

The Board of Directors (BoD) of Original Austin Neighborhood Association (OANA) came together for their regularly scheduled second Tuesday of the month meeting on 5 May 2011 at the common room of the Regency Apartments beginning at 4 PM. As always we are appreciative of the Nalle family's generosity in supplying us with a convenient meeting space. Board members in attendance were Ted Siff, Albert Stowell, Perry Lorenz, Bill Schell, John Horton and Blake Tollett. We welcomed Jim Nix and Robert (Bob) Ehrlich to our always open to the general public meeting.

Our first order of business was the approval of the minutes from our April 8th 2011 meeting. Upon motion from Albert and second from Ted they were so approved.

As a courtesy to our guests we then moved to their rezoning request.

C14-2011-0036

Project Location: 807, 809, 811 Nueces Street

Owner: Ehrlich Interests Limited partnership, Robert Ehrlich 451-5166

Applicant: Nix Group Architect; Jim Nix 474-6262

Proposed zoning change from GO-General Office District to DMU-Downtown Mixed Use.

Mr. Ehrlich began the discussion with an overview of his family's longtime ownership of the property and disclosed that for the foreseeable future they had no plans to change the property from its current configuration and use. He was then asked why he was not going to wait for the (in theory) soon to be implemented Downtown Austin Plan (DAP), and regardless of motivation, why the property should not be held subject to the provisions of the DAP in general, and the proposed zoning district for this property in particular, specifically DMU-60, with the 60 being the maximum developmental height of a structure rather than a normal DMU height restriction of 120 feet. The Board was told that the property is under the restrictions of the Capitol View Corridor (CVC) ordinance that limits the buildable height on the site to around 65 feet, and considering the sheer cement parking garage on the property's east side, they would like to have the ability to in the future construct as tall a building as possible. As for the DAP general setback requirements, the property currently conforms to them, but because of the lot's relative small size of under 9,000 square feet and its narrow street frontage, they wanted some additional building allowance. The Board was generally sympathetic to the request, and after the applicant and owner left the meeting, we voted to support their rezoning request with conditions. We will ask the Planning Commission to grant the rezoning with the conditions that the buildable height be limited to what is allowed under the CVC or 70 feet, whichever is less, and that prohibited uses include no bars, pawn shops, bail bond services, auto services or uses that include an outdoor music use component. Blake was assigned the task of doing a preliminary draft for Ted's signature.

At this point we returned to the Consent Agenda, John Horton's Governmental Relations report:

On April 29th I attended a field trip to San Antonio to visit the Haven of Hope (HOH) homeless center. This trip was organized by councilmember Sheryl Cole who has taken up the banner of dealing with the homeless problem in Austin. The Haven of Hope is a "one-stop-shop" approach

for addressing and treating the root causes of chronic homelessness. The HOH is a 37 acres campus located in a once industrial area of central San Antonio. Although the center has only been open about a year the impact on San Antonio has been dramatic. According to their numbers, the homelessness on the streets has been reduced from 700 to 177 over the past year. I personally was very impressed and I really liked the architectural group, Overland Partners who researched, designed, and oversaw the building of HOH. Overland Partners also designed the Dallas homeless center, "The Bridge" which has had similar success and has won many awards. I also attended a follow-up meeting at City Hall on May 5th where Overland Partners made a public presentation of their work in San Antonio and Dallas. They are certainly looking to and would like to help Austin create a campus center for the homeless in Austin. These campuses are not cheap. The HOH cost about \$100 million to build and cost about \$10 million a year to run. But when you look at the costs carried by our enforcement, judicial, and medical services for the homeless it can make sense for the community. I will continue to be involved with this issue for the neighborhood and downtown.

A general discussion followed.

Albert then gave us a membership roll update and a report on the state of our finances:

Our current balance is \$2,532.96

Our current paid up membership is 36

The Board obviously needs to work on this membership number.

Speaking of which, Ted reports that he and Mark have rearranged some Committee Chairs and that Ted will now take over the Parks Committee and that Mark will put more emphasis on Membership and Marketing.

Perry then gave us an update on the Emerald City Press lawsuit. The next step there is mediation.

On to zoning matters, and Albert and Blake report that to the best of their knowledge, the rezoning request at 821 West 11th Street has not gone to City Council. Then a new case:

C14-2011-0006

Project Location: 701 & 711 West 7th Street

Owner: LOWA, LTD, Darrell Kunik 415-0313

Applicant: Thrower Design, A Ron Thrower 476-4456

Proposed zoning change from GO-General Office District & GR-Community Commercial District to CBD-Central Business District.

The applicant has been in communication with Albert and Ted, and their position is a business one in that they are looking to get entitlements in place on the property and then market it.

This property is located on the south side of West 7th Street between Rio Grande Street and West Avenue. The properties to its south and east along the south side of West 7th Street have

been rezoned to CBD, and the property to its immediate west across West Avenue is zoned DMU-CO-CURE. Right now, the CBD zoning has not crossed to the north side of West 7th Street. In the general discussion that followed, it seemed that the Board's consensus was that while the neighborhood association in the past had been willing to support more density (I.E.- less restrictive or "higher" zoning districts) on the south side of West 7th Street and south, we now might need to condition that support on a more binding understanding that what we want as a result of the increased density allowance is true residential use. A primary use of office or hotel is not something we necessarily need as both uses generate large volumes of traffic and no true sense of living in the neighborhood. Perry spoke to us of his condominium project (the Spring) and how this "point tower" concept was accomplished under DMU-CURE and how the project's maximum vehicular impact was in fact under 2,000 trips per day. With the understanding that zoning district classifications are not necessarily permanent and that there is no proposed building plan for the site, the Board voted to ask the Planning Commission to consider an alternate zoning district for the property of DMU-CORE with vehicular trips limited to 2,000 per day. Additional conditions would be that in the mix of uses at the site, within the potential build out height of 375 feet, residential use is at least 50% and there be no commercial uses such as bail bond services, pawn shop services or any use that would result in an outdoor entertainment platform. Blake was charged with drafting a letter expressing the Board's wishes and specifically stating that our support for the rezoning is conditioned on the project being residential in nature.

We then got our monthly update from Bill on the status of the Cirrus Logic project. It should be noted that this office project is directly west across West Avenue from the proposed rezoning at 701 & 711 West 7th Street discussed above. Bill reports that by the end of summer the building's "skeleton" should be complete and that the project is on time for a late summer 2012 completion.

We then discussed the West 8th Street Reconstruction project. OANA sent a letter to the City in support of the project in which we took no position on the proposed sidewalk along the south side of West 8th Street between Rio Grande Street and West Avenue. How we came to that conditioned support was discussed. Subsequent to our comments to the City we learned that the project was going forward as originally conceived and that there will be sidewalk placed on the south side of West 8th Street between Rio Grande Street and West Avenue. Albert reports that the project has been bumped back a little to the end of May so that some utilities can be relocated to accommodate the traffic circle at Rio Grande Street.

As for the Shoal Creek Subcommittee, Ted reports that Mark has volunteered to do a social media (Facebook) page for the group in order to increase awareness and participation. Ted further reports that there is visible on the ground progress along the creek and the City has sufficient funding to close the "gap" in the proposed trail system between West Avenue and West 4th Street and on down to the lake.

Mark also has proposed that OANA hold more of its scheduled monthly meetings at other neighborhood venues other than the Regency Apartments, again with the goal of increasing awareness and participation.

We then discussed the Local Historic District (LHD) concept and whether it would have an application in our neighborhood. We last visited this a year and a half ago. At that time we

thought first to encourage individual property owners to research the history of their property, and further we sought to encourage them to protect the historic fabric of the neighborhood as circumstances allow. At that time the LHD concept was thought to be too controversial and political. That position has not changed.

Having run out of time, we adjourned.

Blake Tollett, Secretary