

From: John Killough
Sent: Monday, May 11, 2020 11:37 AM
To: DSD Help <DSDhelp@austintexas.gov>
Cc:
Subject: PUD At Lamar and Toomey

This message is from John Killough. []

We strongly object to the change in Zoning for the PUD at S. Lamar and Toomey Road:

- The change violates the purpose of the Waterfront Overlay.
- The project violates Zilker Neighborhood Association's approved Vertical Mixed Use proposal.
- Although the project proposes underground parking, there is no provision for entrance and egress from the building onto already overburdened streets.

Sincerely yours,
John and Dianne Killough
1600 Barton Springs Rd Unit 3601
Austin, TX 78704-1193

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Herbert E. Palmer
1600 Barton Springs Rd, Unit 3101
Austin, Texas 78704
713-397-5489

May 9, 2020

To: The Austin City Council members; The Planning Commission; Case Manager, Heather Chaffin
Re: Rezoning 218 South Lamar Blvd.

I am requesting the Case Manager to include these comments in the case file (case 2018-171711 ZC; Reference file, C814-218-0121) for the May 12, 2020 Planning Commission Hearing and City Council scheduled hearing in June, 2020.

Development at prime real estate sites in an economically and environmentally attractive city, such as Austin, is welcomed but must be thoughtfully approved. As a citizen in the city, who cares as much about the progress of our city as any one of you, I want you to make planning decisions that honor existing ordinances that belong to all of us and I want you to make it a priority to value the quality of life of every community of our city.

Specifically, I am asking you, at this time, when a zoning decision is made regarding 218 South Lamar Blvd., which is at the corner of S. Lamar and Toomey Road, that you honor the Waterfront Overlay Ordinance and that you make the quality of life of the community in this part of South Austin your highest priority.

First of all, the proposed PUD, which would be the construction of a large office building and its design, violates the Waterfront Overlay Ordinance. The citizens of our city entrust you to honor the planning that is already approved for this community through this Ordinance. You should want compliance as much as we want it. There is a more appropriate location for this office building to be constructed or the design should conform to the Waterfront Overlay Ordinance. I want you to oppose the proposed PUD.

Second, is the issue of the quality of life for the community under consideration. In a small geographical area, the City has approved the construction of the Dougherty Arts Center (the site is less than a block west of 218 South Lamar) and a hotel at the corner of South Lamar and Riverside (almost across the street from 218 South Lamar). Now, under consideration, is a large office building at 218 South Lamar.

I refer you to the Transportation Impact Study for 218 South Lamar Development in Austin, which was submitted to The City of Austin, January 2019. The Study shows that the traffic congestion in the area along South Lamar from Riverside to Barton Springs Road already operates at least at LOS E during certain periods of the day. The Study shows further that, even with the planned modifications to South Lamar, that the traffic situation will only get worse as a result of this new construction. If this proposed PUD is approved it will be a decision to only make something bad even worse.

The South Lamar Blvd community includes Zilker Park, Butler Hike and Bike Trail, The Long Center, the Palmer Event Center, ZACH Theater, many popular restaurants, and parks along Riverside. It is a place for the people of Austin to relax, enjoy celebrations, and welcome people from around the world to events unique to Austin. The proposed buildings in this area of the parks may be good for the

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developers but making the traffic situation worse will not be good for the people of the city who live here and gather here.

We need you to make the right decision for the quality of life in this showcase area of the city. I am asking you to ask the hard questions about the impact on the quality of life for people. I want you to oppose the proposed PUD for 218 South Lamar. I will continue to monitor your response to this situation.

Sincerely,
Herbert E. Palmer

This message is from Linnea Angle . [

Hi, Andrew.

I am writing to provide official notice to the Planning Commission of my support of the Zilker Neighborhood Association's (ZNA) official letter of opposition to the construction of a high-rise near the banks of the Colorado River at 218 South Lamar Blvd (the official ZNA letter is dated August 8, 2018).

As a property owner at 1600 Barton Springs Road, I purchased my home specifically to take advantage of the views and public open space along the river. The Waterfront Overlay preserves the beauty of the city of Austin and protects property owners and tax payers, like myself, and their investments in this unique slice of the Austin community. The proposed high-rise at 218 South Lamar Blvd does not.

It takes only one commute from downtown across the South Lamar Bridge to understand the beauty of our city and its people's love for the outdoors. It also takes only one commute from that same bridge to Barton Springs Road to realize that the last thing needed at this location is a non-residential occupant on this block. The street is already crowded with traffic, in what should be a more walkable district, like SoCo or Second Street, due to the presence of parks, the Zach Scott Theater and various shops and restaurants. Changing that focus by introducing large office complexes threatens to shatter the character of this neighborhood community. It threatens to add more commuters to a much walked, run, barked and biked neighborhood.

Keep high-rises downtown. Keep the rest of Austin weird, where it belongs, just south of the banks of the Colorado.

I ask that you please include my comments in the case file.

Respectfully,

Linnea Angle

25 Year Resident - and Taxpayer - of the City of Austin

Consumer of All Things Good in the City; Live Music, Good Food, Friendly People and Amazing Weather

From: Katy Fendrich-Turner

Sent: Sunday, May 10, 2020 9:17 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Maddoux, Steven <Steven.Maddoux@austintexas.gov>; Kazi, Faye - BC <bc-Fayez.Kazi@austintexas.gov>; Kenny, Conor - BC <BC-Conor.Kenny@austintexas.gov>; Leighton-Burwell, Don - BC <bc-Don.Leighton-Burwell@austintexas.gov>

Subject: 5/12 Planning Commission - comments opposing Schlotzsky's PUD at 218 S. Lamar Blvd

*** External Email - Exercise Caution ***

Hello. I see that City staff has recommended this Zilker development with conditions. As a resident of the Zilker neighborhood, I am opposed to the "Schlotzsky's PUD" at 218 S. Lamar Blvd. Our Zilker Neighborhood Association voted unanimously to support the Waterfront Overlay and to oppose the construction of a high-rise near the banks of the Colorado River at 218 South Lamar Blvd. and I feel that the Planning Commission is not taking into account our neighborhood concerns.

The primary objective of the Waterfront Overlay is to preserve the views and public open space along the river by preventing the construction of tall buildings too close to the river. A 96-foot high office building near the south end of the Lamar Bridge and the Pfluger Pedestrian Bridge is a classic example of what the Waterfront Overlay was created to prevent. The 60-foot maximum height limit must be enforced on this 1.26 acre site. In addition, any mixed use project going into this area should have a residential component, as defined by the VMU ordinance. (This PUD is an office building.)

Besides the Waterfront Overlay, ZNA's Vertical Mixed Use proposal, which was approved and praised by the Planning Commission and the City Council, governs the parcel in this case. The parcel, fronting on S. Lamar with proximity to the waterfront and its adjacent public green spaces, was opted into VMU with dimensional standards, affordability, and 60% parking reduction. This PUD and its variances rejects the VMU options.

The purpose of the PUD ordinance is to develop at least 10 acres and 'result in development superior to that which would occur using conventional zoning.' Those efforts have been codified in the WO, VMU, and current commercial design standards. The PUD proposed here does not meet those standards and will result in a project that is inferior to nearby projects.

Please let me know that the Planning Commission has received this note. I appreciate your service to the City of Austin.

Thank you,
Katy

Katy Fendrich-Turner
1115 Kinney Avenue Unit 14
Austin, TX. 78704