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February 13, 2020

Claire Bugen, Superintendent
TEXAS SCHOOL FOR THE DEAF
1102 South Congress Avenue
Austin, Texas 78704

Via Certified Mail #
7018 0680 0002 2550 2356

Re: Application for City of Austin Alcoholic Beverage Waiver ("Alcohol Waiver") for
Neighborhood Goods located at 1007 South Congress Avenue, Austin, Texas 78704 (the
"Property")

Dear Ms. Bugen:

As representatives of the owner of the Property, we are writing to let you know that we are filing an application with the City of Austin for an Alcohol Waiver for a new business called Neighborhood Goods, which is in the redevelopment project located across from the School for the Deaf along South Congress. Neighborhood Goods is a retail store that has an accessory restaurant component, which sells alcoholic beverages. As you are aware, regulations call for a waiver if businesses selling alcoholic beverages are located less than 300 feet from the Texas School for the Deaf. The location of Neighborhood Goods and the overall project as measured from property line to property line is less than 300 feet. As such, this waiver must be approved by the Austin City Council.

As we have previously discussed, the overall redevelopment project along South Congress will include several high-quality pedestrian-oriented businesses such as several full-service restaurants, miscellaneous merchandise retailers, an internationally-recognized private club, and several floors of creative office space. The redevelopment will enhance the pedestrian character of the street, improve parking capacity (with over 500 underground parking spaces) and protected turning movements, and generally increase safety from personal and property crimes as compared to the previously existing development. Additionally, businesses on the Property will provide a wide variety of employment opportunities for students of the Texas School for the Deaf, while at the same time most of the student activities (both residential and learning) at the Texas School for the Deaf are conducted at the interior and western edges of the school property – areas that are fenced and secured from the South Congress frontage. We believe the thoughtful design and quality tenants of the project will directly enhance the neighborhood and the mission of the Texas School for the Deaf.

If you have any questions, concerns, or would just like more information about the requested Alcohol Waiver, please do not hesitate to contact me at your earliest convenience. Should we not hear from you within the next 30 days, we will assume that the Texas School for the Deaf has no concerns with the proposed Alcohol Waiver for Neighborhood Goods.

Very truly yours,

Michele Rogerson Lynch

cc: Justin Wedel – regular mail

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