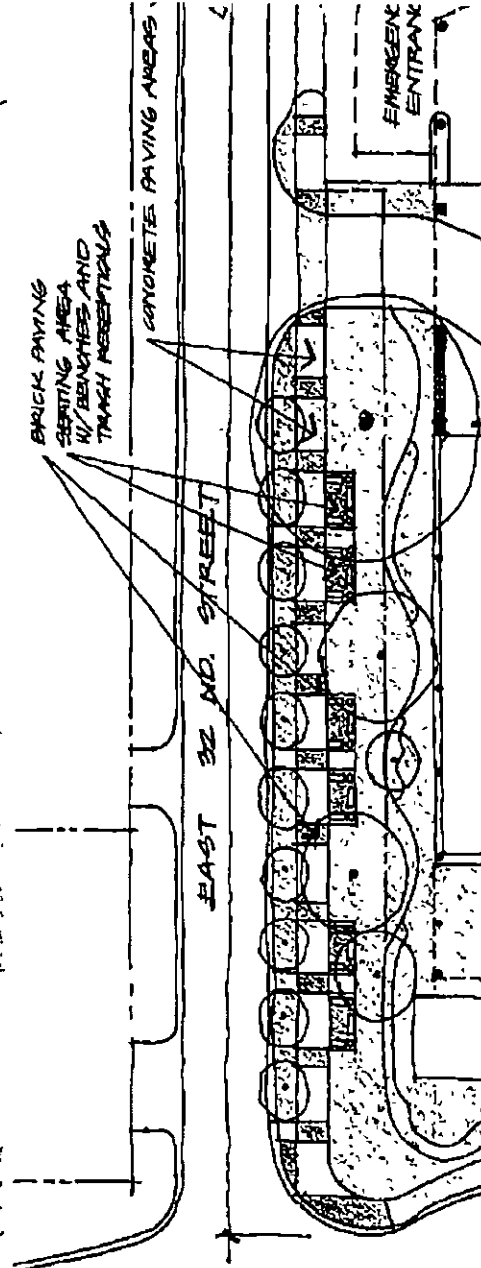
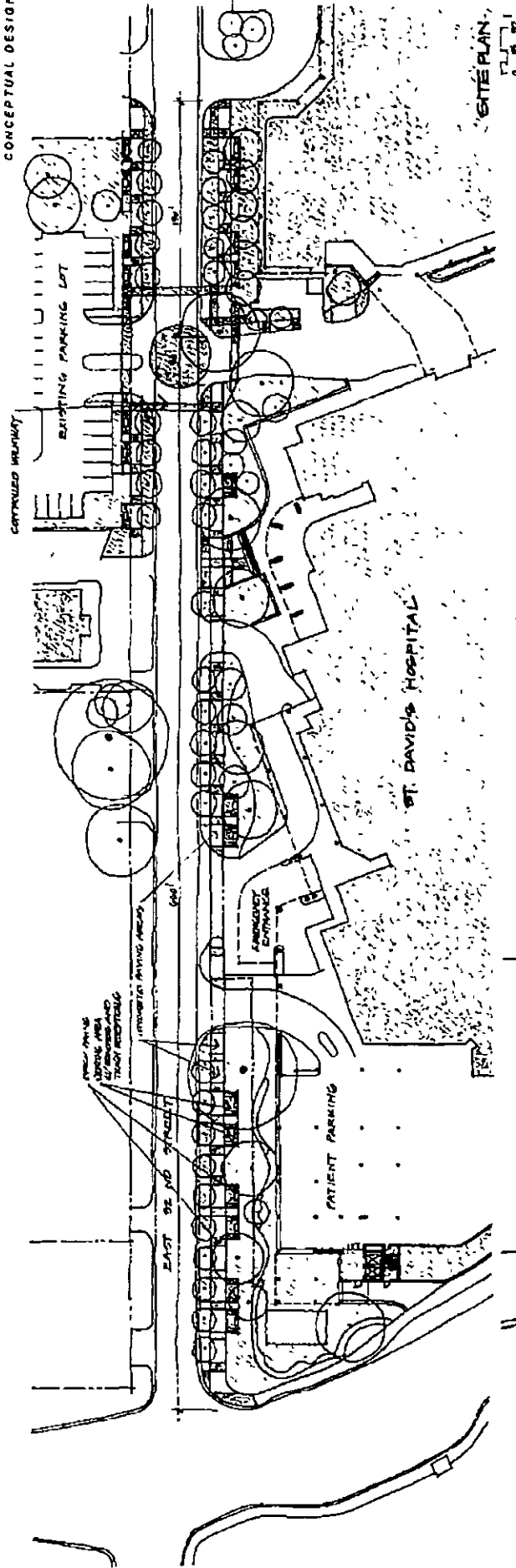


CONCEPTUAL DESIGN



**HCFD** HealthCare Facilities  
Development Corporation

**Great Streetscape**  
St David's Medical Center

CITY OF AUSTIN TEXAS



11 2 2006

CONCEPTUAL DESIGN

# ST. DAVID'S MEDICAL CENTER

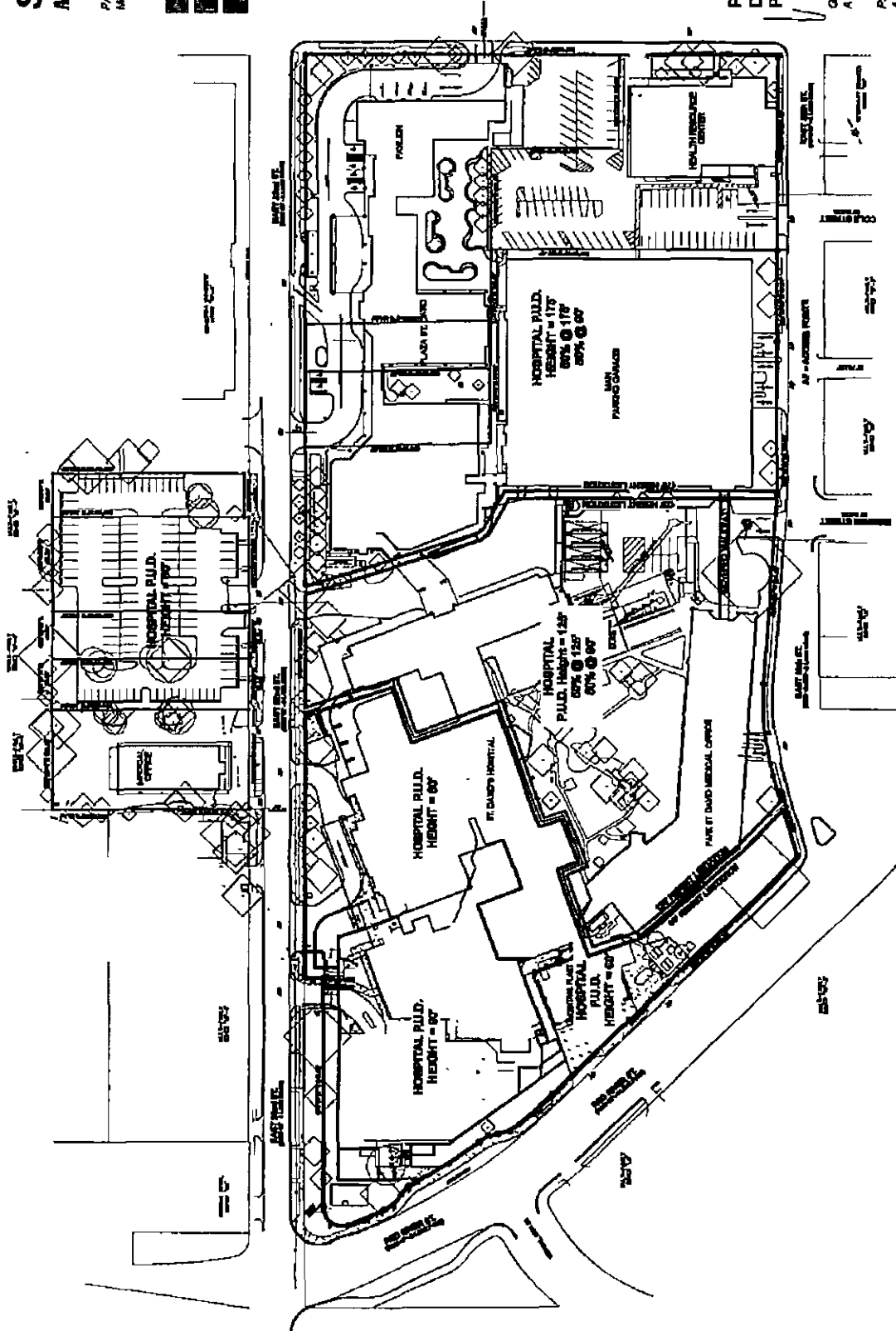
PARKING GARAGE AND  
MEDICAL OFFICE BUILDING

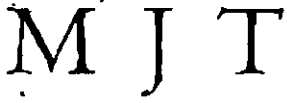
	PUD Height 175'
	PUD Height 125'
	PUD Height 90'

## P.U.D. GENERAL DEVELOPMENT PLAN

Greiner, Simmons & Cowan, Inc.  
AUSTIN

Planning  
Architecture  
Interior Architecture  
MARCH 08, 2005





MINTER, JOSEPH & THORNHILL, P.C.

811 Barton Springs Rd.  
Suite 800  
Austin, Texas 78704-1196  
phone 512.478.1075  
fax 512.478.5838  
www.mjtpc.com

March 28, 2006

John Joseph Jr.  
[jjosephjr@mjtpc.com](mailto:jjosephjr@mjtpc.com)  
Extension 114  
(Not licensed to practice law)

City of Austin  
Joe Pantaloni, Director  
Watershed Protection and Development Review Dept.  
505 Barton Springs Rd.  
Austin, Texas 78704

Re: St. David's Medical Center Planned Unit Development; Updated PUD Purpose Statement

Dear Joe:

The purpose of this correspondence is to provide a statement of the purpose for this Planned Unit Development "PUD", the proposed conceptual land use plan and site development regulations for the St. David's Medical Center PUD land use plan and briefly discuss why the proposed PUD meets the applicable criteria set forth in the City of Austin Land Development Code "LDC" and should be approved by the City of Austin. As you are aware the St. David's Hospital, and I will refer to it as the "Hospital" throughout, has been operated at its present location since 1955.

St. David's Medical Center is wholly owned by HTI-ADC Venture (composed of HCA Inc. and St. David's Healthcare System, Inc. as venture partners) the same venture partners that operate four hospitals including, Round Rock Medical Center, South Austin Hospital and St. David's North Austin Medical Center.

The Hospital was originally formed by a group of local surgeons in 1924 as Physicians and Surgeons Hospital near 17<sup>th</sup> and Rio Grande Streets. The Hospital was soon turned over to St. David's Episcopal Church which in turn formed a non-profit corporation, St. David's Hospital, with a community based Board of Trustees to oversee the operation. At that point, the Hospital was independent of the church in terms of financial support and governance except that the Rector of the church was an ex-officio member of the Board of Trustees.

The Hospital outgrew the 17<sup>th</sup> Street location and in 1955 was relocated to its present location at 919 East 32<sup>nd</sup> Street as a 104-bed facility with Austin's first recovery room. More

than 12,000 citizens came to the open house which was described as the largest in Austin's history at the time.

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Since 1955 the Hospital has expanded many times to respond to public demand for services and to provide the latest and best in medical treatment. It is with this long and honored history of the provision of medical care to the people of the Austin community that St. David's Healthcare Partnership makes this application for PUD zoning to facilitate the predictability and flexibility that is essential to meet the medical needs of City of Austin, Travis County and the other Cities and Counties in the ( area).

St. David's values the relationship it has developed with community leaders and neighborhood associations, specifically the Hancock Neighborhood Association and the Eastwoods Neighborhood Association. St. David's is committed to working closely with these two associations during this PUD process to ensure that the needs and concerns of the community are carefully considered and incorporated in St. David's plans for the future, to the extent possible. During this process, St. David's is committed to attend/participate in regularly scheduled meetings of these neighborhood associations, to ensure that the community is aware of and involved in the PUD planning process.

I. Characteristics of the Proposed PUD.

The Hospital proposes that the PUD have the following site development regulations and confer the following community benefits.

A. Site Development Regulations.

1. Development occurring under the PUD would comply with the current LDC regulations and those regulations as set forth in the approved phased site plan # SPC-02-0028C and as modified by the PUD ordinance.
2. Future expansion may result in an increase in impervious cover and/or on-site detention.
3. Water quality requirements would be met through the payment of fees in lieu of on-site water quality facilities, or other environmental mitigation methods approved by the City and adopted as a part of the PUD ordinance.

4. Permitted uses sought under the PUD are delineated in the attached Exhibit "A".

B. Community Benefits.

1. Community Health.

- i) St. David's facilities provide charity health care services in the amount of \$17.2 million dollars in 2002. St. David's is an integral part of the healthcare partnership in this region of Texas and takes that responsibility very seriously. The PUD expansion will allow St. David's to address ever increasing demand for charitable healthcare services in the region.
- ii) Admission policies prevent the accumulation of information based on race and ethnicity. St. David's in 2002 provided virtually the same demographic mix of patient as Brackenridge Hospital.
- iii) Women Services
  - a) In recognition of the unique nature of women's health issues, to provide for women's health services in a centrally located and convenient venue and to address the ever expanding demand for women's health services issues, the Hospital proposes the creation of a Women's Health Center contained within a 3<sup>rd</sup> floor expansion.
  - b) This PUD may allow for an expansion of neo-natal intensive care (NICU) and an expansion of rehabilitation facilities.
- iv) Specialty Services - St. David's provides a specialized arthritis therapy pool which is open and available to the public at no charge, in cooperation with the Austin Arthritis Association. St. David's also provides the only hyperbaric chamber, better known as a decompression chamber for the treatment of nitrogen narcosis (the bends) and carbon monoxide poisoning in this five county service area.

2. Non-Health Community Benefits.

- i) Public meeting places
  - a) The Hospital has always made meeting facilities at the Hospital available to the general public. New

- expansions will include additional meeting facilities and such will be made available to the public.
  - b) Public meeting places are provided free of charge to the public and as such obviate the necessity for the development of such facilities within the community.
  - ii) Provide inner-city services, helps prevent sprawl and promotes a compact city through the provision of new and special medical and health services, including rehabilitation, women's and neo-natal facilities.
  - iii) In as much as the facilities are not tax exempt the additions will add approximately \$1,000,000 to the ad valorem tax rolls for the City, County and Austin ISD
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II. The Proposed PUD Conforms to the Purposes of Sec. 25-2-174 of the Land Development Code of the City of Austin.

- A. The Proposed PUD Provides "Greater Design Flexibility for Development within the PUD"
  1. The existing facility is located on approximately 13 acres of property. There is very little, if any, area for expansion of health services. Height limitations under "CS" Commercial Services of 60 feet would further restrict expansion. Existing facilities are less than 90 feet and the proposed Women's Services and Rehabilitation facilities will exceed the current zoning height limitation. PUD zoning would allow the establishment of heights

scaled and designed to meet the expansion demands for health services and greater height, ranging from 175 feet adjacent to IH 35 to 80 feet as the facilities near neighborhoods, and would allow for the expansion without the necessity for the removal of additional impervious cover and removal of additional significant trees. Under current circumstances a lateral expansion is economically infeasible

2. The PUD would seek the combined use of parcels located adjacent but across 32<sup>nd</sup> street from the Hospital facilities through the use of air-space corridors, minimizing pedestrian traffic and the interaction between pedestrians and vehicles.
3. Combined Hospital/Medical and commercial uses supporting Hospital and Medical services would reduce the commercial development pressure on neighboring properties now committed to neighborhood residential and retail services.
4. The PUD zoning would allow St. David's Hospital to address the ever changing needs of the community indefinitely at the current location. The location of this Hospital facility in close proximity to Brackenridge Hospital and the Childrens Hospital of Austin allows for the coordination of the provision of hospital services. St. David's Emergency Department, (ED), is the primary back-up to Brackenridge ED. That benefit would be lost if the facility was forced to relocate for lack of ability to expand.

B. The Proposed PUD results in development superior to conventional development that would be permitted under current zoning and subdivision regulations; proposed impervious cover under the PUD will be less than what is currently permitted on the site

1. Maximization of available resources
2. Homogeneous multi-use medical facility
3. Combination of free-standing facilities will reduce the amount of impervious cover over conventional development
4. Contributions to storm water facilities
5. Contributions to City Park facilities

C. The Proposed PUD Enhances Preservation of the Natural Resources.

1. Contributions to the Urban Reforestation Fund.
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Because of the scarcity of available area for expansion of healthcare services that do not dictate location on identical floor levels, such as patient rooms, rehabilitation, medical offices, laboratories, and other like facilities, coupled with conservation of existing open space and trees; requires innovative and creative design flexibility, such as the ability to expand vertically wherever possible.

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Failure to expand at the current location would virtually ensure the lack of adequate public health care facilities not only for the downtown area of the City but for the five (5) county area served by St. David's and the other medical providers in the City. As mentioned before the PUD would at the same time allow for the development of facility and community parking, traffic controls, community health educational, recreational and community meeting facilities as well as other facilities serving not only the hospital but the community as a whole.

For the above mentioned reasons, the applicant respectfully requests a PUD zoning base district for the subject site and believes that aforementioned statement of purpose justifies the PUD land use designation. If you should have any questions regarding this matter please do not hesitate to call.

Very truly yours,



John Joseph Jr.

cc. St. David's Healthcare Partnership  
Attention: Malcolm Belisle  
Vice President Corporate Services



**CLARK, THOMAS & WINTERS**

A PROFESSIONAL CORPORATION

TELEPHONE (512) 472-8800

POST OFFICE BOX 1148

FAX (512) 474-1129

AUSTIN TEXAS 78767

100 WEST 6<sup>TH</sup> STREET 15<sup>TH</sup> FLOOR

AUSTIN, TEXAS 78701

September 12, 2006

City of Austin  
Joe Pantaloni, Director  
Watershed Protection and Development Review Dept.  
505 Barton Springs Rd.  
Austin, Texas 78704

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September 12, 2006

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September 12, 2006

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5. Height = Central Business District "CBD"
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September 12, 2006

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**CLARK, THOMAS & WINTERS**  
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September 12, 2006

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1. 2% less impervious cover than what is currently allowed
2. Utilization of Grow Green guidelines for landscaping if possible
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4. Utilization of Green Builder standards for commercial development
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September 12, 2006  
Page 7

9. Contributions to storm water facilities
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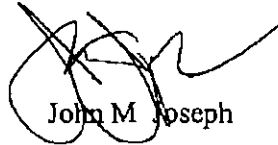
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September 12, 2006  
Page 8

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Very truly yours,



John M. Joseph

cc: St. David's Healthcare Partnership  
Attention: Malcolm Belisle  
Vice President Corporate Services



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TELEPHONE (512) 472-8800

POST OFFICE BOX 1148  
AUSTIN TEXAS 78767

FAX (512) 474-1129

300 WEST 6<sup>TH</sup> STREET, 15<sup>TH</sup> FLOOR  
AUSTIN, TEXAS 78701

September 12, 2006

Mr. Jorge Rousselin  
City of Austin  
505 Barton Springs, 5<sup>th</sup> Floor  
Austin, TX 78704

RE: St. David's Medical Center Planned Unit Development; C814-06-0068

Please consider this the formal response of the Owner/Applicant to the comments submitted by you and the Watershed Protection Development Review (WPDR) staff assigned to this case.

I will respond to each of the Reviewer's comments in the order in which they appear in the Master Review Report dated April 30, 2006.

**Drainage Construction –**

DC-1 *Agree*

DC-2 *Agree*

**Industrial Waste –**

IW-1 *No Comment*

**Transportation –**

TR-1 *John Hickman has responded to all of the traffic comments.*

**Electric –**

EL-1 *No Comment*

EL-2 *No Comment*

**Site Plan –**

SP1   a     *See Land Use Plan*  
       b     *See Land Use Plan*

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Page 2

- c     *See Land Use Plan*
- d     *See Land Use Plan*
- e     *See Land Use Plan*
- f     *See Land Use Plan*
- g     *See Attached Exhibit "A"*
- h     *No Comment*

SP-2   *The proposed PUD has 10% open space. The PUD does not propose to reduce the amount of open space.*

*[Sec. 25-2-411(K)(2)] Not less than 10 percent of a tract must be open space if, excluding the tract, at least 10 percent of the PUD district is open space.*

SP-3   *Schematic drawings are attached that illustrate the height, bulk and location of the buildings.*

SP-4   *Please See Attached Variance List*

SP-5   *Please See Attached Variance List*

SP-6   *Heliport has been added as a Use on Exhibit "A"*

SP-7   *To our knowledge SPC-02-0028C will not be revised.*

SP-8   *This site is within the Hancock Neighborhood Plan and does not require the future land use map to be revised*

SP-9   *No Comment*

**Water Quality –**

WQ-1   Note 1 on Sheet 1 of 2 has been replaced with:

*"In an Urban Watershed water quality controls are required in accordance with the Environmental Criteria Manual; and new development must provide for removal of floating debris from stormwater runoff as per LDC 25-8-211."*

WQ-2   *No Comment*

WQ-3   *Greg Griffin is meeting with Forrest Nikorak to discuss*

September 12, 2006

Page 3

**Environmental –**

EV-1 *The Hospital will offer the following:*

- \* *Utilization of Grow Green guidelines for landscaping*
- \* *Utilization of an IPM program.*
- \* *Tree mitigation at higher than standard rate within the Hancock and Eastwood Neighborhoods*

**Subdivision –**

SR-1 *No Comment*

**WWW –**

WW-1 *These issues will be addressed at Site Plan.*

**Zoning/Land Use –**

ZN-1 *Justification for the PUD is included in the PUD Purpose Statement. The following is a list of items that the PUD will offer that are superior to current land development code requirements:*

- \* *2% less impervious cover than what is currently allowed*
- \* *Implementation of Integrated Pest Management (IPM)*
- \* *Utilize Green Builder standards for commercial development*
- \* *Utilization of Grow Green guidelines for landscaping if possible*
- \* *Tree mitigation at a higher than standard rate within the Hancock and Eastwood Neighborhoods*

ZN-2 *Base Zoning District = General Commercial Services "CS"*

*Minimum Setbacks = Please see Land Use Plan*

*Minimum lot size = 5750 sq. ft.*

*Minimum lot width = 50 ft.*

*Maximum building coverage = 90%*

*Maximum impervious cover = 90%*

*Units per acre = N/A*

*Maximum FAR = Main Campus = 2.15:1*

*North 32<sup>nd</sup> = 0.80:1*

September 12, 2006

Page 4

*ZN-3 Please See Attached Exhibit "A"*

*ZN-4 Please See Attached Exhibit "A"*

*ZN-5 Please refer to the PUD Purpose Statement and the Land Use Plan All development regulations will be the same for each phase/tract.*

*ZN-6 St. David's is not currently using Green Builder Standards at their site The Applicant/Owner proposes to use the following standards:*

- \* Grow Green Guidelines for landscaping if possible*
- \* Integrated Pest Management*
- \* Tree mitigation at a higher than standard rate*

*The Applicant/Owner will prohibit the use of coal tar sealants within the proposed PUD.*

*ZN-7 Please See Attached Variance List.*

*ZN-8 The maximum FAR for each structure will be determined at Site Plan. The FAR for Main Campus will not exceed 2.15:1 and the FAR for North 32<sup>nd</sup> will not exceed 0.80:1.*

*ZN-9 Please see Land Use Plan*

*ZN-10 There are 16 driveway cuts on the proposed Land Use Plan.*

*ZN-11 Please See ZN-8*

*ZN-12 Please See ZN-8*

*ZN-13 Please See Land Use Plan*

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September 12, 2006  
Page 5

*ZN-14 The proposed PUD will have a 2% reduction in allowable impervious cover.*

Please let me know if you should have any questions.

Sincerely,



John M. Joseph

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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

**RECEIVED**

Case Number: C814-06-0068

Contact: Jorge Rousselin, (512) 974-2975 AUG 04 2006

Public Hearing:

August 8, 2006 Planning Commission Neighborhood Planning & Zoning

☐ I am in favor  
☒ I object

ELIZABETH ANDERSON

Your Name (please print)

2908 N. IH 35, 910 E. 32ND ST. #202

Your address(es) affected by this application

*[Signature]*

Signature

8/1/06

Date

Comments: I LIVE ON ONE SIDE OF ST. DAVID'S AND WORK ON THE OTHER, AND I FEEL THAT RAISING THE HEIGHT LIMIT FOR ST. DAVID'S PUTS BOTH MY HOME AND MY FAMILY'S BUSINESS, WHICH ARE BOTH UNDER 60' TALL, IN JEOPARDY. FURTHERMORE, HEAVY CONSTRUCTION ON THE ST. DAVID'S PROPERTY WILL NEGATIVELY AFFECT BUSINESS AT AUSTIN VETERINARY HOSPITAL, MY WORKPLACE + FAMILY'S BUSINESS, BY PREVENTING PEDIESTRIAN ACCESS TO OUR BUILDING (SEE ATTACHMENT)

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

~~AND~~ AND BY STARTLING OUR PATIENTS WITH LOUD NOISES. FINALLY, THE PROPOSED CONSTRUCTION ON THE SITE OF THE HEALTH RESOURCE CENTER (SE CORNER OF THE ST. DAVID'S BLOCK) IS JUST ANOTHER SET OF OFFICES - ST. DAVID'S ALREADY HAS TWO PROFESSIONAL BUILDINGS (PARK AND PLAZA) AND THE DEVELOPERS OF THE CONCORDIA TRACT TO THE NORTH ARE PLANNING TO INCLUDE STILL MORE MEDICAL OFFICE SPACE TARGETED TO ST. DAVID'S EMPLOYEES. IF THIS PROPOSED STRUCTURE WERE A LIFE-SAVING FACILITY, SUCH AS THE NEWLY-CONSTRUCTED EMERGENCY CENTER, I MIGHT FEEL DIFFERENTLY, BUT THE CURRENT PROPOSAL IS ~~A~~ TRANSPARENTLY NOTHING MORE THAN A MONEY-MAKING ENDEAVOR BY AN ALREADY-GIGANTIC CORPORATE ENTITY.

SINCERELY,

ELIZABETH J. ANDERSON

(512) 217-3146

GIRLRAT@AOL.COM

## ***Hancock Neighborhood Association***

October 17, 2006

To: City of Austin Planning and Zoning  
attn: Jorge Rousselin  
505 Barton Springs, Floor 5  
Austin, TX 78704

Hancock Neighborhood Association would like to update the City on our concerns with St. David's PUD and with the status of our discussions with St. David's. The St. David's PUD issue has been ongoing for quite a while now. Hancock has been working hard to reach an agreement with St. David's. St. David's has been willing to meet and we appreciate the time that they have made available to hear from us. I believe that there is nothing contained in this letter that we have not communicated to St. David's during our meetings with them.

Recently, Hancock met with St. David's to try and work out an agreement. This meeting was a more serious effort to negotiate than past meetings. This discussion is currently ongoing. We remain cautiously optimistic that this recent discussion may lead to an agreement with St. David's regarding neighborhood support for their PUD. However, we would be remiss not to state that we are not at agreement yet, and that we need to clearly communicate our concerns. We are hopeful, but I wish to be clear that the Hancock Neighborhood Association opposes the St. David's PUD application based on the current filing. There are currently too many unanswered questions about height and density and its impact on the neighborhood and on traffic. One of the parcels in the PUD lies within the Hancock Neighborhood Association boundaries. We remain open to discussion. We do not oppose St. David's proposed changes in allowed uses, nor do we oppose a reduction in impervious cover requirements for the site. However the remainder of the PUD is not to our satisfaction at this time.

We do not believe that St. David's has made its case that offering additional medical services requires height increases of the magnitude of those proposed in this PUD. These concerns are compounded by the fact that over the past three to five years, St. David's has planned two and completed one major enhancement to their property. In one case, they requested a height variance, which the neighborhood supported, along the I-35 frontage of the site. The neighborhood has given a lot at this point, and now we are being asked to give more.

Hancock's main concerns are traffic, safety, and allowing no more than the current St. David's 60 feet of building height along Red River. The Hospital has failed to adequately convince us on these issues. While St. David's has addressed a few of our concerns, they have continued to hold to unacceptable heights, especially in the "middle" section which extends to Red River. St. David's has been asking for the ability to more than double the density on their property, although no specific plans expansion plans are yet in place.



## ***Hancock Neighborhood Association***

The desires of an entity to change their current zoning must be balanced with the needs of the city overall and with the needs of the surrounding neighbors. It is this balanced approach that Hancock has sought to achieve.

The hospital has a duty as any other property owner in Austin to be a responsible neighbor. We have been uncomfortable with the current PUD for some of the following reasons:

1. We are concerned about traffic- efficient traffic flow is important for the travel of emergency vehicles.
2. The 30<sup>th</sup> and Red River intersection will be negatively impacted by development per St. David's traffic impact analysis, and we have safety concerns as there are many student pedestrians and cyclists in the immediate area.
3. The PUD is looking for a waiver from compatibility.
4. Heights are excessive and St. David's has not demonstrated a near term need of development to requested heights.
5. There are no heights higher than 60 feet along Red River, north of the University. While our neighborhood plan acknowledged density along Red River, it seeks to maintain current heights.
6. St. David's is not a downtown site and the sought downtown heights do not belong in a neighborhood area. Requested heights of 175 feet are almost triple what is currently allowed.
7. Any heights over 60 feet should require a variance so that the neighborhood can assess the specific need and the specific height/bulk/location of the proposed height. The neighborhood showed a willingness to discuss a variance in good faith when it agreed to a height variance for a portion of the site along I-35.

The hospital has offered the following concessions to the neighborhood:

1. Heights pushed to I-35.
2. Path for traffic from new MOB garage to 32<sup>nd</sup> and then forced right turn to direct traffic to frontage road.
3. Will join in a request with neighborhood to widen 32<sup>nd</sup> street to existing ROW and St. David's will dedicate property along 32<sup>nd</sup> St. for sidewalks provided no adverse impact on impervious cover.
4. Some uses allowed in current CS, GR, GO zoning eliminated in new PUD use list.
5. Maintain the existing trees within 30' of the roadway along 32<sup>nd</sup>, Red River, and 30<sup>th</sup> Streets and replace any trees taken during construction. If on-site replacement is not possible, one for one replacement for destroyed trees in locations selected by the Hancock and Eastwoods Neighborhood Associations.
6. Provide upgraded on-site directional signage. (They would want to do this anyway.)
7. Request CapMetro incorporate a link to the area commuter rail stop.
8. Maintain employee shift changes outside 7:30-9:30am and 4:30-6:30pm. (This is already happening.)

### ***Hancock Neighborhood Association***

Concessions the neighborhood has offered to the developer include:

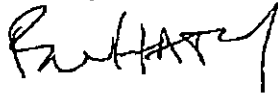
1. Look at giving the hospital CS standards of 2:1 FAR and 95% impervious cover for whole deal. Agree to uses sought by applicant in their PUD. (Note that this alone is a huge amount of additional development rights.)
2. Support hospital in wanting to be able to install a sky bridge across 32<sup>nd</sup> to link to the hospital's north parcel.
3. Supported Hospital for a 120 feet variance in the southeast corner of the property. We will consider allowing additional height on the entire eastern half of the main 13 acre property (to 220 feet to the west of the I-35 property line). Any additional agreements to height would require more information from the hospital for the neighborhood.
4. Available to listen to and potentially support future requests for height variances as the needs arise.

Hancock would like to see the additional following items in St. David's PUD:

1. St. David's to lobby for, pay pro-rata share and dedicate to ROW if necessary for a signalized left turn lane on 32<sup>nd</sup> at Red River. We understand that widening of 32<sup>nd</sup> cannot continue across Red River due to space restraints on the western side of Red River.
2. St. David's to support/joint-fund a city generated comprehensive traffic modeling of the area showing conditions before and after the proposed development, as the cumulative effect of the St. David's and East Avenue PUDs next door to each other is of great concern to the neighborhood. We want to feel comfortable that a thorough look has been given by the City of the cumulative effect of the two neighboring PUDs
3. St. David's to reduce heights currently requested.
4. St. David's to consider making a contribution to enhance the neighborhood to help offset increased traffic burdens and increased people drawn to the area.

Hancock believes in the approach of requiring density bonuses for property owners that want to increase their development rights. We think this is fair. A PUD is not simply a zoning tool that allows a property owner to replace or delete zoning restrictions that do not suit them. Any request for relaxation of zoning restrictions should be based on an imminent need for development and should balance the needs of the surrounding neighborhood. Hancock will continue to be open to reaching some sort of mutually agreeable resolution with St. David's

Sincerely,



Bart Whatley,  
Hancock Neighborhood Association President