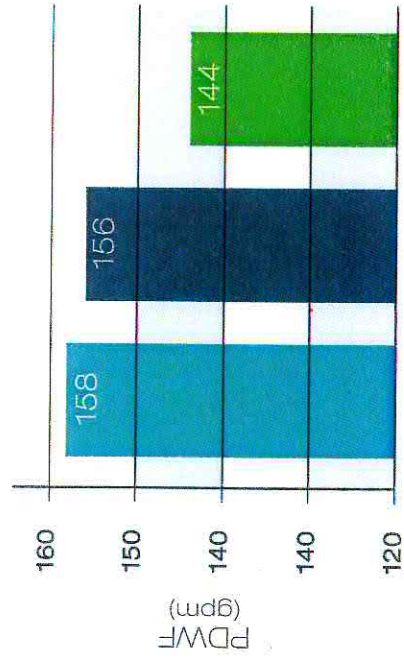


100



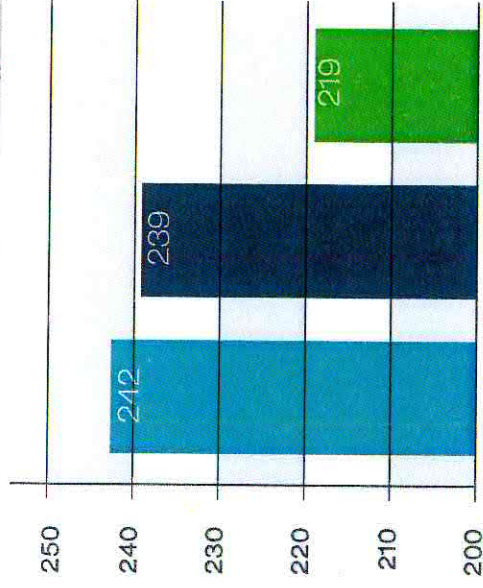
### PEAK DRY WEATHER FLOW



PDWF (gpm)

- PLAN 1: Existing Site Conditions
- PLAN 2: Currently Approved Site Plan
- PLAN 3: Mixed Use Plan

### NUMBER OF EQUIVALENT CURRENT LUE's BASED ON 70 GALLONS/PER CAPITA/DAY



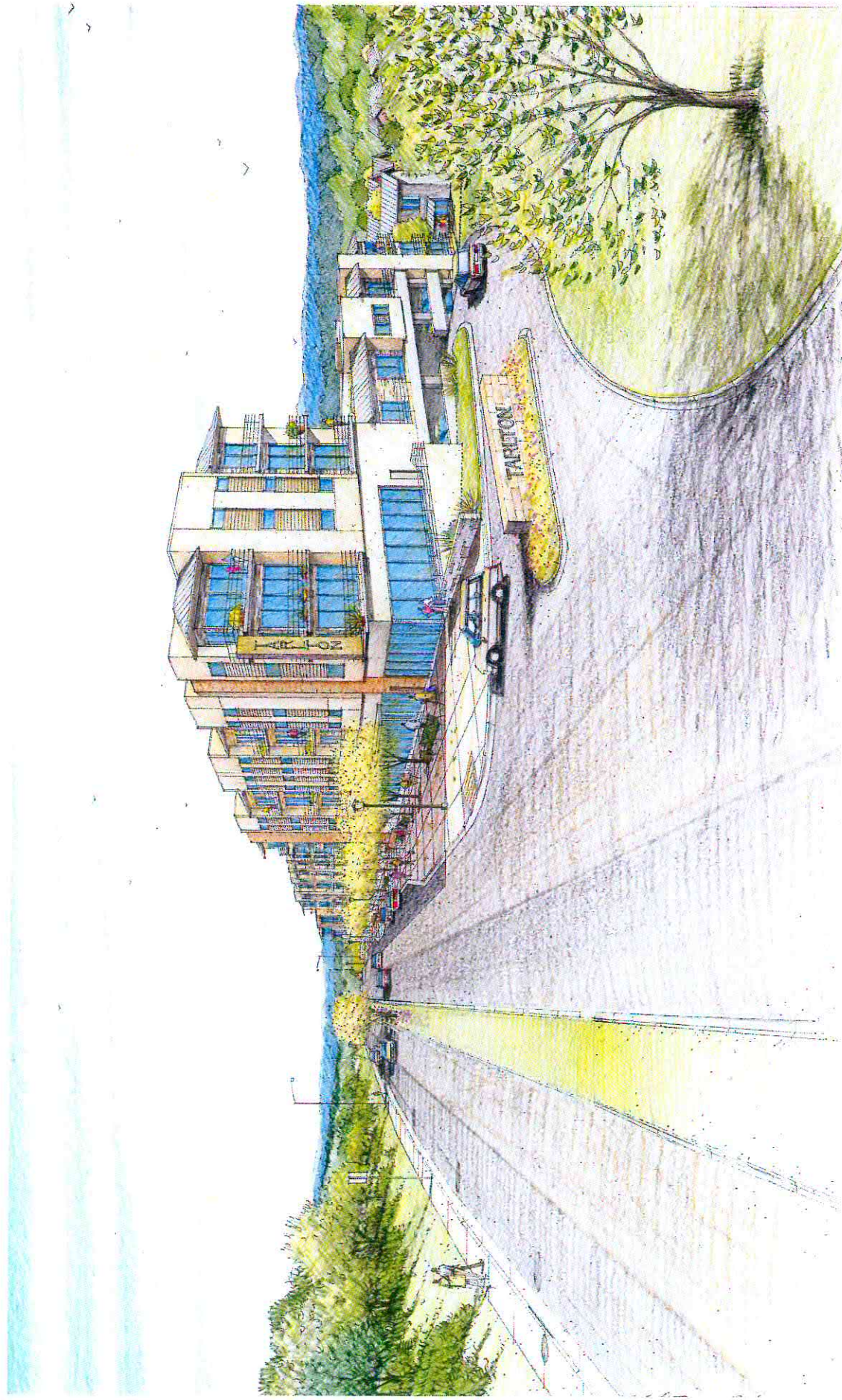
## TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 6, 2010

GRAPHIC ANALYSIS





## TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 18, 2010

ARTIST'S RENDERING STREETSCAPE

DICK CLARK

ARCHITECT

11111 RICHMOND AVE  
SUITE 100  
HOUSTON, TEXAS 77042  
713.462.1111  
WWW.DICKCLARK.COM







# TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

JULY 09, 2010

ARTIST'S RENDERING LOOKING NE

DICK CLARK  
ARCHITECTS  
P.C.







## TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 8, 2010

ARTIST'S RENDERING LOOKING SW

DICK CLARK  
ARCHITECTURE  
612.472.8880  
www.dickclark.com





## OVERALL PROJECT BENEFITS

- Water Quality
  - Increased water quality benefit by providing a retention/irrigation pond which will provide an average pollutant removal rate of 90.5%. This is well above the current removal rate of 57.4%, or that would otherwise be required under the Redevelopment Ordinance.
- Re-irrigation
  - Irrigation of storm water and use of pervious pavers allows for more infiltration of waters into the aquifer and reduction of potable water demand.
- Integrated Pest Management Plan
  - Compliance with an IPM Plan.
- Grow Green
  - Compliance with the Grow Green native landscaping program.
- Natural Area
  - Increasing the natural area of the site from 30% to 40% through vegetative restoration.
- Wastewater
  - The new lift station will provide enhanced safety features to better protect the environment.
- Traffic
  - Significant reduction in traffic.
- Mixed Use
  - The nature of the mixed use project will be more compatible with the surrounding land uses.
- Impervious Cover
  - Lower impervious cover than allowed under current entitlements and current ordinance.
- Public Space
  - A large scenic vista will be provided atop Building 3 over looking the Barton Creek Greenbelt.
- Commercial Design Standards
  - Pedestrian access will be encouraged along Walsh Tarlton Lane by creating an inviting streetscape with benches, large sidewalks and street trees.



**SWBNA**  
**SOUTH BEE CAVE WOODS NEIGHBORHOOD ASSOCIATION**  
P.O. Box 160434

March 8, 2010

Sue Welch, Case Manager  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, TX 78701

cc: Amanda Morrow


Dear Ms. Welch:

I am the Chair of the South Bee Cave Woods Neighborhood Association (SBWNA) and I am writing you concerning the development near our neighborhood referred to as the Tarlton 360 Townhomes, case number SP-2009-0094C. The SBWNA has been communicating with the developer about this development for over a year. The developer has had several meetings with my and other neighborhood associations affected by this development. In all cases, the developer and their associates have been very forthcoming about details of this development, keeping us up to date on site planning, mixed use, architectural proposals and other issues affecting this work of which the SBWNA has interest. They have listened to the concerns of the neighborhoods and nearby residents and are working with us to minimize impacts of the development on our quality of life in the neighborhoods.

The primary purpose of this correspondence is to inform the City Planning Department, that the SBWNA fully supports this development and site plan. We feel strongly that the site plan being proposed for the Tarlton 360 Townhomes is far superior to the currently approved site plan for this plot (all commercial, not mixed use) and will have a much less negative impact on the quality of life within our neighborhood from a traffic, noise and general livability point of view. Based on what the developers have shown us, the townhomes being planned are in line with the value of homes in our neighborhood as well. From what we have seen, this development fits in better with our neighborhood than anything else we have seen proposed for this lot over the last 20 + years, certainly much better than the currently approved site plan.

The SBWNA urges the City to move forward with approval of this development as quickly as possible. We wish to quit worrying about what will eventually wind up on this lot, and feel the development discussed in this correspondence is best for the neighborhood and the City of Austin. If you have any questions about this correspondence or the SBWNA's position on the proposed development, please feel free to contact me by phone.

Very truly yours,

  
James Nash  
Chair, SBWNA  
(512) 507-3493

## Amanda Morrow

---

**From:** David Steinwedell [david.steinwedell@att.net]  
**Sent:** Thursday, April 08, 2010 11:25 AM  
**To:** Sue.Welch@ci.austin.tx.us  
**Cc:** 'Litschi, Robert'; Amanda Morrow  
**Subject:** Tarlton 360 Townhomes - SP-2009-0094C

Sue Welch  
Case Manager  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road, 4th Floor  
Austin, TX 78701

RE: SP-2009-0094C - Tarlton 360 Townhomes

Dear Ms. Welch:

We are writing you on behalf of the Hill Country Estates Homeowners Association regarding the proposed development adjacent to our neighborhood referred to as the Tarlton 360 Townhomes, case number SP-2009-0094C. We fully support the new development and site plan as a mixed use development with townhomes, condos, office and retail. As the neighborhood directly adjacent to the site, we feel the use as currently proposed is far superior to both the old theatre and the 3 building multi story office complex that was previously proposed.

We understand that there is an issue with living unit equivalents (LUE) under the mixed use plan. We believe that a use that increases home ownership and provides a small additional amenity base is a good use of LUE allocation for the City especially since a plan with greater LUE's was previously approved.

If you have any questions about this correspondence or the homeowner's position on the proposed development, please feel free to contact David Steinwedell at 512-592-9906 who is the resident in the neighborhood leading our evaluation of this project.

Respectfully,

Robert Litschi  
President  
Architectural Control  
Hill Country Estates Homeowners Association

David Steinwedell



**Rebecca H. Games**  
**2006 Stoneridge Terrace**  
**Austin, TX 78746**

May 3, 2010

Sue Welch, Case Manager  
City of Austin  
Planning and Development Review Department  
905 Barton Springs Rd., 4<sup>th</sup> Floor  
Austin, TX 78701

Re: Tarlton 360 Townhomes/ Zoning Case #CI4-2010-0019.

Dear Ms. Welch:

Since 2008, the Stoneridge Neighborhood Association has been included in all meetings held by the developer for Tarlton 360 Townhomes. The location of the proposed development is 2224-2620 Walsh Tarlton Lane. At every step of the project the key individuals involved have taken extraordinary steps to involve the community. Mr. David Armbrust, Ms. Amanda Morrow, and Mr. John Burnham have actively sought the participation of neighbors and been amenable to suggestions regarding features of the plan and their potential impact on the community. At no point have they endeavored to proceed without community support. Having had a representative present at all of their meetings, we have witnessed this first hand.

At 6PM tomorrow, May 3<sup>rd</sup>, the Zoning and Platting Commission will consider their request to rezone the property to include Mixed Use. This will enable the developer to orient the project more toward an emphasis on upscale townhomes and condos which will blend in with the neighborhood, rather than have the entire emphasis be on office buildings for commercial use.

We support this proposed use of the property and urge the City to approve the requested re-zoning request. If you have any questions or need further clarification, please feel free to contact us at the phone numbers listed below.



Jim Robison, MD  
Chair, Stoneridge Neighborhood Assn.  
377.0480



Rebecca H. Games  
Past Chair, Stoneridge N.A.  
378.5178