

NOVARE GROUP

Condos at 3rd & Nueces Outreach



andrews urban

The Novare-Andrews Urban team has made outreach to the community a top priority. The following groups/individuals have been briefed on the 3rd and Nueces Condominium project:

Mayor Will Wynn
 City Manager Toby Futrell
 Assistant City Manager Laura Huffman
 Mayor Pro Tem Danny Thomas
 Council Member Raul Alvarez
 Council Member Betty Dunkerley
 Council Member Jennifer Kim
 Council Member Lee Leffingwell
 Council Member Brewster McCracken
 Kirk Watson, Greater Austin Chamber of Commerce
 Mike Rollins, Greater Austin Chamber of Commerce
 City of Austin Downtown Commission
 City of Austin Design Commission
 Downtown Austin Alliance
 West End Austin Alliance
 Downtown Austin Neighborhood Association
 Austin Neighborhoods Council (via briefing by Laura Morrison)
 Old West Austin Neighborhood Association Member Laura Morrison
 Old Austin Neighborhood
 Austin Parks Foundation
 Austin Parks and Recreation Department
 Republic Square Park Partners
 Austin Public Library Foundation
 Austin Energy
 Austin Green Building Program
 Direct Events, operator of Austin Music Hall and La Zona Rosa
 Austin Photo Imaging (neighboring property)
 Teresa Lutes, Austin Water Utility/Green Water Treatment Plant
 Ballet Austin
 General Services Administration/Federal Courthouse
 Austin Museum of Art, President of Board of Trustees Bettye Nowlin
 Jim Walker, Austin Community College
 Chris Riley, Cid Galindo, Planning Commission
 Cliff Redd, The Long Center
 Megan Weiler, City of Austin Art in Public Places Administrator
 Jim Butler, City of Austin Creative Industries Development Manager
 Teresa Ferguson, Music Commission
 Greg Kiloh, City of Austin Transit-Oriented Development Coordinator
 Austan Librach, Assistant Director, Economic Growth and Redevelopment Services Office
 Steve Sadowsky, City of Austin Historic Preservation Officer
 Pollyanne Melton, City of Austin Neighborhood Planning and Zoning Department
 Humberto Rey, City of Austin Great Streets Program
 Carl McClendon, City of Austin Watershed Protection and Development Review
 Louis Lindsey, City of Austin, Lance Armstrong Bikeway
 George Zapalac, City of Austin Watershed Protection and Development Review

Austin Neighborhoods Council

Established 1973 • Strength Through Unity
Post Office Box 176 • Austin, Texas 78767

VIA E-MAIL

October 13, 2005

Betty Baker, Chair
Zoning and Platting Commission
City of Austin Texas

Re: Case number C14-05-0165
October 18, 2005 Meeting Agenda

Chairwoman Baker:

The Austin Neighborhoods Council (ANC) is pleased to see development, such as the Novare Project planned for Third and Nueces streets. ANC considers this an appropriate site since it is well within the downtown area and away from our single-family residential neighborhoods.

However, we believe that all Austin residents should benefit from such developments not just those who will reside there. We encourage the city to develop a policy requiring public amenities as part of these projects. Since such a policy does not yet exist, we hope the Novare Group will voluntarily provide amenities to enhance the downtown area.

Thank you for the opportunity to comment.

Sincerely,

Susan Pascoe
President

cc: Zoning and Platting Commissioners



October 18, 2005

Dear Commission Members,

Direct Events, which manages the Austin Music Hall, located at 208 Nueces Street, and La Zona Rosa, located at 614 West 4th Street, has been very pleased and impressed with the proactive and cooperative approach that Andrews Urban and the Novare Group have taken regarding their project at Third and Nueces Streets in Austin. From the beginning Taylor Andrews has solicited our input and considered carefully our ongoing business operations.

Direct Events has operated La Zona Rosa and The Austin Music Hall in these locations for over a decade and we have seen the positive growth of the neighborhood fostered by the Austin City Council, the Austin Commissions, DANA, the Downtown Austin Alliance, as well as the pioneering businesses and residential projects that have enhanced our neighborhood. Direct Events is excited about its future in downtown Austin because of these developments. Direct Events welcomes Novare Group and Andrews Urban to Third and Nueces Streets as the area continues to develop into an exciting mix of residential, retail, and cultural and civic amenities.

Sincerely,

Robert M. Madden
Direct Events

WEST END
AUSTIN
ALLIANCE

President

Perry Lorenz

Vice President

Patricia Bauer-Slate

Sweetish Hill Bakery

Secretary

David Rockwood

GSD&M

Treasurer

Ted Siff

Downtown Austin

Neighborhood Association

Board Members:

Whit Hanks

Whit Hanks Properties

John Kunz

Waterloo Records

and Video

Steve Bercu

BookPeople

Evan Williams

Joseph & Williams

David Vitanza

Schlusser Development

Mike McGinnis

Rick Valdes

Whole Foods

Kevin Burns

Urban Space

Katy Culmo

By George

Laura Morrison

Old West Austin

Neighborhood Association



October 14, 2005

To:

Mayor Will Wynn

Members of the Austin City Council

Zoning and Platting Commission members

Dear Friends:

This letter is written on behalf of the West End Austin alliance ("WEAA"), a coalition of property owners, business owners and neighborhood interests representing the west end of Austin's central business district.

We are aware that a proposed residential high-rise at Third and Nueces Streets will request a zoning change to accommodate a modified Floor Area Ratio (FAR) from 8:1 to 10:1.

We understand that this project is participating in the City's Green Building Program and the Great Streets program and will not be built within Shoal Creek's 100-year floodplain. In addition, this high-rise will revitalize a neglected part of downtown, creating retail and residential spaces, and contribute to the City's tax base.

The Board of Directors of the West End Austin Alliance support the Novare Group and Andrews Urban request to secure a zoning change to modify the FAR from 8:1 to 10:1.

Sincerely,

Ted Siff

WEAA Board Secretary

P. O. BOX
684928
AUSTIN
TEXAS
78768-4928
512.478.0777

Old Austin Neighborhood

604 West 11th Street
Austin, Texas 78701-2007

512-477-6816
tedsiff@earthlink.net

October 17, 2005

Mayor and City Council
Members of the Zoning & Platting Commission
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Case Number C-14-05-0165 – a request to change zoning from CBD to CBD-CURE for the development of Novare Condominiums at West 3rd and Nueces Streets

Dear Members of the Zoning & Platting Commission and Mayor and City Council Members:

I am writing you as the President of the Old Austin Neighborhood Association (OAN), which has represented the residents of Austin's original residential neighborhood for more than 25 year. Our boundaries are between Town Lake & 15th Street and Lamar & Guadalupe. We have advocated for preserving the residential character of our neighborhood since 1976.

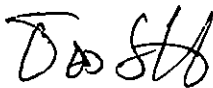
We strongly support The Novare-AU Nueces, L.P. request to change the zoning on the above noted property to develop Novare Condominiums. The following are just some of the reasons for our support:

- The proposed residential use is strongly encouraged and advocated by our neighborhood;
- The proposed design allows for more residences on a smaller "footprint." This will allow for more "eyes on the street" 24/7 and stimulate the retail uses being developed on 2nd Street and proposed on Nueces Street;
- The residential use will have less traffic impact on the surrounding area than other currently permitted land uses; and,
- The proposed development and land use propose to compliment and further enhance Shoal Creek greenway and trail for their own project as well as other users.

Like Spring Condominiums, this project is the kind of intense residential development OAN has advocated for almost twenty years. Now the market conditions and the risk capital are available to propose it in Austin. These conditions are not permanent.

Please take advantage of this opportunity to grant this zoning change request.

Sincerely,



Ted Siff, President
Old Austin Neighborhood Association



DOWNTOWN AUSTIN ALLIANCE

A Vision and a Voice for Downtown

Officers

Jeff Trigger, Chair
Driskill Hotel

John Rosuto, Vice Chair
Southwest Strategies Group

Nancy Burns, Secretary
Norwood Tower

G. Kent Collins, Treasurer
Centro Development

Board of Directors

Taylor Bowen
AMI Residential Properties Trust

Hayden Brooks
American Realty Corporation

Cathy Conway
Synterra Property Group Title

C. Wade Cooper, Chair Emeritus
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Gwen Crider
Austin Children's Museum

Tim Finley
Finley Company

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Wells Fargo Bank

Robert Gaston
Equity Office Properties Trust

Charles Heimsath
Firehouse No. 1 Corporation

Tim Hendricks
Cousins Properties

Gary Manley
Pecan Street Real Estate Holdings

Dennis McDaniell
Merit Texas Properties

Bill McLellan
Treaty Oak Financial

John Nyfeler
Aguirre Corporation

Jeff Pace
CurrAmerica Realty

Tom Petrie
Crescent Real Estate Equities

Gaye Polan
State Preservation Board

Vic Russo
Russo Commercial L.L.C.

Amy Shaw Thomas
University of Texas

Joel Sher
Congress Holdings Group

Steve Simpson
Angsbury Management

Andy Slater
Hilton Hotels Corporation

Karen Sonleitner
Travis County

Julia Spann
Caritas of Austin

Lee Walker
Capital Metro

Will Wynn
City of Austin

Charles Betts, Executive Director
Downtown Austin Alliance

*211 East Seventh Street, Suite 160-L
Austin, TX 78701*

Phone: (512) 469-1766

Fax: (512) 477-7456

Web site: www.downtownaustin.com

E-Mail: daa@downtownaustin.com

September 19, 2005

Mr. Taylor Andrews
Andrews Urban LLC
800 W. 5th Street, Suite 507
Austin, Texas 78703

Mr. Andrews,

At its September 2005 meeting, the Board of Directors of the Downtown Austin Alliance voted to support an increased floor-to-area ratio (FAR) for the tract at 3rd and Nueces Streets. We understand that you and your partners are seeking 10:1 FAR to allow for more density in your residential project with retail on the ground floor.

We are pleased to support this FAR increase that will allow for a higher and better use for the area.

Sincerely,

Jeff Trigger
Chair



MEMORANDUM

TO: Mayor Will Wynn and City Council Members

FROM: Perry Lorenz, Chair
Downtown Commission

DATE: September 26, 2005

RE: Condos at Third and Nueces
Proposed Rezoning from CBD to CBD-CURE
Case No. C14-05-0165

At their Wednesday, September 21, 2005 meeting, the Downtown Commission received a presentation from Taylor Andrews, Andrews Urban LLC, on the proposed condominium project at W. Third and Nueces Streets. The Commission unanimously approved the following resolution:

"The Downtown Commission recommends approval of the zoning change from CBD to CBD-CURE with an FAR limitation of 10:1."



Perry Lorenz, Chair
Downtown Commission

cc: Toby Hammett Futrell, City Manager
Alicc Glasco, Director, Neighborhood Planning and Zoning Department
Jorge Rousselin, Neighborhood Planning and Zoning Department

DOWNTOWN AUSTIN NEIGHBORHOOD ASSOCIATION

WHEREAS, the residential high-rise at Third and Nueces streets will provide desired density with one- and two-bedroom condo units for 421 residences on 1.28 acres of land; and

WHEREAS, prices for the residences will be significantly under the current average price level of condominiums in downtown Austin, thus providing more attainable pricing and making housing accessible for a broader range of people in downtown Austin; and

WHEREAS, the project will provide approximately 15,000 square feet of retail space; and

WHEREAS, condo ownership will contribute to the City of Austin's tax base, contribute to the goal of creating a vibrant, 24-hour downtown community and contribute to crime prevention; and

WHEREAS, the project will revitalize an underutilized and neglected part of downtown and Shoal Creek; and

WHEREAS, the building's height will step down in respect of the State Capitol to ensure it does not block any designated Capitol View Corridors; and

WHEREAS, the developers are participating in the City's Green Building Program; and

WHEREAS, the structure will not be built within Shoal Creek's 100-year floodplain; and

WHEREAS, the architecture will feature contemporary materials, classic design and local materials whenever possible; and

WHEREAS, the developers will participate in the Great Streets program, ensuring wide sidewalks, shading, trees, benches and other aesthetically pleasing aspects for a pedestrian- and vehicle-friendly environment; and

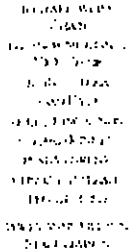
WHEREAS, the site is already zoned by the City of Austin as "CBD," and

WHEREAS, the Downtown Austin Design Guidelines, established by the Downtown Austin Design Commission and endorsed by the Austin City Council, state that "It is recommended that the maximum of 8:1 floor area ratio be increased for desired projects, but not such that they would violate the Capitol View Corridor height model,"

THEREFORE, BE IT RESOLVED THAT this organization, DOWNTOWN AUSTIN NEIGHBORHOOD ASSOCIATION, is proud to support the Novare Group and Andrews Urban's request to secure a zoning change to accommodate a modified Floor Area Ratio (FAR) from 8:1 in CBD to 10:1 in CBD-CURE so the project may proceed to surpass the requirements of Austin's civic and community leaders who call for a vibrant and dense downtown community.


Signed FRESIDENT - DANA

10/09/05
Date



November 8, 2005

Mayor Will Wynn
Mayor Pro Tem Danny Thomas
Council Member Jennifer Kim
Council Member Raul Alvarez
Council Member Betty Dunkerley
Council Member Brewster McCracken
Council Member Lee Leffingwell

RE. Novare-Andrews development rezoning from CBD to CBD CURE.

Dear Mayor and members of the City Council:

The Design Commission received a presentation at its October meeting from Taylor Andrews of Andrews Urban seeking support for a zoning change from CBD to CBD-CURE for the Novare-Andrews Urban development at 3rd & Nueces. The zoning change would allow the project an FAR increase from 8:1 to 10:1. The Design Commission supports the requested zoning change because the multi-use project will bring desired density and public amenities to downtown and offer more affordable condominiums than those currently available. Our support is contingent upon the following provisions, discussed at the October 24 meeting:

Retail at ground floor. All ground floor spaces are designated for retail with eight floors of parking above. The Design Commission requested the project study the possibility of providing occupied space for a portion of the 2nd – 8th floors.

Units more affordable than what is currently available downtown. The Design Commission recognizes that increased density is directly related to the potential for more affordable living units. The Commission encourages the developer and City Council to examine an appropriate mix of units for this project that are more affordable (in \$200,000 range) than what is currently available downtown.


Open space adjacent to Shoal Creek. The developers noted that the steep site is not conducive to a trail along the east side of the creek, but offered a cleanup of vegetation along Shoal Creek (including the removal of invasive species) and provision of a public use area such as a deck associated with a restaurant. The Commission would like to see these plans as they are developed, emphasizing functional use of the open space and public accessibility. We would also like to see the open space connect with the trail on the west side of the creek via the existing pedestrian bridge.

Great Streets streetscapes It is our understanding that Great Streets streetscapes will be incorporated following the site development permit process and be in place prior to the project receiving a CFO. There will likely need to be some adjustment to the site plan in order to fully realize the Great Streets goals. The Design Commission requests the opportunity to review a conceptual plan illustrating the Great Streets improvements and open space amenities in the near future.

Compliance with Downtown Austin Design Guidelines. The developer emphasized the project's compliance with the Downtown Austin Design Guidelines and the Design Commission commends the use of the guidelines as a driving force. We request additional review opportunities as the details of the plans are fleshed out.

In summary, the Design Commission believes the proposed Novare-Andrews Urban development will contribute to a vibrant and vital downtown. We would like to see the project drawings as they are further developed in order to provide feedback on the goals described and review compliance with the Downtown Austin Design Guidelines at the detail level.

Sincerely,



Richard Weiss, AIA
Chair, Austin Design Commission
Cc. City Manager Toby Futrell