

INTERESTED PARTY INFORMATION

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Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

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Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2013-0420A

Contact: Amanda Couch, 512-974-2881 or
Cindy Casillas, 512-974-3437

I meet the requirements for and request to be an interested party
Note: All contact information is mandatory.

Name (please print) Rainey Neighbors Association 512-971-173
Telephone number

Address(es) affected by this application (Street, City, ZIP Code)
80 Red River # 221 Austin, TX. 78701

Name

Mailing address (Street, City, ZIP Code)

Bonita White

Signature

12/19/13

Date

Comments:

The Rainey Neighbors Association
Comments are attached in
a letter dated Dec. 19, 2013.
Please contact Bonita White,
President, at the above phone
number for questions. Thanks!

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Amanda Couch

P. O. Box 1088

Austin, TX 78767-1088



December 19, 2013

CS/8

City of Austin
Planning and Development Review Department
Attn: Amanda Couch
P. O. Box 1088
Austin, TX 78767-1088

Rainey Neighbors Association

Re: Case Number: SPC-2013-0420A

The Rainey Neighbors Association (RNA) wishes to provide the follow comments regarding the above referenced Case Number.

The approved Downtown Austin Plan (DAP) which includes the Rainey District calls for the Rainey area to become a high density, mixed use neighborhood. At this time the Rainey area is moving rapidly along the path to higher density based on the following completed or pending projects:

- The Villas of Town Lake Condominiums – 54 residences
- The Towers of Town Lake Condominiums – 183 residences
- Milago Condominiums – 240 residences
- The Shore Condominiums – 192 residences
- The Windsor on the Lake Apartments – 187 residences
- Skyhouse Apartments – 320 residences
- Millennium Apartments – 327 residences; construction preparation underway, completing 2015
- Waller Park Place – 500 + mix of condominiums and apartments; in planning, completion 2016

Additionally, the DAP calls for “the establishment of an infrastructure master plan to promote an adequate roadway, pathway and utility network”. At this point no such master plan has been developed and no public infrastructure improvements have been initiated to accommodate the vastly increased resident population. Of equal, and possibly more critical, importance there has been no action taken to deal with the large number of vehicles and pedestrians entering the area at night and on weekends to patronize the 10 cocktail lounges that now exist in a short two block stretch of Rainey Street.

The recently approved “conditional use” status now in effect for new cocktail lounges proposed for the Rainey District will require the reference project to provide for improvements to handle the dozens and possibly as many as one

Bonita White
Villas On Town Lake

Kathryn McMahon
Milago

Andre Suissa
The Shore

Lindy Cobb
Windsor on the Lake

Don Grillo
Towers of Town Lake

Rusty Tally
Milago

Clif Steed
The Shore

Doug Kissner
Towers of Town Lake

Phyllis Fletcher
Villas On Town Lake

CS/a

hundred customers, but only at the specific property at 88 Rainey Street. The larger issue of the incremental pedestrian and vehicular traffic associated with this new business beginning operation on Rainey Street is not addressed at all. The opening of this new cocktail lounge continues to moves a significant portion of our neighborhood towards becoming a de facto "entertainment district", which is contrary to the Downtown Austin Plan.

Our preference would be that this new business be one that derives more than 51% of its revenue from food sales and further that any music venue that might be provided at this site be completely enclosed and must meet the applicable sound ordinance for such. Please note that approximately 600 multifamily residences will be within 100 to 500 feet of this new business as well as a 322 room hotel. The RNA believes these preferences are reasonable given the heavily overweighed mix of cocktail lounges already concentrated on Rainey Street.

To summarize, it is the Rainey Neighbors Association's position that the City must take appropriate and fair actions to transition the district from an high density residential and bar neighborhood towards the DAP objective of a high density residential and mixed use neighborhood which possesses high quality pedestrian mobility and pathways, proper lighting, off street parking, and safe, effective connectivity into and out of the Rainey District.

To date the City's adherence to its' own approved plan for the Rainey District has been largely inadequate. The RNA is willing and eager to work with the City and all businesses, existing and pending, along with other area stakeholders in a constructive and proactive manner to help move all Rainey neighbors towards the vision of the Downtown Austin Plan.

Sincerely,



Bonita White, President
bonitafwhite@gmail.com
512-971-1735

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AUSTIN BREWERY ST. DEVELOPMENT, LLC 832-209-1257
Name (please print) CURTIS BURDET Telephone number

91 RAINLEY ST.
Address(es) affected by this application (Street, City, ZIP Code)

3411 RICHMOND AVE. #200, HOUSTON TX 77046
Mailing address (Street, City, ZIP Code)

[Signature] 12/19/13
Signature Date

Comments: PLEASE SEND NOTIFICATION REGARDING

THE START OF THIS REQUEST.

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Amanda Couch
P. O. Box 1088
Austin, TX 78767-1088

