

## DOUGHERTY ARTS CENTER OPTION 1A AND 1B POSITION STATEMENT

RE: BARTONPLACE CONDOMINIUM COMMUNITY POSITION ON DOUGHERTY ARTS CENTER OPTIONS

Dear CM Kitchen, City Staff:

Based on the changes to Options 1A and 1B in the May 14, 2021 version received from Mr. Kevin Johnson (DAC project lead), Zilker Neighborhood Association and The Barton Place Condominiums HOA Board of Directors currently support design option 1A, with proviso that any car traffic into/out of the DAC site that travels on Toomey Road is for emergency purposes only. This support is contingent on the traffic management approach to use Riverside Drive as the primary ingress/egress to the Dougherty Arts Center and Riverside as the only ingress/egress to its planned underground parking garage. We will **oppose** any development plan that routes regular traffic onto Toomey Road from the Dougherty Arts Center.

**Helpful background:** Toomey Road is a 3 block long road that intersects S. Lamar at one end and dead ends into the Hike and Bike Trail near the Barton Creek bridge. There are 5 high density residences and 1 recently approved high density office building along Toomey. Barton Place, the largest community, comprises 270 households with an aggregate property valuation of more than \$150M. Together with the other residential properties, more than 1,000 people live along Toomey Road and the total residential property valuation is well in excess of \$300M.

Per Austin Transportation Department, the recently approved Schlotsky's PUD will generate 5,000 new vehicle trips per day. Any increase in traffic on Toomey will undermine pedestrian safety; given its proximity to the Hike and Bike Trail, thousands of people walk along Toomey to get to the Trail on any given day. Toomey needs to be pedestrian focused.

Any additional traffic will also impact Barton Springs Road, as the only alternative to waiting at the light at Toomey/S. Lamar. The vast majority of additional traffic will cause traffic to flow onto Barton Springs Road and attempted U-turns to get back to Lamar will increase accidents significantly, including involving pedestrians.

If any traffic is allowed out of the Dougherty Arts Center onto Toomey, it will worsen traffic congestion and vehicle queue issues for people trying to access our City's beloved ZACH Theater, Butler Fields, Umlauf Sculpture Garden, Barton Springs Pool and Greenbelt, and Zilker Park.

This is the beating heart of Austin; we need to protect it for everyone to enjoy.

Thank you for your consideration.

Sincerely,

Nina Heller  
President, HOA Board of Directors  
The Barton Place Condominiums