Zilker Neighborhood Association opposition to the "Schlotzsky's PUD" at 218 S. Lamar Blvd.

August 8, 2018

The Executive Committee of the Zilker Neighborhood Association voted unanimously to support the Waterfront Overlay and to oppose the construction of a high-rise near the banks of the Colorado River at 218 South Lamar Blvd. In general, ZNA objects to the creation of a PUD on this site because:

• The primary objective of the Waterfront Overlay is to preserve the views and public open space along the river by preventing the construction of tall buildings too close to the river. A 96-foot high office building near the south end of the Lamar Bridge and the Pfluger Pedestrian Bridge is a classic example of what the Waterfront Overlay was created to prevent. The 60-foot maximum height limit must be enforced on this 1.26 acre site. In addition, any mixed use project going into this area should have a residential component, as defined by the VMU ordinance. (This PUD is an office building.)

• Besides the Waterfront Overlay, ZNA's Vertical Mixed Use proposal, which was approved and praised by the Planning Commission and the City Council, governs the parcel in this case. The parcel, fronting on S. Lamar with proximity to the waterfront and its adjacent public green spaces, was opted into VMU with dimensional standards, affordability, and 60% parking reduction. From what we have seen so far, this PUD and its variances rejects the VMU options.

• Finally, the objective of the PUD ordinance is to develop at least 10 acres and "result in development superior to that which would occur using conventional zoning." ZNA has participated in ongoing efforts over the last 30 years to improve the development standards that are applied on the South Shore and all along S. Lamar. Those efforts have been codified in the WO, VMU, and current commercial design standards. The PUD proposed here does not meet those standards and will result in a project that is inferior to nearby projects.

Dave Piper

President, Zilker Neighborhood Association