

## HANCOCK NEIGHBORHOOD ASSOCIATION

January 10, 2007

To Jorge Rousselin, Case Manager, City of Austin NPZ

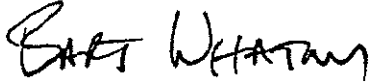
Hancock Neighborhood Association is against the originally filed St David's PUD. Hancock appreciates the movement that St David's has shown since first reading. Here is what Hancock Neighborhood Association finds agreeable for the St David's PUD:

- 1 87% impervious cover maximum over project area
- 2 Accept revised St David's height map allowing the area designated as "175" have 50% of the area at 175 feet of height and the balance of the area at 90 feet, allowing the area designated as "125" may have 40% of the area at 125 feet of height and the balance of the area at 90 feet, and requiring the 125 foot zone to be held back 130 feet from Red River as indicated on St David's revised height map, allow 90 feet at the acute care facility located at 32nd and Red River, but require a 20-30 foot setback in heights over 60 feet for building areas exclusive of circulation
- 3 Require traffic improvements which includes a West left turn lane, center left turn lane along 32<sup>nd</sup> Street, re-striping of 32nd Street at the West frontage, a stop light or stop sign as determined necessary by staff at 30th Street
- 4 Acceptance of St David's application modification made at council to revise maximum building area from 1.2 million square feet to 1.6 million sf. St David's shall complete a new Traffic Impact Analysis with recommended mitigation if their total built exceeds 1.2 million square feet
- 5 Make landscaping upgrades at the acute care and along Red River
- 6 Preserve the current landscape buffer at the corner of 30th and Red River as a dedicated open space
- 7 Maintain the interior courtyard as a "park like" setting
- 8 Major trees will be protected
- 9 St David's shall pledge some financial assistance for maintenance and upgrades of area natural resources, such as parks, in the Eastwoods and Hancock neighborhoods, as the neighborhoods see fit
- 10 In response to neighborhood concerns that additional height over 120 feet is not appropriate for non-hospital uses, the neighborhoods request that council clarify that their recent rulings have found that heights over 120 feet are not appropriate in neighborhood areas outside of downtown and the University Neighborhood Overlay in West Campus, and that height above 120 feet is being granted for St David's because of its unique hospital use

Council action on St David's PUD will set a precedent for handling other dense developments proposed in central city neighborhoods. For future cases on larger rezonings, city staff should be provided to guide planning teams and neighborhood associations in dealing with developers seeking changes to adopted neighborhood plans. The city should require that any new dense and/or mixed use development clearly

- enhance a neighborhood by ensuring that new uses are compatible with existing uses, providing pedestrian connections, providing services for area residents, keeping traffic manageable and ensuring that taller structures do not intrude on neighbors' privacy  
Allow the use of PUD zoning only when the project will clearly enhance - rather than damage - surrounding family neighborhoods

Sincerely,

A handwritten signature in black ink, appearing to read "Bart Whatley". The signature is fluid and cursive, with the first name "Bart" and last name "Whatley" clearly distinguishable.

Bart Whatley, Hancock Neighborhood Association President