

#38

13Nov2006

From: Jack L. Rife
Representative, Vanderhoof Family Trust
2009 Karen Ave.
Austin, Texas 78757

To: Dowe Gullatt, Clark, Thomas & Winters, Chair and Commissioners, Austin City
Planning Commission, Board of Adjustment.

Re:

Dear Sirs:

Please be advised that the Vanderhoof Family Trust -- sole owner of Travis County Appraisal District parcels inclusive of street addresses frontage on Dean Keeton Drive, 2804 thru 2906 IH-35, 2801 thru 2803 Cole Street, 2804 through 2905 Cole Street (backside frontage of IH-35 addresses) -- fully supports the St. David's/Columbia/St. David's HealthCare System's PUD, bounded by IH-35, 32nd Street, 30th Street and Red River Street, and more particularly fully supports the request for zoning variance to increase the height limit at 3000 N. IH-35 from 60 ft to 175 ft.

The Vanderhoof Family has owned this property for approximately forty years. During this period, we have found St. David's to be a conscientious and considerate neighbor. St. David's is, of course, a notable asset to the immediate community and, because of the service it provides, an asset also to both the City of Austin and surrounding communities. The increased height, requested in case # C 814 -06 -- 0068 can only increase the number of facilities; consequently, the value of the services provided.

I have personally attended multiple meeting between St. David's representatives and neighborhood advocacy groups. In every event, St. David's has seemed sensitive and fair to neighborhood concerns and interests.

The specific request to raise the height limit for the planned improvement at 3000 IH-35 to 175 feet seems consistent with the City's larger goals of "densification" and the desires of the nearby residential neighborhoods to encourage greater heights bordering IH-35 and stair-stepping down to lower heights as development approaches the he single-family residential neighborhoods.

To reiterate, then, the Vanderhoof Family Trust, fully supports St. David's/Columbia/St. David's HealthCare System's request for the above noted variance.

Jack L. Rife

Representative, Vanderhoof Family Trust
Anne W. Vanderhoof, Trustee

Softening and Buffering on Red River

1. Maintain 50' landscaped area next to Park St. David's as a buffer
2. Location of chiller to be maintained no higher than existing height
3. To the extent possible at the Neonatal Acute Care facility (facing Red River), devise architectural means to reduce the wall-like effect
4. Softening and streetscape improvements along Red River which includes landscaping, including adding vines and additional trees
5. Widening of a portion of the sidewalk along Red River in the area North of the retaining wall to 32nd Street and in the area parallel to Park St. David's to 30th Street

ZONING REVIEW SHEET

CASE: C814-06-0068P. C. DATE: August 8, 2006
October 10, 2006
October 24, 2006
November 14, 2006ADDRESS: 919-1025 East 32nd Street; 918-1004 East 32nd Street; 900 East 30th Street; and 3000-3018 North IH 35OWNER: Columbia/St. David's Healthcare System, L.P. (Malcom Belisle); St. David's Healthcare Partnership (Bruno & Judith Ybarra)AGENT: Clark, Thomas & Winters, P.C. (John M. Joseph)REZONING FROM:

CS-NP (Commercial services-neighborhood plan), CS-CO-NP (Commercial services-conditional overlay-neighborhood plan) and GR-CO-NP (Community commercial -neighborhood plan)

TO: PUD-NP (Planned unit development – neighborhood plan) combining districtAREA: 14.361 AcresSUMMARY PLANNING COMMISSION RECOMMENDATION:

November 14, 2006:

APPROVED PUD-NP ZONING WITH STIPULATIONS;

- ✓ 1). 87% IMPERVIOUS COVER MAXIMUM OVER PROJECT AREA; ✓
- ✓ 2). TRAFFIC CIRCULATION IMPROVEMENTS MUST BE REALIZED WITH ACCESS FROM PARKING GARAGE TO 32ND STREET; ✓
- 3). BUILDING HEIGHT GOVERNED AS FOLLOWS:
 - AREA DESIGNATED AS "175" ON PAGE A9/67 MAY HAVE ~~80%~~ ^{50%} AT 175-FEET; BALANCE AT 90-FEET; ✓
 - AREA DESIGNATED AS "125" MAY HAVE 40% AT 125-FEET; BALANCE AT 90-FEET. *EXCEPT THE AREA OF THE PARKING GARAGE PARALLEL TO RED RIVER IS MOVED TO THE WESTERNMOST PORTION DESCRIBED BELOW;
 - AREA DESIGNATED AS "90" MAY HAVE 90-FEET FOR THE FOOTPRINT OF THE EXISTING ACCUTE CARE FACILITY ONLY; BALANCE AT 60-FEET;
- ✓ 4). THE CITY OF AUSTIN RECOMMENDATIONS IN THE TRAFFIC IMPACT ANALYSIS ON PAGES A9-11, MUST BE CODIFIED IN A RESTRICTIVE COVENANT;
- ✓ ~~5). LANDSCAPING WITH SHADE TREES MUST BE INSTALLED ALONG ALL SURROUNDING AND INTERIOR STREETS AS PER RECOMMENDATIONS FROM THE CITY OF AUSTIN ARBORIST;~~ *As presented by applicant*
- ✓ 6). REQUIRE 1-STAR GREEN BUILDING RATING ON ALL NEW CONSTRUCTION

- SEPARATE AND APART FROM THE P.U.D, THE PLANNING COMMISSION RECOMMENDS THE CITY STUDY TRAFFIC ISSUES ON 32ND STREET BETWEEN RED RIVER AND IH-35.

[J. REDDY, M. DEALEY 2ND] (6-2) C. GALINDO, C. RILEY – NAY

no Land

Downtown Designated Great Streets

6766

Thank You neighbors concerns

Call Hqs

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St. David's PUD – Potential 32nd Street Traffic Improvements

1) Westbound left-turn lane and related traffic signal modification at Red River.

(Note: Currently, it does not appear that construction of a westbound left-turn lane at this signalized intersection is feasible due to the existing alignment of the eastbound 32nd Street approach at Red River. This approach would also have to be modified in order to create an appropriate alignment, and there are existing structures on the east side of Red River which look to make such a widening infeasible at present. It is possible that if these eastside properties redevelop in the future that additional right-of-way and widening could become feasible at which time both the eastside and westside 32nd Street intersection approaches could be reconstructed with the inclusion of separate left-turn lanes.)

2) A center left-turn lane along 32nd Street between Red River and the IH-35 west frontage road. Existing right-of-way is available for this modification to 32nd Street.

3) Restriping 32nd Street at the west frontage road for a dual-lane approach: exclusive thru-lane plus a shared thru/right-turn lane. This could be accomplished by utilizing excess pavement width which is currently striped out and not being used as a travel lane on the bridge between the west and east frontage roads. This area could be restriped, making 32nd Street at the east frontage road a dual-lane approach with an exclusive left-turn lane and a shared left/thru-lane.

**** St. David's agrees to pay it's pro rata portion (at the time of construction) of the above improvements, provided deemed feasible and actually constructed.**

Accept the planning commission's recommendation with exceptions:

Have a 175 limit, do not address the parking garage; deal with landscaping as presented by applicant; accept all traffic improvements agreed to; (left turn lane, center turn lane, west frontage, and stop light at 30th Street); Articulation of wall with direction to staff to bring back for 2nd and 3rd reading.

McCracken – FA (not accepted):

- 1) sidewalk standards on 33rd & Red River
- 2) 125 proposed bldg Red River req. 60 ft set back, 120 bldg
- 3) On Red River is used for commercial medical offices

Mayor – staff to bring McCracken's ~~input~~ intent back.

Leffingwell – leave open the public hearing. – accepted,