

South Lamar Neighborhood Association
General meeting Minutes
April 19, 2007

Officers present: Oscar Lipchak, Jan Cartwright, John Bissell, Nancy Maclaine, Dottie Cartwright, Roberta Leahy, Carol Gibbs, Kevin Lewis

The meeting was called to order by Oscar Lipchak at 7:10 pm.

Announcements

- There will be a Keep Austin Beautiful (KAB) cleanup on Saturday 4/21 at 9 am. Meet at Cinnamon Path and Del Curto. This is coordinated with other KAB events around the city, the same morning.
- Jeff Jack, visiting from the Zilker Neighborhood Association, spoke firefly on the "Save Town Lake Foundation " It was moved and seconded that SLNA donate \$200 to the Save Town Lake Foundation. Motion passed. The treasurer will send a check to them.

Cypress Advisors presents a proposed project for the corner of Manchaca and Lamar (presented by Steve Metcalfe; also present Adam Gates, Ashley, Nic)

- This project has been in the works since March '06.
- It consists of 7 tracts (from 6 owners) that the Cypress group has assembled. The bulk of the land is the Unity Church property, including the former Lighthouse for the Blind tract. Total project land is 13 acres.
- The project land runs from Lamar/Manchaca across to Del Curto. The two lots on Del Curto are zoned SF-3 (currently occupied by the Church sanctuary and the Youth Education Building). The rest of the property is zoned CS (commercial services).
- The goal of the developer is to put a VMU (vertical Mixed Use) project along Manchaca wrapping around to Lamar and Lightsey (6.3+ acres), a block of 45 townhome condos, and the property along Del Curto to be a parkland (about 3 acres).
- Requested zoning changes will be:
 - for the West end to be changed from CS to GR with Conditional overlay to limit to LR uses plus a restaurant with alcohol
 - for the middle piece change from CS to SF-6
 - for the Del Curto land, change 1.84 acres from SF-3 to SF-6 (to be combined with the other SF-6 block and include a water quality pond for the whole project. (Leave 1.73 acres of SF-3 as SF-3.)
- Highlights of features and amenities:
 - 15 foot wide sidewalk
 - street art
 - parking garage will be completely wrapped by the apartment units
 - 360 apartments; 20 live/work units; 45 townhomes

- max height of VMU end is 4 stories/60 feet
- conservation of 120 trees: only 2-3 trees with diameter > 19" will be lost.
- Benefits to the neighborhood:
 - An attractive VMU project with convenient services and shops
 - No traffic impact on Del Curto (zero access, to be supported by restrictive covenant)
 - A park for the neighborhood – actual 1.34 acres – but 2.29 acres if you include the accessible, but non-dedicated land related to the water quality pond
 - Downzoning as noted above
 - Trails from Del Curto to retail/VMU (provides shortened access to bus line)
 - Affordable housing (VMU provides an option for 10% units at either 60% of Median Family Income, 70% of MFI or 80% of MFI). Cypress proposes 10% of units at 70% of MFI.
 - Traffic improvements at Lightsey and Manchaca: changes to striping, signals, reduction of 5 curbs cuts to 1
- Issues from the audience:
 - Discussion of traffic counts
 - Access to garage on Manchaca is problematic
 - Who will own and maintain the parkland? (working with PARD on that)
 - Who owns the land right now (all land is under contract to Cypress but not closed yet. They “will close”.)
- Cypress finishes and leaves at 8:28 PM.

Neighborhood discussion with Cypress gone (with a motion along the way to extend beyond 9pm):

- Neighbors on Manchaca stressed the importance of being able to get to the park from the Manchaca side
- Habibi's Hutch, a preschool that would be displaced by the VMU project apprised us of their situation and attempts to negotiate.
- What really happens to the YEB building
- A motion from Roger Moreno was made: That SLNA empower the Exec and Zoning committees to negotiate a deal like this or better for the neighborhood and all other stakeholders. Motion seconded and passed.

Adjourned at 9:17pm.