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22 February 2021

C14H-2021-0006

Dear Mayor and City Council:

The Old Austin Neighborhood Association (OANA) supports the request to change the zoning of 416 W. 12th Street from General Office (GO) to Downtown Mixed-Use (DMU).

Our support of this zoning change is conditioned on the following DMU uses not being permitted: cocktail lounge, liquor sales, bail bond services, pawn shop services, and outdoor entertainment.

Under the applicant's proposal, this project would provide much-needed housing above activated ground-floor restaurant space – exactly the type of walkable, transit-supportive growth that is needed in our Imagine Austin Downtown Center. And, importantly, it would do so by participating in the Downtown Density Bonus Program, which requires a substantial payment to an affordable housing community benefit and allows for payments for other community benefits.

Austin's downtown is an appropriate place for directing growth to help meet our housing goals, especially when that growth is sought through a density bonus program. The proposed project will provide housing within easy walking distance of parks, jobs, services, shops, restaurants, and other amenities, and will help the City further its affordability goals. Consequently, OANA supports the Planning Commission's DMU-120 recommendation and does not support city staff's recommended height restriction.

If this zoning change request is approved and the applicant applies for participation in the Downtown Density Bonus Program, OANA will be advocating for community benefit contributions in addition to the project's expected affordable housing contribution. One such community benefit, logical due to the project's location on W. 12th Street would support of the downtown ['urban greenbelt' project](#) that is envisioned to connect many of Austin's downtown parks spaces. This key public amenity is already supported by the Downtown Austin Alliance, Shoal Creek Conservancy, Waterloo Greenway, The Trail Foundation, Pease Park Conservancy, Friends of Wooldridge Square, and Austin Parks Foundation.

In summary, with these conditions, OANA supports the applicant's request for DMU at 416 W. 12th Street and urges you to support this zoning change.

Sincerely,

Ted Siff, President

Board of Directors

Ted Siff, President

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Perry Lorenz

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