

Sirwaitis, Sherri

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**From:** Paul Barr [REDACTED]  
**Sent:** Friday, April 11, 2014 10:25 AM  
**To:** Sirwaitis, Sherri  
**Subject:** 3215 Exposition Zoning Case

Dear Ms. Sirwaitis:

I have purchased, refurbished and held onto a number of small apartment complexes in Austin's inner city since moving here in 1988. The goals for me have always been the same: preserve affordable housing stock, maintain the scale of the existing neighborhoods and do what I can to make the area in which I invest a better place. Mr. Beuerlein has for some time owned properties adjacent to mine and has likewise done his part to preserve and enhance these older buildings. Given his concern for and careful stewardship of these prized inner city locations, I would like to add my name to those who support his development at 3215 Exposition.

Being "empty nesters" and having a house which is now probably too large for the two of us, we've entertained moving to a closer-in neighborhood in West Austin. The options, as I'm sure you are aware, are few. The proposal for 3215 would add a variety of housing sizes to a very desirable location and allow for a range of pricing and housing options. The generous set-back and stair-stepping of the buildings would maintain the open feel of the Exposition corridor. Other reasons I favor this development are: minimal water usage due to multiple units on an urban infill tract, ability to walk to close by shopping as well as providing a range of housing plans for people of various ages and physical conditions. I do hope you will give this proposal your unqualified approval.

Regards,  
Paul T. Barr  
802 Westbrook Drive  
Austin, Texas 78746

**Sirwaitis, Sherri**

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**From:** Frank Morris [REDACTED]  
**Sent:** Friday, April 11, 2014 10:41 AM  
**To:** Sirwaitis, Sherri  
**Subject:** 3215 Exposition

Dear Sherri,

Please note my support for Steve Beuerlein's development at the above address and any zoning changes that are requested. Steve is a friend and fellow Tarry Town resident. He is thoughtful and community minded and his developments have only improved our neighborhood. I have great respect for him as a man of integrity and character and I believe the city and neighborhood should support his development. We are in great need of this type of housing in our neighborhood and we need people like Steve to build them correctly.

Thanks you for your consideration,

Frank Morris  
1313 Kent Lane  
Austin, TX 78703

Sirwaitis, Sherri

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**From:** Don R. Kuykendall [mailto:dkuykendall@spurcapital.net]  
**Sent:** Sunday, April 13, 2014 9:34 PM  
**To:** Sirwaitis, Sherri  
**Subject:** Support of 3214 Exposition

Sherri,

I have been a "Tarrytown" resident for 31 years and fully support the construction project for 3215 Exposition. I feel it would add value to the neighborhood as well as make available housing for those.... (of us, ME!) who want to scale down and *not* leave our neighborhood. I have looked at the project and think it is perfect for our neighborhood. Please support the developers on this project. I love Austin and I love Tarrytown.

Thank you.

-Don

Don R. Kuykendall  
President  
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## G. KENT COLLINS

Dear Mayor Leffingwell and Councilmembers,

I'm writing you today as a resident of Tarrytown, a resident of Austin from 1962-1989 and from 2001- to the present, a member of the West Austin Neighborhood Group and as someone knowledgeable about zoning, land-use, and the development of urban residential and mixed-use projects in Austin, Houston, Albuquerque, San Antonio, and Atlanta.

I was first contacted about this property by the GLO in 2006. I had brief discussions with the GLO but due to other projects I had in development including Caswell Lofts on Lamar and the first phase of apartments at the Domain, I decided to pass on this opportunity. I did keep myself posted on the property's sale and the process that the current owner has been through. I want to repeat that I have no participation in this project, but have an interest because it is in my neighborhood and I'm a knowledgeable observer of this process.

The following are reasons that I think that MF2 is the appropriate zoning for this property:

1. As Austin grows, (and it is growing and will continue to grow outward, upward and through redevelopment), all its neighborhoods will grow denser, be characterized by more of a mix of uses and be more integrated, with more restaurants, and services contained in its neighborhoods in order to reduce traffic and make it easier for residents to not have to leave the neighborhood as often for dining, shopping and other entertainment.
2. After living in Dallas and Los Angeles and even in other Austin neighborhoods, Tarrytown has a dearth of good dining options, very little retail, and other services. It hasn't had new retail since the Tarrytown Shopping center was redeveloped in the 80's and Casis Village was more aggressively tenanted in the 90's.
3. As we grow as a city, we need more diverse types of housing. Tarrytown is actually losing multifamily units instead of gaining them, as houses with accessory units are redeveloped without them. This senior-restricted community of 50 units allows a mix of unit sizes and is elevator served, which is badly needed in this part of town. The demand for smaller units served by elevators is sorely needed in neighborhoods like Tarrytown.
4. If the staff recommendation and the WANG supported recommendation passes and this property is developed as SF-6, the 2 acre property will be redeveloped as 20 townhomes, probably as three story townhomes front loaded with garages, because the developer will want to maximize the density. The neighbors will end up with a project that is just as dense and tall as the one proposed, and the units will be larger and probably each priced at a much higher more uniform level.
5. I've followed this project at 3215 for 7 years, have attended WANG meetings and listened to the objections presented. I also read the WANG newsletter monthly, where the arguments against density, redevelopment, growth involving more mixes of uses and opposition to redevelopment of Lions Municipal, the State School property and anything else that modernizes

## G. KENT COLLINS

this neighborhood are made very clear. Similar quality older neighborhoods in every other city that I have lived and worked in have done a better job of becoming more vital, more modern, and more interesting than Tarrytown.

6. The arguments presented at the meetings regarding 3215 Exposition seem to revolve around the fact that any rezoning of this land to be MF will be a precedent and that the thought, design, and concept Mr. Beuerlein has for this property doesn't matter. WANG thinks that Tarrytown should remain a suburban mix of SF homes, Churches (which usually are fought against for their expansion plans also) with tired retail and too few restaurants. WANG believes that because it is prepared to negotiate probable future re-zoning of the State School tract and the Brackenridge tract that nothing else that is diverse and modern and needed should be considered before that happens.
7. When I'm listening to the arguments presented in WANG newsletters and in meetings, I'm reminded of the planning commission meetings that I attended as architect for the Austin Civic Ballet's redevelopment of Fire Station #6 in 1981, the expansion of Breed and Co., (formerly Everett Hardware) in 1985 and especially the redevelopment now called Gabriel's Court at 29<sup>th</sup> and San Gabriel St., in 1985. In each case residents paraded before the Planning Commission and Council said that each of those developments would ruin their neighborhood. I'm especially reminded of the resident next to Gabriel's Court who said that he didn't want West Austin housewives high on Darvon( a popular sedative at the time!) coming into his neighborhood. The developer: Live Oak Development, (now Live Oak Gottesman), had to agree not to have a path making it easier for residents in the Heritage neighborhood to access the retail and restaurant in Gabriel's Court. Now almost 30 years later, Gabriel's Court is now filled with residents of the neighborhood on Friday nights eating at Fino, taking yoga, or shopping there. No one remembers how reviled the developer was for trying to do something new and different and dense in that location. Since I now office at Gabriel's Court, I can't help but chuckle when reminded of how reviled the developer was, just as Mr. Beuerlein is reviled for proposing something new, different and needed.
8. In 2005 when my company rezoned property zoned SF-3 on Lamar (!) to be GR-MU-CO-NP, in order to build 42 condominiums, called Caswell Lofts, some neighbors objected. Today, that project has allowed new owner-occupied units of a more diverse type to be located in a neighborhood that desperately needs new owner-occupied housing. As usual, the neighborhood has been made better for the change.
9. In summary, please judge this development on its merits, and its need in Tarrytown. Unfortunately, I can't attend Thursday's meeting but wanted to express my opinions on this case.

Thank you,

Kent Collins

2510 El Greco Cove, 78703 512-656-9035

John M. Hawkins  
3222 Cherry Lane  
Austin, TX 78703  
April 16, 2014

The Honorable Lee Leffingwell, Mayor of Austin  
and Members of the Austin City Council  
Austin City Hall  
301 W. Second Street  
Austin, TX 78701

Dear Mayor Leffingwell and Members of the City Council:

As a more than 20 year resident of West Austin, I am writing to express my support of zoning case (C14-2013-0136) which is before you on April 17, 2014. I believe the project proposed for 3215 Exposition Blvd. is thoughtful and responsible and will create quality residences meeting the needs of an acutely underserved sector of our neighborhood community.

To that point, we anticipate my mother selling her traditional single-family home in Houston in the near future and moving back to Austin to be closer her grandchildren. In spite of her wishes to downsize and simplify her living arrangements, it has been well documented that there is a deficiency of these types of housing options within the West Austin Neighborhood Group boundaries. As such, this project would be a great option for her – she would value the site's close proximity to retail services, parks, places of worship, and transit.

We need to be realistic about growth in our city and encourage high-quality residential communities that align with the City Council's recently adopted "Imagine Austin" plan priorities. This project fits with the character of the existing neighborhood, adheres to the density and transit goals adopted in the "Imagine Austin" plan and will provide much needed housing diversification in a city experiencing a residential housing shortage. If my Mom and others like her are forced to move outside the neighborhood, the she and my family are only forced to drive a longer distance which only perpetuates the traffic challenges in our city.

I appreciate your consideration and your service to our city.

Sincerely,



John M. Hawkins

Cc: Sherri Shirwaitis, Zoning Case Manager