

# THE SUTTON COMPANY

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February 17, 2000

Parks and Recreation Board Members  
Via Fax # 499-6774

Re: The Plaza Lofts request for height variance across from Republic Square Park

Ladies and Gentlemen of the Board:

Thank you for allowing us to present our variance request to the Parks and Recreation Board on Tuesday, February 22. This variance, if approved, will allow the project to be accessible to more people as well as accommodate eight additional residential units in downtown Austin, a targeted Smart Growth initiative.

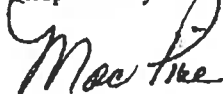
This request is to increase the height of our building from the 120 feet allowed under Park Overlay zoning to a maximum of 140 feet. The Park Overlay zoning, as we understand it, was designed to prohibit a canyon effect that might result if tall buildings surrounded the Park. In this case, we feel the existing and planned projects surrounding the Park will have no chance of allowing this to occur. Two sides of the Park, the U. S. Post Office and the Austin Museum of Art, will not create any canyon effect because of their low-rise design and will therefore assure an abundant supply of open space for generations to come. On the west side of the Park, Museum Park has received a height variance of up to 155 feet. In addition, Southern Union Gas currently stands at 128 feet.

Our project covers less than one-eighth of the property surrounding Republic Square Park, as is shown on the enclosed map. We feel our request will not endanger any part of the Park's feel, and in fact, we will bring more vibrancy to the area with more residents creating a neighborhood environment at the Park. Although these height restrictions are part of the Park Overlay ordinance, it is appropriate to note that the City of Austin allows potential variances when the situation warrants. This request is part of that due process.

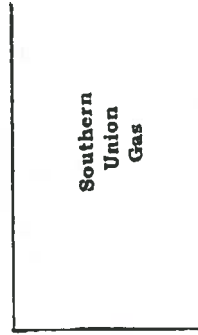
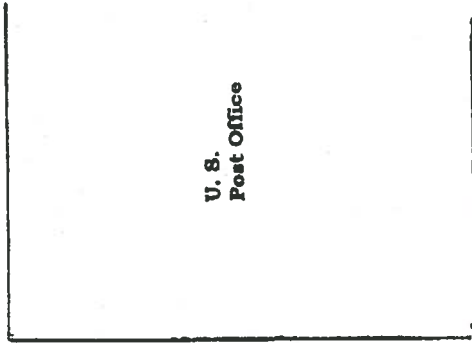
With this request, we would agree to participate as "good neighbors" in the future Park improvements. We understand that the design is not complete; however, we would like to participate in some reasonable way with those improvements to the park at the appropriate time.

Thank you for considering our proposed variance and we look forward to making our presentation on Tuesday

Respectfully submitted,



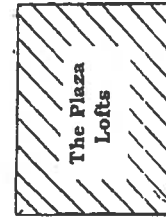
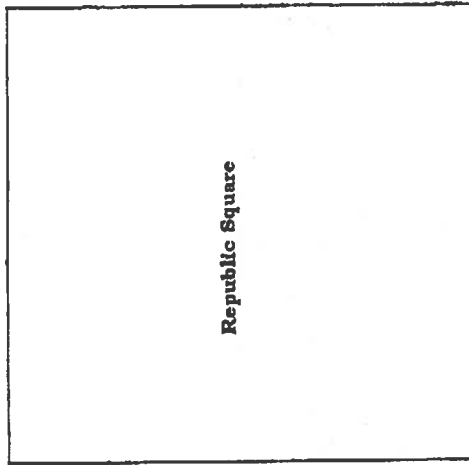
H. M. (Mac) Pike, Jr.  
President



Fifth Street

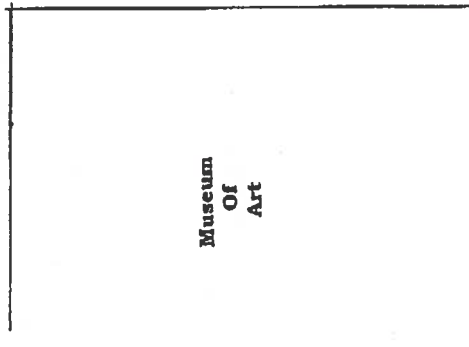


San Antonio



Fourth Street

Guadalupe



Museum  
Of  
Art

Southern  
Union  
Gas

The Plaza  
Lofts