

From: [Lorre Weidlich](#)
To: [Grantham, Scott](#)
Subject: HPNPCT Votes to Support HPNA-Alamo Plan for Baker School Property
Date: Tuesday, February 27, 2018 7:09:37 AM

At its January, 2018 meeting, the Hyde Park Neighborhood Plan Contact Team voted to support the agreement reached between the Hyde Park Neighborhood Association and Alamo Drafthouse for the purchase and reuse of the Baker School Building and its property.

These are the details of the agreement supported by the Contact Team:

- Zoning: CS-HD-NCCD (if the city does not require MU zoning due to residential use)*
- Maximum FAR: 1.5 to 1*
- Maximum Height: 50' (only on the west side of the lot, behind the school building)*
- Allowable Uses: Administrative and Business Offices, Art and Craft Studios (limited and general), Cultural Services, Condominium Residential*, Day Care Services (limited and general), Financial Services, Food Sales (5000 square foot limit), Art Gallery*, General Retail Sales (convenience and general), Indoor Entertainment, Multifamily Residential*, Personal Improvement Services, Personal Services, Private Primary Educational Facilities, Private Secondary Educational Facilities, Professional Office, Public Primary Educational Facilities, Public Secondary Educational Facilities, Restaurant (limited and general, 5000 square foot limit), Software Development, Theater (5,000)
- Affordable Housing Terms: Homeownership – 25% of the total units affordable to 120% MFI, Rental – 10% Affordable to 80% MFI and 15% Affordable to 100% MFI, Term – 30 years (as stipulated in the the AISD RFP)

In addition, Alamo Drafthouse agrees to the following:

- Alamo Drafthouse will support the neighbors along Avenue B in applying for the Residential Parking Permit (RPP) program at the city of Austin.
- Alamo Drafthouse agrees to seek historic landmark designation for the Baker School building.
- Alamo Drafthouse agrees to maintain and care for the trees on the site.
- Alamo Drafthouse agrees to place dumpsters in the alley to the west of the new building or in the alleyway between the Baker School building and the new building. The dumpsters will be screened.

The HPNA Committee agrees to the following:

- They will ask the neighborhood to write a letter of support for a variance to count the parking adjacent to the site on W.39th and W.40th Streets toward the onsite parking requirements for the project (application for variance will be filed after the rezoning is complete).

Lorre Weidlich
Hyde Park Neighborhood Plan Contact Team Chair