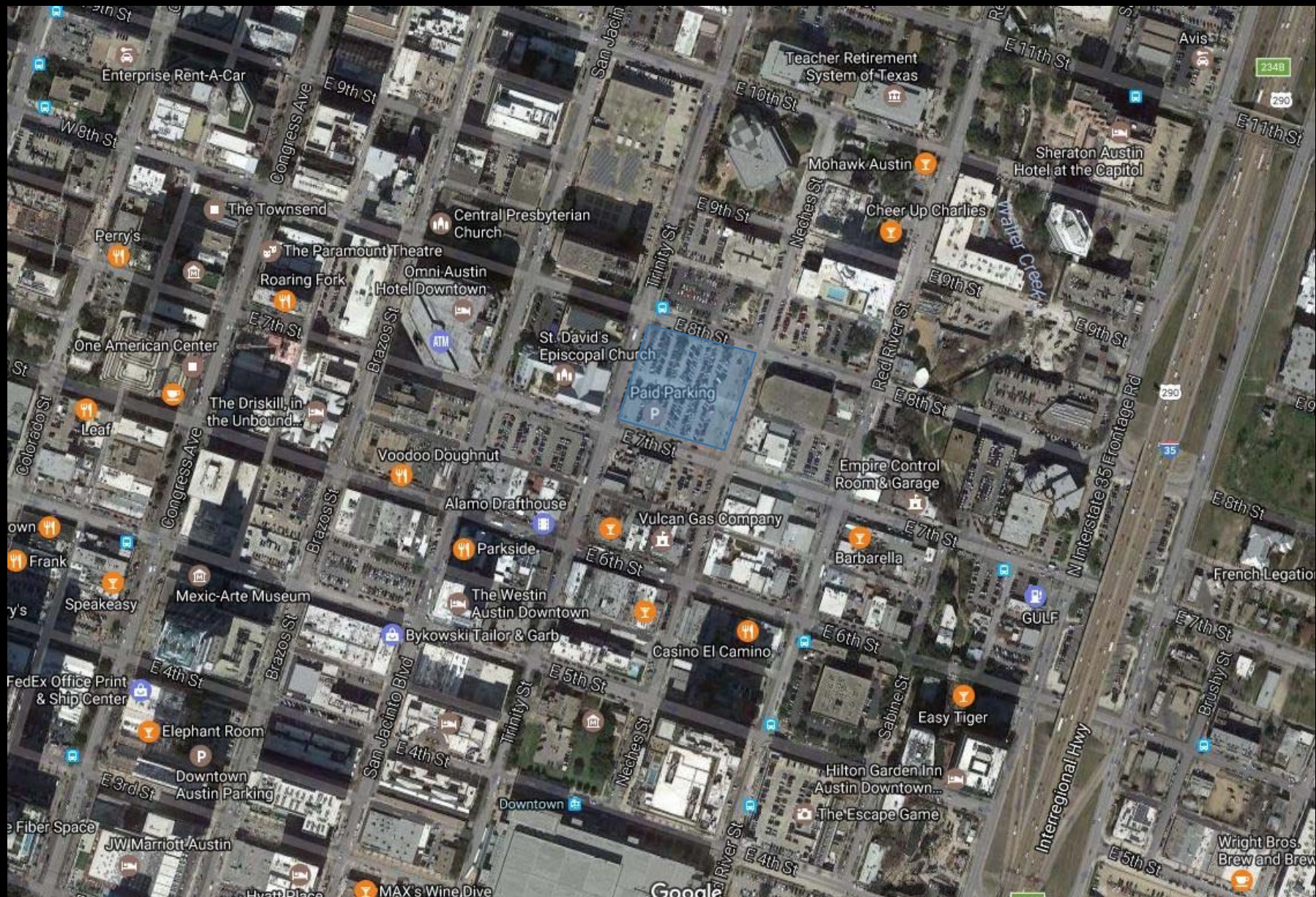


Episcopal Archives

Block 87







View toward the Capitol



View toward Southeast Austin

Request: Alley Vacation

- All City departments have signed off
- Supported by Downtown Austin
Neighborhood Association
- No opposition from adjacent property owners

**SOCIAL
KNOWLEDGEABLE
INFLUENTIAL**

Chris Riley
President

Kimberly Levinson
Vice President

Roger L. Cauvin
Secretary

Susan Hoffman
Treasurer

Steven Blackmon

Erica Diaz

Eileen McPhillips
Portner

Philip Wiley

Kristina Witt

August 8, 2017

Mayor and Council of the City of Austin
301 W. 2nd Street
Austin, Texas 78701

RE: Block 87 - Cielo project

Honorable Mayor, Mayor Pro Tem, and Council,

We recently met with a representative of Cielo Property Group to discuss their plans for Block 87, located between St. David's and the ARCH. Based on that discussion, we want to convey our support for the alley vacation and encroachment agreements Cielo is proposing. We also want to urge the Council to update the city's approach to traffic impact analyses for downtown projects.

1. Alley vacation

DANA supports the approach to alley vacations set out in the Downtown Plan:

Vacation or abandonment of alleys should be avoided, and occur only in special circumstances where equivalent off-street service facilities are provided (e.g., with a full-block development), and where such vacation does not result in a need for on-street servicing/loading. (TP-1.3, p. 146.)

While DANA generally prefers to see alleys to remain intact, the present situation involves special circumstances that meet the criteria set out in TP-1.3:

- Cielo is proposing a full-block development.
- The open area Cielo is proposing below grade would allow trucks to provide services and maneuver without any need for on-street servicing/loading.
- We understand that staff will require a restrictive covenant providing that services must be provided on-site, which will ensure that the concerns reflected in TP-1.3 are addressed even if this project does not materialize.



Request: Alley Vacation

- Full block development
- All services to be provided on-site
- Only alley in area to connect to is one block to east
- Allows for ground floor space to be used for retail instead of loading
- Aligns with Imagine Austin goals:
- Encourage infill that mix uses and maximize alternate modes

- Develop community gathering places, esp in Activity Centers • Enhance streetscapes



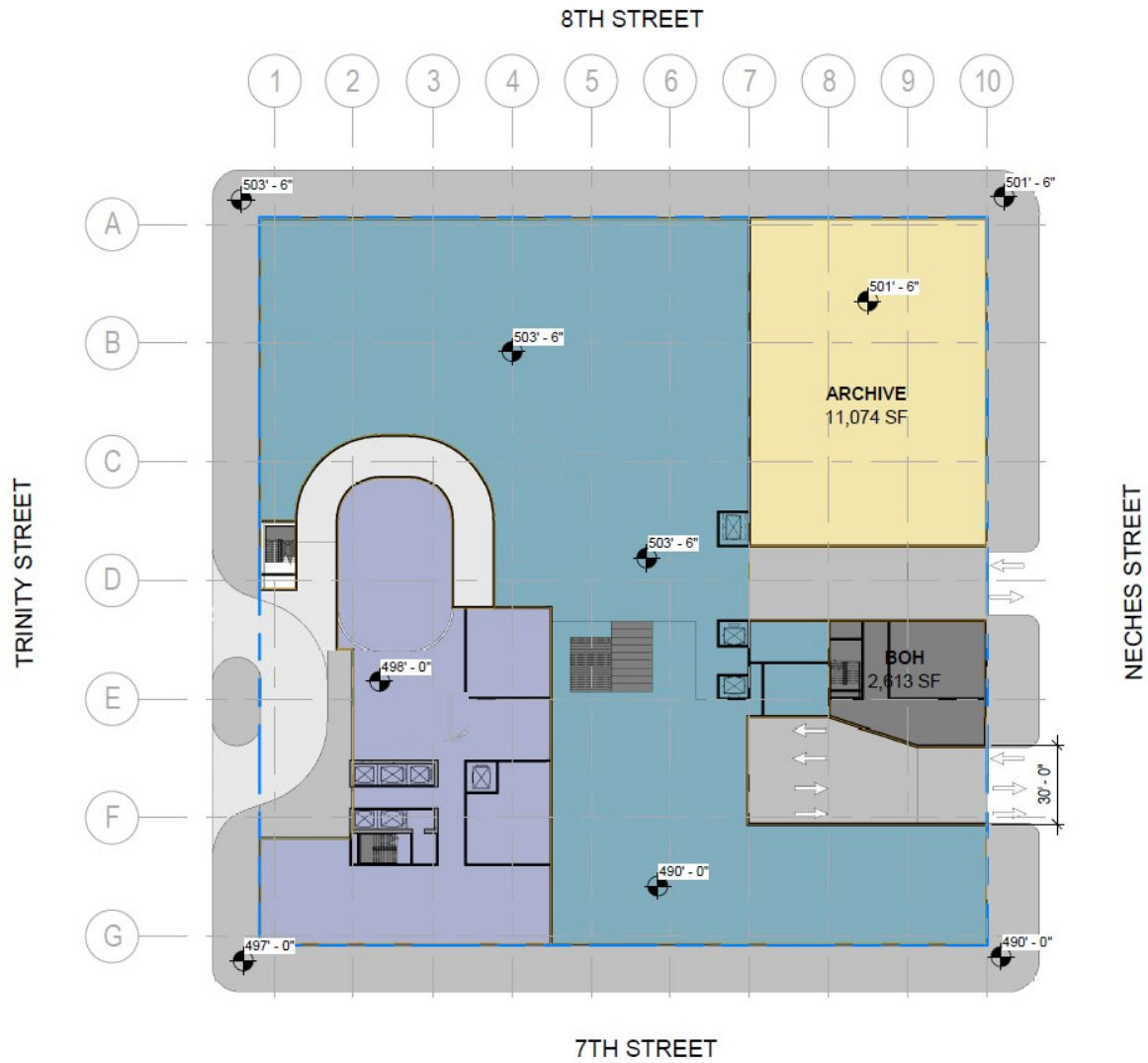
Downtown Austin Plan – Alley Vacations

TP-1.3: Maintain alleys as the principal means of loading, servicing and parking access.

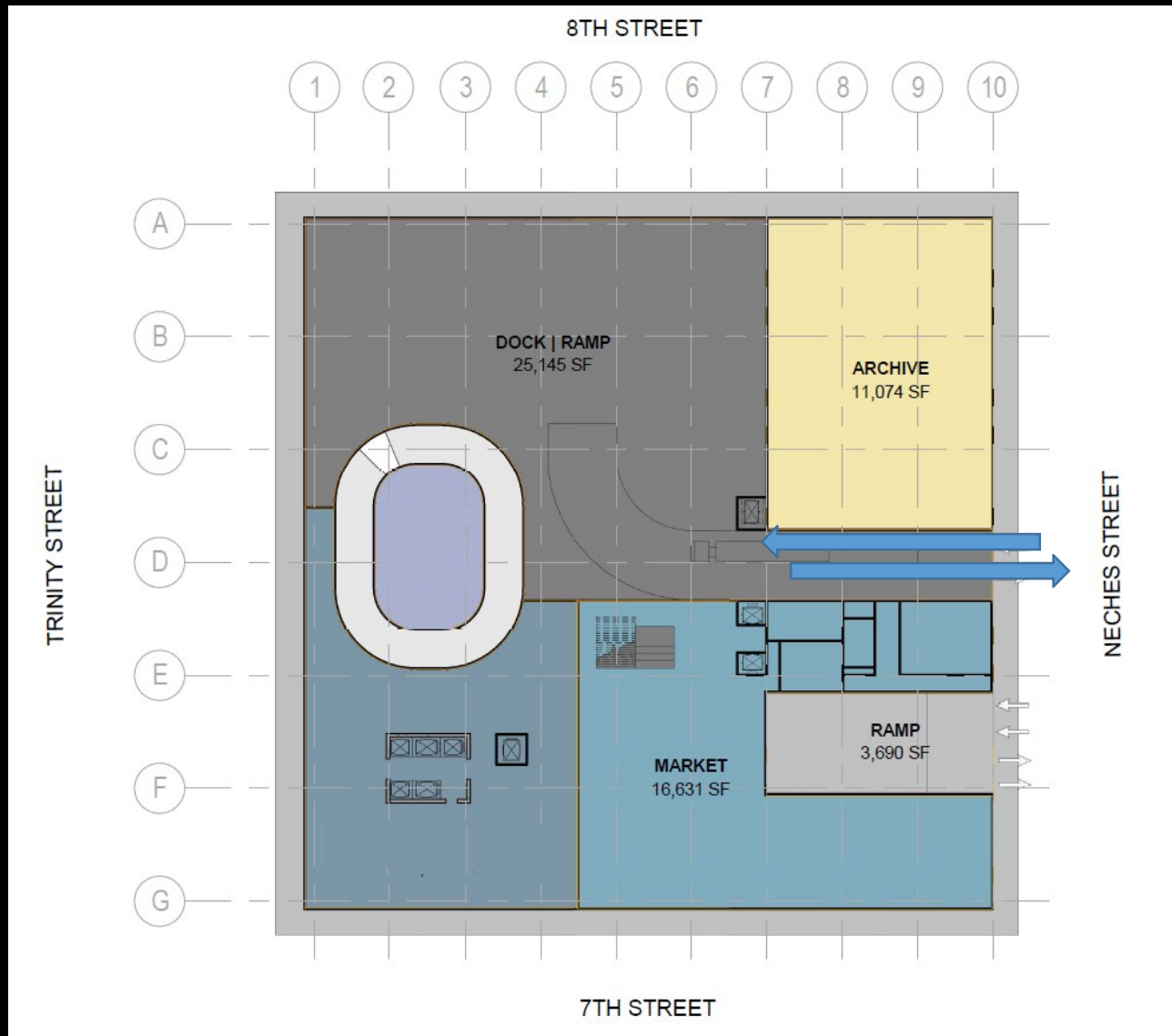
Downtown is fortunate to have a comprehensive system of mid-block alleys that provide rear service access to most properties. These alleys relieve pressure on the streets, allowing them to function for pedestrian, bicycle and vehicular circulation. However, alleys are often congested with dumpsters, power poles and even above-grade grease traps that prevent them from functioning properly. The following policies are aimed at preserving and enhancing alleys, and improving their efficiency as both service corridors and for access and egress to parking within a development:

- Vacation or abandonment of alleys should be avoided, and occur only in special circumstances where equivalent off-street service facilities are provided (e.g., within a full-block development), and where such vacation does not result in a need for on-street servicing/loading.
- All development abutting an alley should be required to use alleys for loading, servicing and trash collection.

First Floor



Loading Dock Level



Tower - CVC

DAP: Core Waterfront District



CORE/WATERFRONT DISTRICT

- Enhance the Core as the premier employment, cultural and visitor center of the region.
- Improve the quality of the pedestrian experience.
- Make it easier to get to Downtown and move around without a car.
- Restore and activate the historic squares.
- Ensure that the District is a welcoming and affordable place for all.
- Preserve the historic building fabric.

DAP: Core Waterfront District

Urban Design Priorities:

- Incentivize office and hotel uses to bolster the Core/Waterfront as the premier office employment district and visitor destination of the region.
- Improve the pedestrian environment and streetscape throughout the District and especially along Congress Avenue and East 6th Street.
- Establish a better mix of ground-level retail uses throughout, particularly along Congress Avenue, 2nd Street and East 6th Street.
- Ensure a concentration of live music venues, but control the number of cocktail lounge uses.
- Promote redevelopment and revitalization of the east side of the Core/Waterfront, with catalyst public projects and improvements (e.g., Waller Creek, East 6th Street and Congress Avenue streetscapes, Brush Square, affordable/supplementary housing).
- Promote publicly-accessible plazas and pocket parks on private land.
- Create form-based design standards that promote compatibility between new buildings which are adjacent to historic structures or along designated historic street frontages (e.g., Warehouse District).
- Establish development standards that allow for multiple towers to be constructed on one block (e.g., tower spacing and setback requirements).
- Require or incentivize some percentage of below-grade parking.
- Preserve Red River Street Entertainment District as a live music district that fosters innovation.
- Explore the creation of a 5th Street Mexican American Heritage Corridor linking Republic Square to Saltillo Plaza.



Congress Avenue should be enhanced as a green boulevard with active pedestrian-oriented uses.

East Sixth Street (left) and Second Street (right) are also major pedestrian activity spines within Downtown.

THE VISION FOR DOWNTOWN

Over a three-year planning process of the Downtown Austin Plan (DAP), a vision has emerged for Downtown Austin. At its Bicentennial in 2039, Downtown will be at the heart of one of the most sustainable cities in the nation with:

- A dense and livable pattern of development that supports a vibrant day and nighttime environment;
- An interconnected pattern of streets, parks and public spaces that instill a unique sense of place and community;
- A multi-modal transportation system that is convenient, sustainable, affordable and a viable alternative to the automobile;
- A beloved fabric of historic places, buildings and landscapes that celebrate the unique journey Austin has taken over the past 200 years;

In Conclusion

- Public Hearings:
- Urban Transportation Commission – 8/8 -
RECOMMENDED
- Downtown Commission – 8/16
- Planning Commission – 8/22
- Design Commission – 8/28
- City Council – December
- Working with DANA and DAA

- Hope to have your support for project overall!