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DOWNTOWN AUSTIN NEIGHBORHOOD ASSOCIATION

August 17, 2017

Gregory I. Guernsey, AICP
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: 300 Colorado

Dear Mr. Guernsey:,

We recently met with representatives of Riverside Resources to discuss the high-rise multifamily building they are proposing for 300 Colorado. Based on our review, we are writing to convey our support for this project's participation in the downtown density bonus program.

As you know, the Design Commission recently determined that this project substantially complies with the Urban Design Guidelines. Additionally, the project would provide streetscape improvements consistent with Great Streets standards; notably, it would eliminate the curb cut that currently cuts across the bikeway on 3rd Street, and the existing Art-in-Public-Places sculpture on Colorado Street would be incorporated into the new streetscape design. The building will also achieve a two-star designation from the Austin Energy Green Building program. Based on these commitments, we believe the project meets the gatekeeper requirements of the downtown density bonus program.

In regard to the fee, we understand that prior to obtaining a certificate of occupancy, the owner will contribute more than $2.8 million into the Affordable Housing Trust Fund. We also understand that this payment satisfies the community benefits requirements of the density bonus program.

We believe the 315 homes provided by this project will advance many of the city's goals associated with creating a mixed-use environment in downtown Austin. While we would prefer to see less above-grade parking, we appreciate Riverside's commitment to decouple the parking from residential leases. We also appreciate Riverside's commitment to remain open to communications with DANA in the event any issues arise during construction regarding impacts upon nearby homes and businesses.

We look forward to continuing to work with Riverside as the redevelopment proceeds, and we hope that city commissions and staff will do so as well.

Very truly yours,

Board of Directors of The Downtown Austin Neighborhood Association

DOWNTOWN AUSTIN NEIGHBORHOOD ASSOCIATION
P.O. Box 997 Austin, TX 78767 • downtownaustin.org

PETITION IN SUPPORT OF 300 COLORADO REDEVELOPMENT
(44 – STORY TOWER)

We, the undersigned neighboring property owners, support the redevelopment of 300 Colorado into a 44-story tower. We understand that the redevelopment will include approximately 315 residential units with ground-floor retail and restaurant uses. We also understand that the redevelopment will meaningfully increase the value of the property and, therefore, the property taxes. We also understand that the owner will be paying over $2.8 million into the City's Affordable Housing Trust Fund as part of the Downtown Density Bonus Program.

We understand that the owner has filed a demolition permit and that the demolition permit application will be evaluated through a public process. During our ownership of the neighboring properties, it has never been suggested that 300 Congress is of historic significance and, in fact, prior owners have made meaningful, obvious modifications to the exterior, which is evident by the mix of bricks used throughout the façades.

We hope that the public process will ultimately support, as we do, the redevelopment of 300 Colorado to allow for the construction of a 44-story building that will further the downtown density and economic development goals of the City of Austin.

SIGNATURE	PRINTED NAME	ADDRESS
	LYUDMILA ANKOVA	213 W. 4th St., Austin

PETITION IN SUPPORT OF 300 COLORADO REDEVELOPMENT
(44 – STORY TOWER)

We, the undersigned neighboring property owners, support the redevelopment of 300 Colorado into a 44-story tower. We understand that the redevelopment will include approximately 315 residential units with ground-floor retail and restaurant uses. We also understand that the redevelopment will meaningfully increase the value of the property and, therefore, the property taxes. We also understand that the owner will be paying over $2.8 million into the City's Affordable Housing Trust Fund as part of the Downtown Density Bonus Program.

We understand that the owner has filed a demolition permit and that the demolition permit application will be evaluated through a public process. During our ownership of the neighboring properties, it has never been suggested that 300 Congress is of historic significance and, in fact, prior owners have made meaningful, obvious modifications to the exterior, which is evident by the mix of bricks used throughout the façades.

We hope that the public process will ultimately support, as we do, the redevelopment of 300 Colorado to allow for the construction of a 44-story building that will further the downtown density and economic development goals of the City of Austin.

SIGNATURE	PRINTED NAME	ADDRESS
	THOMAS C. CALHOON	219 WEST 4TH
	" "	& 315 LAVACA ST

PETITION IN SUPPORT OF 300 COLORADO REDEVELOPMENT
(44 – STORY TOWER)

We, the undersigned neighboring property owners, support the redevelopment of 300 Colorado into a 44-story tower. We understand that the redevelopment will include approximately 315 residential units with ground-floor retail and restaurant uses. We also understand that the redevelopment will meaningfully increase the value of the property and, therefore, the property taxes. We also understand that the owner will be paying over $2.8 million into the City's Affordable Housing Trust Fund as part of the Downtown Density Bonus Program.

We understand that the owner has filed a demolition permit and that the demolition permit application will be evaluated through a public process. During our ownership of the neighboring properties, it has never been suggested that 300 Congress is of historic significance and, in fact, prior owners have made meaningful, obvious modifications to the exterior, which is evident by the mix of bricks used throughout the façades.

We hope that the public process will ultimately support, as we do, the redevelopment of 300 Colorado to allow for the construction of a 44-story building that will further the downtown density and economic development goals of the City of Austin.

SIGNATURE	PRINTED NAME	ADDRESS
Mark D. B	Mark D. Brainard	P.O. Box 28021, Chattanooga, TN 37424 (Owner of 217 West 4th Street)

PETITION IN SUPPORT OF 300 COLORADO REDEVELOPMENT
(44 – STORY TOWER)

We, the undersigned neighboring property owners, support the redevelopment of 300 Colorado into a 44-story tower. We understand that the redevelopment will include approximately 315 residential units with ground-floor retail and restaurant uses. We also understand that the redevelopment will meaningfully increase the value of the property and, therefore, the property taxes. We also understand that the owner will be paying over $2.8 million into the City's Affordable Housing Trust Fund as part of the Downtown Density Bonus Program.

We understand that the owner has filed a demolition permit and that the demolition permit application will be evaluated through a public process. During our ownership of the neighboring properties, it has never been suggested that 300 Colorado is of historic significance and, in fact, prior owners have made meaningful, obvious modifications to the exterior, which is evident by the mix of bricks used throughout the façades.

We hope that the public process will ultimately support, as we do, the redevelopment of 300 Colorado to allow for the construction of a 44-story building that will further the downtown density and economic development goals of the City of Austin.

SIGNATURE	PRINTED NAME	ADDRESS
	Barry T. Lewis	200 Congress, 23-E
	Ronald Weltmann	200 Congress Ave, 20F
	Dirk Gosda	200 Congress Ave - 41st