WITH COUNCIL MEMBER LEFFINGWELL

VOTING NO. SO MR. ADAMS, THAT WAS MOTION NO. 1.

MAYOR, MOTION NO. 2, THE PLANNING COMMISSION RECOMMENDATION WOULD BE TO APPROVE VMU BUILDING STANDARDS INCLUDING THE DIMENSIONAL STANDARDS, THE PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS FOR TRACTS 1 THROUGH 5, 7, 9 THROUGH 10 AND 12 THROUGH 15.

MAYOR WYNN: QUESTIONS OF STAFF, COUNCIL? COMMENTS?

IT'S GOING TO BE TO KIND OF SPLIT THE DIFFERENCE BETWEEN THE NEIGHBORHOOD RECOMMENDATION AND THE PLANNING COMMISSION RECOMMENDATION, TO APPROVE THE AFFORDABLE HOUSING DENSITY BONUSES AND TO APPROVE THE ADDITIONAL USES OF THE OFFICE DISTRICTS, WHICH BASICALLY MEANS A LOT OF BAKERIES AND DRY CLEANERS ON THE GROUND FLOOR, BUT TO NOT APPROVE THE PARKING REDUCTIONS AS THE NEIGHBORHOOD REQUESTED.

MAYOR WYNN: SO THIS IS SORT OF A COMBINED MOTION 2 AND 3, I GUESS?

MCCRACKEN: NO, IT'S JUST THAT MOTION 2 DEALS WITH WHETHER YOU CAN DO THE AFFORDABLE [INAUDIBLE] AND DENSITY BONUSES, WHETHER YOU'RE GOING TO ALLOW THE PARKING REDUCTIONS AND WHETHER YOU'RE GOING TO ALLOW THE ADDITIONAL USES IN THE OFFICE DISTRICTS. SO MY MOTION IS THE NEIGHBORHOOD HAD SAID THAT THEY DO NOT WANT THE AFFORDABLE HOUSING DENSITY BONUSES IN SOME OF THE PARCELS AND THEN THE PLANNING COMMISSION HAD RECOMMENDED TO ALLOW THE AFFORDABLE HOUSING DENSITY BONUSES AND TO ALLOW THE PARKING REDUCTIONS AND TO ALLOW THE ADDITIONAL USE OF OFFICE DISTRICTS. MY MOTION IS TO SAY LET'S -- TO APPROVE THE AFFORDABLE HOUSING DENSITY BONUSES AND TO APPROVE THE ADDITIONAL USES IN THE OFFICE DISTRICTS BUT TO NOT APPROVE THE PARKING REDUCTIONS.

MAYOR WYNN: FAIR ENOUGH. SO MOTION BY COUNCIL MEMBER MCCrackEN ON MOTION NO. 2. SECONDED BY THE MAYOR PRO TEM, SO STATED. FURTHER COMMENTS? FIRST READING ONLY, GEORGE, ALL THESE WILL BE?

THAT'S CORRECT.

MAYOR WYNN: FURTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: OI. OPPOSED? MOTION PASSES ON FIRST READING ONLY ON A VOTE OF 7-0.

AND MOTION 3 RELATES TO THE AFFORDABILITY LEVEL FOR THE RENTAL UNITS AND THE

VMU BUILDING AND THE RECOMMENDATION IS 60% OF MEDIAN FAMILY INCOME BE THE AFFORDABILITY LEVEL.

MAYOR WYNN: MOTION BY COUNCIL MEMBER MCCrackEN, SECONDED BY COUNCIL MEMBER MARTINEZ AS STATED BY STAFF. FURTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED? MOTION PASSES ON FIRST READING ONLY ON A VOTE OF 7-0.

THANK YOU.

MAYOR WYNN: THANK YOU, MR. ADAMS. SO COUNCIL, THAT TAKES US TO OUR PUBLIC HEARINGS FOR THE EVENING. I DON'T THINK WE HAVE ANY CITIZENS SIGNED UP ON ITEM NO. 62, WHICH IS THE FULL PURPOSE ANNEXATION OF OUR ST. DOMINICK HIGH SCHOOL TRACK. WELCOME A BRIEF STAFF PRESENTATION. WELCOME, MS. COLLIER.

GOOD EVENING. I'M VIRGINIA COLLIER FROM NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT. THIS IS THE SECOND OF TWO PUBLIC HEARINGS FOR THE ST. DOMINICK ANNEXATION HEARING. ORDINANCE READINGS ARE TENTATIVELY SCHEDULED FOR JUNE 18. AS WE DISCUSSED EARLIER THIS AREA IS CURRENTLY UNDEVELOPED AND THE OWNERS' ADJACENT PROPERTIES ARE IN THE FULL PURPOSE CITY LIMITS. THE PROPERTY OWNERS REQUESTED ANNEXATION TO FACILITATE ZONING AND DEVELOPMENT OF THIS SITE. IN COMPLIANCE WITH STATUTORY REQUIREMENTS THE CITY WILL PROVIDE FULL SERVICES ON COPIES OF THE ANNEX AND COPIES OF THE SERVICE PLAN ARE AVAILABLE THIS EVENING. AT THIS TIME I'D BE HAPPY TO ANSWER ANY QUESTIONS YOU HAVE ON ITEM 62.

MAYOR WYNN: QUESTIONS FOR STAFF, COUNCIL? COMMENTS? ARE THERE ANY CITIZENS THAT WOULD LIKE TO GIVE US TESTIMONY ON THIS PUBLIC HEARING, ITEM NO. 62, THE FULL PURPOSE ANNEXATION OF THE ST. DOMINICK ANNEXATION AREA, 45 ACRES IN WILLIAMSON COUNTY? HEARING NONE, I'LL ENTERTAIN A MOTION TO CLOSE THIS PUBLIC HEARING. MOTION BY COUNCIL MEMBER KIM, SECONDED BY COUNCIL MEMBER MARTINEZ TO CLOSE THIS PUBLIC HEARING. ALL IN FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED? MOTION PASSES ON A VOTE OF 6-0 WITH THE MAYOR PRO TEM OFF THE DAIS. ITEM NO. 63, PUBLIC HEARING CONSIDERING AMENDING WHAT WE COMMONLY KNOW AS UNO, THE UNIVERSITY NEIGHBORHOOD OVERLAY.

GOOD EVENING, MAYOR AND COUNCIL. MARK WALTERS, CITY OF PLANNING AND ZONING DEPARTMENT TONIGHT. I'LL BE PRESENTING --

MAYOR WYNN: WAIT A MINUTE. WHAT HAPPENED TO YOU RECENTLY THE LAST COUPLE DAYS?

WE HAD TWINS.

MAYOR WYNN: WHEN WERE THEY BORN?

THE 1ST.

MAYOR WYNN: CONGRATULATIONS. PLEASE JOIN ME IN CONGRATULATING MR. WALTERS.
[APPLAUSE]

THAT'S WHY YOU [INDISCERNIBLE] THIS MORNING, RIGHT?

EXACTLY. I'M HERE TO PRESENT CASE NO. C 2007006, GENERAL AMENDMENTS TO THE UNIVERSITY NEIGHBORHOOD OVERLAY. AS YOU WELL KNOW THE UNO WAS PASSED IN 2004 AS PART OF THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AND SINCE THEN HAS SPURRED QUITE THE BUILDING BOOM IN WEST CAMPUS. CONSERVATIVELY ESTIMATED, EITHER UNDER CONSTRUCTION, BUILT OR IN THE PLANNING STAGES OR IN THE REVIEW STAGES UPWARDS OF 3,000 NEW UNITS IN WEST CAMPUS. AND IT'S ESTIMATED BY 2010 THERE COULD BE UPWARDS OF 4 TO 45 -- 4,000 TO 4500 ADDITIONAL RESIDENTIAL UNITS IN WEST CAMPUS, WHICH AMOUNTS TO ROUGHLY 11,000 NEW BEDS. SO IT HAS BEEN A VERY SUCCESSFUL IN PROMOTING REDEVELOPMENT IN THAT PART OF TOWN. ALONG WITH THE SUCCESS IT'S ALSO POINTED TO SOME ISSUES THAT WE JUST DIDN'T CONCEIVE OF WHEN WE WERE CREATING THE ORDINANCE, AND STARTING IN 2006 A WORKING GROUP OF CITY OF AUSTIN STAFF INCLUDING REPRESENTATIVES FROM NEIGHBORHOOD PLANNING, NEIGHBORHOOD HOUSING, WATERSHED PROTECTION, I THINK ALSO FROM THE WATER UTILITY, AS WELL AS AUSTIN ENERGY, HAVE BEEN WORKING WITH STAKEHOLDERS FROM THE NEIGHBORHOOD TO ADDRESS THESE ISSUES SO THAT ANY HICCUPS MIGHT BE IRONED OUT, AND THE CASE IN FRONT OF YOU THIS EVENING IS THE RESULT OF THAT WORKING GROUP. BASICALLY THE PROPOSAL IN FRONT OF YOU THIS EVENING RELATES TO REGULATIONS RELATING TO DEVELOPMENT ON SMALLER SITES, PARKING FOR EXISTING SITES THAT PREDATE THE PASSAGE OF THE UNO, BUILDING DESIGN ALONG THE GROUND FLOOR, OFF-SITE CONSTRUCTION STAGING OR ALLOWING A VACANT LOT TO BE USED AS A CONSTRUCTION STAGING SITE FOR A NEARBY PROJECT. SINCE MANY OF THE PROJECTS IN WEST CAMPUS ARE BASICALLY BUILT ON THE WHOLE OF THE LOT, THERE'S NOT A LOT OF SPACE TO STORE MATERIALS SO THIS WOULD ALLOW FOR STAGING OFF-SITE. WE HAVE SOME MINOR SPEAKING[INDISCERNIBLE] TO BUILDING HEIGHTS, MORE SPECIFICALLY ALLOWING AN EXTRA 5 FEET TO THE 60-FOOT HEIGHT LIMIT, AND THAT WOULD ALLOW FOR THE CONSTRUCTION METHODS THAT ARE CURRENTLY BEING USED THROUGHOUT WEST

CAMPUS WHERE YOU HAVE A 20-FOOT PEDESTAL OF CONCRETE AND THEN FOUR STORIES OF CONSTRUCTION ABOVE. THIS WOULD ALLOW FOR AN EXTRA FOUR STORIES -- THOSE FOUR STORIES TO BE BUILT ON TOP OF THE PEDESTAL BUT ALLOW FOR CHANGES IN TOPOGRAPHY SO THIS WOULD ALLOW FOR THOSE TYPES OF BUILDINGS. ALSO, ADDRESSES BUILDING DESIGNS FOR BUILDINGS BEING CONSTRUCTED ADJACENT TO LANDMARK STRUCTURES. ADDRESSES DESIGN GUIDELINES. ALSO ADDRESSES BUILDING DESIGN BETWEEN THE GROUND FLOOR AND THE FIRST REQUIRED STEPBACK. AS A BUILDING REACHES 60 FEET AFTER THE PASSAGE -- THIS DOES PASS, THE BUILDING MUST STEP BACK TO ALLOW FOR RELIEF SO YOU DON'T HAVE SHEER WALLS OF THE BUILDING. THAT -- SOME OF THE REGULATIONS HAVE BEEN CHANGED. SETBACKS BETWEEN BUILDING AND THE STREET HAVE BEEN ADJUSTED AS WELL AS SCREENING BETWEEN EXISTING SITES AND NEW CONSTRUCTION. REGULATIONS RELATED TO STREET SCAPE IMPROVEMENTS, THE LOCATION OF TRASH RECEPTACLES OR TRASH BINS AS WELL AS CLARIFYING ISSUES RELATED TO SITE ACCESS. AT THE APRIL 8, 2008 PLANNING COMMISSION MEETING, THE PLANNING COMMISSION UNANIMOUSLY SUPPORTED THESE WITH THE ADDITION OF SEVERAL OTHER ITEMS THAT LED TO THE CREATION OF THE -- WHAT'S BEING CALLED A HOTEL DISTRICT, BUT IT'S REALLY ALLOWING HOTEL CONSTRUCTION ALONG MLK BOULEVARD -- IF YOU COULD PUSH THAT UP JUST A LITTLE BIT. YOU CAN SEE AT THE BOTTOM THAT DARK SPOT. GOING ALONG MLK BOULEVARD FROM PEARL TO GUADALUPE AND THEN ALONG GUADALUPE STREET FROM MLK UP TO 22ND, TO ALLOW HOTELS TO BE BUILT THERE AND MORE SPECIFICALLY, IF THERE IS A HOTEL TO BE BUILT AND THE PROPOSED BUILDING IS TALLER THAN THE ALLOWED BUILDING HEIGHT PER UNO IT COULD GO UP TO 85 FEET OR AS HIGH AS IT WANTS TO IF THE HEIGHT DISTRICT IS TALLER. SO IF IT WAS A 65-FOOT HEIGHT DISTRICT, IT COULD GO UP -- A SMALL PORTION COULD GO UP TO 85 FEET FOR A SMALL AMOUNT OF THE FRONTAGE ALONG MLK BOULEVARD, BASICALLY BETWEEN PEARL AND RIO GRANDE. 65 FEET, ALLOW AN ADDITIONAL 25 FEET IF IT IS A HOTEL PROJECT. AND THAT IS THE MOST SIGNIFICANT CHANGE. AND THE PLANNING COMMISSION APPROVED THIS WITH THE UNDERSTANDING THAT THESE REGULATIONS WERE SOMEWHAT OF A PLACEHOLDER THAT MORE SPECIFICS OF THIS COULD BE WORKED OUT BETWEEN THE PLANNING COMMISSION APPROVAL AND FINAL READING BY COUNCIL. THAT'S PRETTY MUCH THE END OF MY PRESENTATION, AND IF YOU HAVE ANY QUESTIONS OF ME AT THIS TIME, I'D BE HAPPY TO ANSWER THEM.

MAYOR WYNN: THANK YOU, MR. WALTERS. QUESTIONS OF THE STAFF, COUNCIL, COMMENTS? COUNCIL MEMBER KIM?

KIM: MY UNDERSTANDING, AND CLARIFY IF THIS IS CORRECT, THERE COULD BE HYBRID HOTEL PROJECTS AND THERE'S A CRITERION THERE AND IT SAYS 50% OF THE UNITS, THAT AS LONG AS AT LEAST 50% OF THE UNITS ARE HOTEL, THAT THEN THEY ARE NOT SUBJECT TO -- OR GREATER THAN 50%, THEN NEAR NOT SUBJECT TO THE AFFORDABILITY REQUIREMENTS FOR UNO BECAUSE THEY'RE GOING UNDER THIS HOTEL DISTRICT.

THAT WAS WHAT WAS NOT APPROVED BY THE PLANNING COMMISSION THARKS ELEMENT. THAT MIGHT HAVE BEEN CORRESPONDENCE BETWEEN -- WHAT I HAVE HERE IN THE BACKUP ON PAGE 2 STARTING, IT SAYS, PLANNING COMMISSION, HOTEL MOTEL AMENDMENTS TO THE UNO. IT DOES SAY THAT ANY PART OF THE SITE PLAN MUST COMPLY WITH THE AFFORDABLE HOUSING AND CONTRIBUTE TO THE TRUST FUND UNIVERSITY NEIGHBORHOOD -- UNIVERSITY AREA TRUST FUND OF 50 CENTS PER SQUARE FOOT AS DO ANY OTHER PROJECTS. I THINK WHAT YOU'RE MENTIONING, COUNCIL MEMBER, IS SOME OF THE YET TO BE WORKED OUT SPECIFICS THAT WERE GOING TO BE HAMMERED OUT BEFORE THIRD READING.

KIM: WELL, I'D LIKE TO JUST CLARIFY THAT CONDO UNITS, IF YOU'RE USING THE PERCENTAGE OF THE NUMBER OF UNITS, THEN YOU CAN STILL HAVE A MOSTLY CONDO PROJECT WHEN YOU LOOK AT THE SQUARE FOOTAGE BECAUSE CONDOS WILL BE LARGER THAN SINGLE HOTEL ROOMS. SO WHAT I'D LIKE TO DO IS DIRECT STAFF TO WORK ON ALLOWING JUST CHANGING THE REQUIREMENT SO THAT IF IT'S LESS THAN 40%, IF THE NUMBER OF CONDOMINIUM RESIDENTIAL MULTIFAMILY RESIDENTIAL OR RETIREMENT HOUSING UNITS EXCEEDS 40% OF THE TOTAL GROSS SQUARE FOOTAGE OF THE PROJECT, THE FULL AFFORDABILITY REQUIREMENTS OF THE UNO WILL BE APPLICABLE. THAT WILL BE MY MOTION, FIRST READING, AND CLOSE THE PUBLIC HEARING.

THIS IS FOR FIRST READING ONLY THIS EVENING.

MAYOR WYNN: WE DO HAVE A NUMBER OF CITIZENS WHO WOULD LIKE TO GIVE US SOME TESTIMONY BEFORE WE HAVE THAT DISCUSSION. FURTHER QUESTIONS OF STAFF? COMMENTS? IF NOT WE'LL HEAR FROM SOME CITIZENS TO GIVE US TESTIMONY. FIRST SPEAKER IS BOB SWAFFER. SORRY IF I MISPRONOUNCE THIS, BOB. SHOULD KNOW THIS BY NOW. YOU'LL HAVE THREE MINUTES TO BE FOLLOWED BY JAY TAS SON.

COUNCIL MEMBERS, I AM BOB SWAFFER, PRESIDENT OF THE JUDGES HAIL NEIGHBORHOOD. WE ARE ON THE SOUTH END OF MARTIN LUTHER KING ACROSS FROM THE PROPOSED HOTEL DISTRICT, AND WE'RE ALL IN FAVOR OF THIS HOTEL DISTRICT. OUR ONLY PROBLEM IS WITH THE HEIGHT. IF YOU RECALL, WHEN UNO WAS SET UP, THE -- HERE'S A PICTURE OF THE REVISED UNO AFTER THE CHANGES, WITH EXCEPTION TO THE HOTEL DISTRICT, WHICH WAS -- YOU KNOW, IT WAS JUST ADDED AT THE LAST MINUTE. CAMPAC HASN'T HAD A CHANCE TO LOOK AT IT. A LOT OF PEOPLE HAVEN'T HAD A CHANCE TO LOOK AT THIS. IT WAS ADDED AT THE LAST MINUTE. WE HAD NO NOTICE. THIS WAS OUR FIRST TIME TO ADDRESS THIS ISSUE. SO BASICALLY THE 60-FOOT HEIGHT ALONG MARTIN LUTHER KING THERE BETWEEN RIO GRANDE AND, I GUESS IT'S PEARL, OR IT'S BEYOND PEARL, BECAUSE IT CHANGES OVER TO 40 BEFORE IT GETS TO ST. GABRIEL. BUT IN ANY CASE, THE 60 AREA THERE WAS -- 60-FOOT AREA THERE WAS -- PART OF THE ORIGINAL PLAN OF UNO TO EASE THE BURDEN OF ALL THIS HIGH RISE ON OUR SINGLE-FAMILY NEIGHBORHOOD. SO IF WE LOOK AT THIS MAP HERE, THIS IS THE NEW PROPOSED 65-FOOT IN THAT PARTICULAR AREA WE'RE TALKING ABOUT ON -- BETWEEN PEARL AND RIO GRANDE. WE THINK IT'S A GREAT

PLACE FOR A HOTEL. WE THINK THE HOTEL IS A GOOD NEIGHBORHOOD. WE WANT -- WE WANT THEM TO BUILD A GREAT HOTEL THERE, BUT WE DON'T WANT THEM TO BUILD AN 85-FOOT TALL HOTEL THERE. IT'S JUST -- IT'S JUST TOO TALL. WE NOW HAVE SOME NEW CONSTRUCTION ACROSS THE STREET, THE PRESIDIO AT WEST AVENUE AND MLK IS IN ITS LAST PHASE OF CONSTRUCTION, AND IT'S 50 FEET TALL. AND THAT'S A BRAND-NEW HIGHRISE DEVELOPMENT IN OUR NEIGHBORHOOD. 85-FOOT IS JUST OUT OF THE QUESTION. SO WE ASK THAT YOU EITHER STRIKE THE 85-FOOT FROM THIS HOTEL AMENDMENT OR YOU POSTPONE IT SO THAT SOME OF THE NEIGHBORS, THE UNIVERSITY AREA PARTNERS, THE CANPAC, THESE PEOPLE HAVE A CHANCE TO LOOK AT THIS AND INSTEAD OF WORKING OUT THE DETAILS AS WE GO ALONG HERE, LET'S DO A GOOD JOB ON THIS. THE REST OF THE AMENDMENTS, IT TOOK THEM TWO YEARS TO LOOK AT THIS AND THEY HAD LOTS OF MEETINGS, BUT THIS OTHER THING HAS JUST BEEN SWEEPED IN AT THE LAST MINUTE. SO WE'RE ASKING THAT YOU GIVE US SOME RELIEF ON 85-FOOT ALONG MARTIN LUTHER KING. THANK YOU.

MAYOR WYNN: THANK YOU, MR. SWAFER. JAY TASSON? JAY, WELCOME. SOME FOLKS WANT TO DONATE TIME TO YOU. IS THAT MEGAN AND ALBERT NEXT TO YOU? WELCOME, FOLKS. JAY, YOU HAVE UP TO NINE MINUTES IF YOU NEED IT. BE FOLLOWED BY MIKE MACOMB.

THANK YOU, MR. MAYOR AND COUNCIL MEMBERS. I'M A RESIDENT OF JUDGES HILL NEIGHBORHOOD AND A MEMBER OF THE ASSOCIATION, ALSO AN ARCHITECTURAL GRADUATE STUDENT AT UT AND HAVE BEEN ASKED BY THE GROUP TO SPEAK TO THIS AS WELL. WE WERE INCLUDED IN A PRESENTATION VERY GRACIOUSLY BY MIKE MACOMB LAST WEEK WHERE WE FIRST HEARD ABOUT WHAT WAS GOING TO HAPPEN IN THIS NEW HOTEL DISTRICT, AND AS BOB SWAFFER SAID WE'RE REALLY ONLY OBJECTING TO THE HEIGHT. WE KNOW THERE'S GOING TO BE MORE TRAFFIC, THERE'S GOING TO BE -- THERE COULD BE PARKING ISSUES AND SO ON, BUT WE REALLY JUST WANT TO ADDRESS THE HEIGHT WITH YOU. AND THERE ARE A COUPLE OF REASONS FOR THAT. IT'S -- THEY SHOWED US MAPPING MODELS, AND I'D LIKE TO DISPLAY THAT FIRST, IF WE COULD. THIS SHOWS THE SAME MAP THAT MR. SWAFER PUT UP BUT IN YELLOW IS THE SUBJECT PROPERTY. AND SO YOU CAN SEE THAT THAT 60-FOOT ZONE, NOW TO BE A 65-FOOT ZONE UNLESS THE HOTEL DISTRICT PASSES, WRAPS AROUND A 90-FOOT ZONE AND STEPS IT DOWN ON THE WAY TO SINGLE-FAMILY. WE THINK STUDENTS NEXT TO -- I LIKE THE STUDENTS. FIXES THE TRAFFIC IN THE CITY. BUT THE PLAN WAS WORKED OUT. DUE PROCESS. I CAN'T BLAME THE DEVELOPER FOR ASKING FOR MORE. IT MAKES PERFECT SENSE FROM THEIR POINT OF VIEW BUT FROM OUR POINT OF VIEW THIS WAS WORKED OUT WITH ALL THE STAKESTAKEHOLDERS AND SHOULDN'T BE ABROGATED SO THAT THEY CAN JUST ADD ANOTHER FLOOR AND PAD THE MARGINS ON THE PROJECT. THE MANSION AT JUDGES' HILL IS A BEAUTIFUL HISTORIC PROJECT. AS I UNDERSTAND IT IT'S 45 FEET ITTALL. IT'S CURRENTLY QUITE A REGAL BUILDING AND WE HOPE TO INCLUDE IT IN OUR LOCAL HISTORIC DISTRICT THAT WE ARE FORMING. IF YOU COULD GO TO THE NEXT EXAMPLE, PLEASE. SO HERE TURNS SIDEWAYS, THE MANSION AT JUDGES HILL. AND ONE OF THE ONE OF THE PROBLEMS WITH THIS IS THIS IS GOING TO HAVE 175-FOOT BUILDING TO ITS RIGHT AS IT FACE IT FROM MLK. IF YOU PUT

AN 85-FOOT BUILDING TO THE LEFT IT'S IN A VISUAL BUCKET AND IT'S GOING TO DESTROY REALLY THE PROMINENCE THAT THAT MONUMENT HAS FOR ALL AUSTINITES, NOT JUST THOUGHT WHO LIVE ACROSS THE STREET. AND THEN IT WOULD EVEN CAST SHADOWS ON THIS. I PUT TOGETHER A COMPUTER MODEL SO YOU COULD -- SIMILAR MAPPING MODEL. IF YOU COULD GO TO THE NEXT SLIDE. THIS SHOWS WHAT IT WOULD BE LIKE IF YOU HAVE A 65-FOOT BUILDING. SO IT'S A LITTLE HARD, BUT THE CENTRAL BUILDING THERE IS THE MANSION AT JUDGES' HILL, JUST THE GROSS SIDE, DOESN'T HAVE ALL THE FEATURES ON IT. TO MAKE IT SIMPLE, LOOMING TO THE RIGHT YOU CAN SEE THE 175-FOOT ENVELOPE THAT WILL BE CREATED THERE. THE 90-FOOT ENVELOPE IS TO THE BACK AND IMMEDIATELY BEHIND THE HOLT IS THE 45-FOOT ADDITION THAT THEY DID YEARS BEFORE. AND TO THE LEFT IS A PAIR OF BUILDINGS, CONDOS IN THE FRONT, HOTEL IN THE BACK, AND THAT'S AT 65 FEET. IT STILL LOOMS OVER THE MANSION. WE CAN DEAL WITH THAT. WE'D LIKE TO HAVE IT STEPPED BACK ALONG THE STREET, WHICH IS PART OF A NEW ORDINANCE, BUT IF YOU TAKE THAT TO 85 FEET, AND COULD YOU GO TO THE NEXT ONE, PLEASE? THANK YOU. THIS IS WHAT YOU GET. AND SO IT REALLY DIMINISHES THE MANSION AT JUDGES HILL, AND IF YOU WANT TO MAKE A DYNAMIC STREET SCAPE THERE YOU'D STEP IT BACK. WE ASKED FOR A COMPROMISE LIKE THAT BEFORE THIS MEETING FROM BRODIE PARTNERS AND FROM MIKE MACOMB AND NONE WAS FORTHCOMING. SO WE SAID, WE COULD LIVE -- IF YOU WANTED TO PUT THE 85 FEET AT THE BACK AND DROP IT TO 45 LIKE THE MANSION TO FRONT AND STEP IT UP, YOU COULD HAVE TIERED BALCONIES, YOU COULD GET THE VIEWS. THEIR PROPOSAL IS TO SELL CONDOS IN THE FRONT BECAUSE IT'S GOT A HOTEL AMENITY. I ASSUME WHAT THEY'RE GOING TO TELL YOU, HERE'S WHAT WE WERE TOLD, IS THAT THE PRO FORMA DOESN'T WORK. WE CAN'T MAKE THIS HAPPEN. IT'S NOT VIABLE IF WE DON'T GET THAT EXTRA 20 FEET ON TOP OF THE 5 FEET THAT THE UNO IS ASKING FOR BUT THIS SAME GROUP IS DEVELOPED THE MANSION BEHIND, 45 FEET. 51 FEET ACROSS, WORKING WITH THE NEIGHBORHOOD OR PRESID YO, VERY SUCCESSFULLY. IT'S A VIABLE PROJECT. WON'T BE REPLACED BY STUDENT HOUSING IF WE HOLD IT TO 65 FEET. YOU CAN SELL THINGS LIKE THE W AT 85 FEET YOU CAN DO PRETTY WELL WITH 65. IT'S ON MLK, IT'S GOT THE HOTEL AMENITY ASSOCIATED WITH IT. WE WANT TO SUPPORT THEM IN THAT BUT I THINK 85 FEET WOULD BE A MISTAKE HERE. NEXT TO A HISTORIC PROPERTY, CLOSE TO THOSE SINGLE-FAMILY PROPERTIES, AND PART OF THE STEPPING DOWN THAT WAS WORKED OUT BY ALL THE STAKEHOLDERS. SO IN SUMMARY, PLEASE RESPECT THE PROCESS THAT WAS PUT IN PLACE BEFORE. THIS HOTEL DISTRICT WOULDN'T CHANGE THE HEIGHT OF ANY OTHERS BECAUSE EVERYONE ELSE ON THAT MAP CAN ALREADY GO HIGHER. IT'S THE DISTRICT, IN QUOTES, THAT'S PUT IN FOR ONE DEVELOPERS PROPERTY, SO LET THEM DO IT. I THINK IT'S GOING TO BE A GREAT AMENITY BUT PLEASE DON'T KEEP BREAKING THE RULES THAT HAVE BEEN ESTABLISHED AND PASSED BY YOU EVERY TIME SOMEBODY SAYS, WOW, I CAN MAKE X WITH THIS, I CAN MAKE EVEN MORE IF I GO HIGHER. IT WILL BE A GOOD PROJECT. IF THEY WANT EXTRA HEIGHT THERE ARE PLENTY OTHER SITES THAT ARE ZONED FOR IT THROUGH THE UNO PROCESS. SO WITH THAT I THINK I'LL STOP AND THANK YOU FOR YOUR TIME.

MAYOR WYNN: THANK YOU, MR. TASSON. AND AGAIN, OUR NEXT SPEAKER IS MIKE MACOMB. LET'S SEE. IS BRET ROADY HERE? HELLO, BRET, AND BILL, BILL, WELCOME BACK. SO MIKE, YOU'LL HAVE UP TO NINE MINUTES IF YOU NEED IT..

MAYOR, MEMBERS OF COUNCIL, I'M MIKE MACOMB. I'M HERE TO TALK ABOUT THIS ISSUE, BUT I'D LIKE TO GIVE YOU A LITTLE PERSPECTIVE, AND I WANT TO FIRST APOLOGIZE TO MRS. WALTERS FOR KEEPING THE DIAPER CHANGER HERE LATE THIS EVENING. AND I UNDERSTAND THAT MR. WALTERS HAS SOME VERY GOOD OPINIONS ABOUT DIAPERS BY NOW. WHAT I WANT TO SHOW YOU FIRST, AND THERE WILL BE A SERIES OF THESE, SIR, IS THE UNIVERSITY NEIGHBORHOOD OVERLAY AMENDMENT THAT WAS PASSED, AND DIRECT YOUR ATTENTION TO F. HE'S GOING TO MAKE IT BIGGER, A COCKTAIL LOUNGE IS ALLOWED AS CONDITIONAL USE IF IT'S ACCESSORY TO A HOTEL MOTEL USE WITH AT LEAST 50 ROOMS. SO WE WERE THINKING ABOUT HOTELS BACK IN 2003, FOUR, WHEN THIS ORDINANCE WAS ORIGINALLY PASSED BUT WE DIDN'T HAVE ANY. SO WE'RE IN A SITUATION WHERE WE NEEDED TO THINK ABOUT THE LONG-TERM EFFECTS OF NOT HAVING HOTELS IN THE AREA. HOTELS ARE VERY IMPORTANT IN THE AREA BECAUSE THEY SERVE THE STUDENT BODY'S PARENTS A LOT OF THE TIME, AND THEY ALSO SERVE TO BRING CLOSE-IN CONFERENCE PEOPLE TO THE UNIVERSITY OF TEXAS. IN FACT, THE 48-ROOM BOUTIQUE HOTEL PROVIDES ABOUT 70% OF THEIR BUSINESS IS WITH THE UT NOW. SO IT IS VERY MUCH APPROPRIATE THAT WE HAVE A HOTEL DISTRICT ASSOCIATED WITH THE UNIVERSITY NEIGHBORHOOD OVERLAY AND THE UNIVERSITY ITSELF. THE MAP I'VE SHOWN YOU SHOWS THE PROPOSED HOTEL DISTRICT, AND IT DOES, IN FACT, INCLUDE AREAS OF THE GUADALUPE DISTRICT, WHICH IS ALSO A 60-FOOT DISTRICT, AND THEREFORE FOR THOSE OF YOU WHO ARE FAMILIAR WITH THE UNIVERSITY, THAT'S LUDEN, AND IT HAS BEEN A VERY FINE BUILDING BUT IT IS PROBABLY NEEDING TO BE TRANSITIONED TO SOME OTHER USE, AND THAT IS THE REASON THAT WE TOOK THE HOTEL DISTRICT ALL THE WAY TO 22ND STREET. THAT'S ALSO RIGHT ACROSS FROM THE UNIVERSITY OF TEXAS. THE NEXT THING I WOULD LIKE TO GO TO IS THE CONCEPTUAL PLAN DEVELOPED BY ROADY PARTNERS. WHAT THIS SHOWS IS THE -- IN THE GHOST BACKGROUND YOU HAVE THE 90-FOOT DISTRICT, WHICH IS ACROSS THE ALLEY. TO THE WEST IS THE 175. THE HOTEL ADDITION IS THIS BUILDING HERE. IT WOULD RISE TO THE FULL 85 FEET OF HEIGHT, STEP DOWN TO A FIVE-STORY BUILDING IN FRONT OF THAT, AND THEN HAVE THE UNO-REQUIRED STEP-BACK. THE OTHER SIGNIFICANT FEATURES IS THAT THIS SITE ALSO HAS ALL OF THE STREETSCAPE EVEN AROUND THAT PART OF THE PROJECT THAT IS NOT ASSOCIATED WITH ANY REDEVELOPMENT, THAT BEING THE HOTEL AND ITS EXISTING EXISTING -- THIS EXISTING STRUCTURE. MOVING RIGHT ALONG, THIS IS A LAYOUT OF THAT SHOWING THE PROPOSED HOTEL AND THE ENTRYWAY. THIS ENTRYWAY WOULD LINE UP WITH WEST AVENUE, CREATE A LARGE ENTRYWAY WHERE CIRCULAR DRIVE SUCH THAT YOU CAN ENTER AND EXIT MARTIN LUTHER KING VERY SUCCESSFULLY. THERE WOULD ALSO BE A SUBSEQUENT ENTRANCE OVER HERE ON PEARL STREET, A SECONDARY ENTRANCE THAT WOULD BE FOR THE GARAGE FOR THE CONDOMINIUMS. AS YOU KNOW FROM THE DEVELOPMENT PROCESS THAT YOU'VE SEEN DOWNTOWN, HOTELS ARE REQUIRED TO PRETTY MUCH HAVE SOME

CONDOMINIUM USAGE IN THEM TO GET THE FINANCING. ONE OF THE SIGNIFICANT THINGS ABOUT THIS SITE, AND THIS JUST DEALS WITH THE SITE TO THE WEST OF THE HOTEL, IS THE TERRAIN CHANGE THAT OCCURS ALONG MLK, AND YOU CAN SEE FROM THE STEPS IN THIS LITTLE SECTION HERE THAT WE'RE STEPPING UP ABOUT 15 FEET FROM THE PROPERTY LINE ADJACENT TO THE HOTEL TO PEARL STREET. THAT CREATES SOME CHALLENGES WHEN YOU GO TO MEASURING HEIGHT. ONE THING THAT THIS HOTEL WILL DO IS HAVE 350 PARKING PLACES BELOW GRADE SO THAT WE GET ALL THE PARKING BELOW GRADE, WE CREATE AN OPPORTUNITY FOR THERE TO BE ADDITIONAL SPACES UTILIZED IN THE HOTEL, AND SO THAT IS ONE OF THE REASONS WE THINK THIS IS A GREAT IDEA. A PROJECT THAT COULD BE BUILT THERE, IN FACT, THIS WAS APPROVED AND IN THE PLANNING PROCESS, WAS A STUDENT HOUSING PROJECT. YOU WILL SEE THAT THIS IS A 60-FOOT PROJECT, AND IT DOES, IN FACT, BLOCK THE VIEW. BY GAINING CONTROL OF THE PROJECT AND THE SITE, JUST TO COMPARE THESE SIDE BY SIDE, IF I COULD, I'D LIKE TO SHOW YOU THAT THE HOTEL IS SETBACK SUCH THAT YOU CAN SEE AND STEP BACK BECAUSE OF THIS COURTYARD, YOU'LL ACTUALLY HAVE MORE VISUAL ACCESS COMING EAST ON MLK OF THE HOTEL HISTORIC BUILDING. THE CONCERN THAT EVERYONE SEEMS TO HAVE IS HEIGHT, AND I WOULD LIKE TO END WITH PROBABLY THIS AND GO THROUGH THE HEIGHT WITH YOU. A COUPLE OF WEEKS AGO THE INN AT PEARL STREET, WHICH IS A QUARTER BLOCK TO THE WEST OF THIS SITE ON PEARL STREET, WAS GRANTED A VMU ZONING. ELEVATION IS THE KEY TO THIS DISCUSSION. THE AVERAGE ELEVATION AT THE INN AT PEARL STREET IS 601 FEET. ADDING THE 60 FEET GIVES YOU AN ELEVATION OF 661 FEET. THE PRESIDEIO IS HERE IN THE FOREGROUND SHOWING THAT AT 50 FEET WITH THIS PARAPET THAT GOES UP AN ADDITIONAL 15 FEET. THE HOTEL EXPANSION AS PROPOSED, WE HAVE AN ELEVATION -- AVERAGE ELEVATION BECAUSE OF THAT STEEP SLOPE OF 586 1/2 FEET. IF WE ADD THE 85 FEET ON THE HOTEL PORTION, WHICH IS TO THE REAR, WE'RE AT 671 FEET. THE CONDOMINIUM ASSOCIATED WITH THE PROJECT WOULD DROP DOWN A FLOOR AND BE AT 665 FEET, WHICH IS ONLY 4 FEET GREATER THAN THE APPROVED VMU PROJECT ACROSS THE STREET, AND USING THE UNIVERSITY NEIGHBORHOOD OVERLAY STEPBACK AT 65 FEET, THE ELEVATION IS 654 FEET, WHICH IS LOWER THAN THE APPROVED ELEVATION FOR THE VMU ACROSS THE STREET THIS COUNCIL GRANTED A FEW WEEKS AGO. WE FEEL THAT THIS IS AN APPROPRIATE LOCATION. WE HAVE BEEN VERY CONCERNED AND CONSCIOUS OF THE NEEDS OF THE NEIGHBORHOOD. THE MLK IS 80 FEET OF RIGHT-OF-WAY. THE UNIVERSITY NEIGHBORHOOD OVERLAY REQUIRES AN ADDITIONAL 10 FEET OF SETBACK. THIS IS THE ONE BLOCK IN WHICH THERE IS -- WELL, THERE ARE ACTUALLY TWO BLOCKS, FROM RIO GRANDE TO SAN GABRIEL THERE IS A 10-FOOT ADDITIONAL REQUIREMENT FOR A FRONT YARD OR A SETBACK OF 10 FEET FROM THE PROPERTY LINE, WHICH IS AN UNUSUAL SITUATION IN UNO IN THAT USUALLY THERE IS NO REQUIRED FRONT YARD, BUT ALONG THIS SECTION WE WANTED TO MAKE SURE THAT WE DIDN'T CROWD THE STREET AND CREATE THE CANYON EFFECT THAT EVERYONE IS CONCERNED ABOUT. IN SUMMATION, WE FEEL THAT THIS IS A GOOD PROJECT. WE AGREE TO ADDRESS COUNCIL MEMBER KIM'S COMMENTS, THE WAY THE RATIO IS FIGURED IS ON RECOGNIZING THAT THERE IS A DIFFERENCE BETWEEN THE HOTEL ROOM SIZE, WHICH IS

ABOUT 630 FEET, AND A CONDOMINIUM, WHICH IS GOING TO BE 1500. WE DID IT ON A NUMBER OF UNIT ROOMS. SO IT'S 40% OF A NUMBER OF ROOMS. AND WE COULD GO TO 40%, AND THIS PARTICULAR CASE, IF WE USE THE 48 UNITS THAT ALREADY EXIST, WE COULD EVEN GO DOWN TO 30%. THE IDEA THERE IS THAT WHAT WE WANT TO DO IS CREATE AS MUCH DOLLARS AS WE CAN INTO THE AFFORDABLE TRUST FUND SO THAT THEY CAN BE BUILT AS A LARGER PROJECT. AND RIGHT NOW WE HAVE 178-BED AFFORDABLE HOUSING PROJECT UNDER WAY IN THE UNIVERSITY AREA AT NUECES. THANK YOU. I'D BE HAPPY TO ANSWER ANY QUESTIONS.

MAYOR WYNN: QUESTIONS FOR MR. MACOMB, COUNCIL? COMMENTS? I BELIEVE THAT'S ALL THE FOLKS SIGNED UP WISHING TO GIVE US TESTIMONY ON THIS ITEM 63. COMMENTS? THOUGHTS? MR. WALTERS, APPARENTLY WE'RE READY FOR FIRST READING ONLY REGARDLESS, RIGHT? COUNCIL MEMBER LEFFINGWELL?

LEFFINGWELL: I THINK IN LIGHT OF THE REQUEST BY THE ADJACENT NEIGHBORHOOD THAT THEY WOULD LIKE TO -- THAT THIS SORT OF CAME ON THEM AT THE LAST MINUTE AND THEY'D LIKE TO HAVE A LITTLE TIME TO STUDY IT, THAT COUPLED WITH THE FACT THAT I'VE HEARD FROM REPRESENTATIVE OF THE CANPAC PLANNING TEAM THAT THEY WOULD ALSO LIKE A LITTLE MORE TIME TO STUDY IT. THEY WERE IN ON THE ORIGINAL UNO -- INSTRUCTION OF UNO SO I THINK THAT'S A REASONABLE REQUEST. SO I WOULD MAKE A MOTION TO POSTPONE UNTIL JUNE 18.

MAYOR WYNN: MOTION BY COUNCIL MEMBER LEFFINGWELL, SECONDED BY COUNCIL MEMBER KIM, TO POSTPONE ACTION ON THIS ITEM NO. 63 TO WEDNESDAY, JUNE 18, 2008. FURTHER COMMENTS? MAYOR PRO TEM?

DUNKERLEY: MR. MACOMB, YOU AND THE NEIGHBORHOOD AND CANPAC AND ALL, WHEN YOU'RE DISCUSSING THIS ISSUE, I NOTICED THAT YOU HAD UNDERGROUND PARKING. HOW MANY -- HOW MUCH UNDERGROUND PARKING IS THERE?

THREE LEVELS OF UNDERGROUND PARKING.

HOW MANY?

THREE LEVELS OF UNDERGROUND PARKING, 350 SPACES.

DUNKERLEY: AS EVERYBODY KNOWS THE UNDERGROUND PARKING IS VERY, VERY EXPENSIVE. WE HAVE UNDERGROUND PARKING IN THIS BUILDING, SO I REMEMBER THAT. SO I THINK IF YOU COULD MAKE SURE THAT YOU DISCUSS THAT IN THE CONTEXT OF WHAT YOU HAVE TO HAVE A VIABLE PROJECT, I REALLY THINK IT'S -- I LIKE TO SEE A COMMERCIAL PROJECT LIKE THIS ASSOCIATED WITH THE HISTORIC MANSION BECAUSE I THINK IF IT'S SUCCESSFUL LONG-TERM THAT BUILDING WILL BE PRESERVED AS WELL. SO HOPEFULLY --

THAT'S CERTAINLY THE GOAL OF THE OWNER.

I WOULD MAKE SURE THAT YOU LOOK INTO THAT TO MAKE SURE YOU SEE WHAT YOU HAVE TO HAVE TO GET THAT AMENITY, BECAUSE IT'S NOT GOING TO BE VERY PRETTY TO HAVE ABOVEGROUND PARKING THERE.

WE CONCUR. THANK YOU VERY MUCH, MAYOR PRO TEM.

MAYOR WYNN: COUNCIL MEMBER LEFFINGWELL?

LEFFINGWELL: THE REASON THAT I SUGGESTED THAT WE POSTPONE TILL JUNE 18 IS TO GIVE PLENTY OF TIME TO HAVE THOSE DISCUSSIONS, MR. MACOMB, AND THE SURROUNDING NEIGHBORHOODS AND CANPAC AND COME BACK TO US WITH THIS WHOLE IDEA FULLY VETTED WITH ALL THE STAKEHOLDERS. SO THAT'S THE REASON I REQUESTED THAT, PLUS WE HAVE COUNCIL MEETINGS IN THAT INTERIM ANYWAY, SO THAT'S REALLY THE SECOND OPPORTUNITY.

MAYOR WYNN: UNDERSTOOD. WE HAVE A MOTION AND A SECOND ON THE TABLE TO POSTPONE THIS ITEM TO WEDNESDAY, JUNE 18, 2008. FURTHER COMMENTS? AS OPPOSED TO WHAT IS ALREADY APPROVED ON THAT SITE, I LIKE THE SITE PLAN OF -- THE SCHEMATIC SITE PLAN THEY'VE SHOWN. WE'LL HAVE THE DISCUSSION ABOUT HEIGHT AND ABOUT OTHER PROS AND CONS, BUT I THINK THE SITE PLAN AS PRESENTED IS A FAR BETTER SITE PLAN THAN WHAT CAN BE BUILT TODAY.

I JUST WANT TO MAKE ONE REQUEST OF STAFF THAT THEY TRY TO MEET WITH THE AIDS, AT LEAST MY OFFICE -- MY AIDS DIDN'T KNOW ANYTHING ABOUT THIS AND WOULD LIKE TO BE BRIEFED ON IT.

MAYOR WYNN: MOTION AND SECOND ON THE TABLE TO POSTPONE TO JUNE 18. FURTHER COMMENTS? HEARING NONE, ALL THOSE IN FAVOR PLEASE SAY AYE.

AYE.

MAYOR WYNN: AYE. OPPOSED? MOTION TO POSTPONE PASSES ON A VOTE OF 7-0. THERE BEING NO MORE ITEMS BEFORE THIS CITY COUNCIL MEETING WE STAND ADJOURNED. IT IS 9:17 P.M.

End of Council Session Closed Caption Log