

November 24, 2020

Mr. Daniel Llanes, Chair  
Ms. Candace Fox, Subcommittee  
Mr. Ben Ramirez, Subcommittee  
Govalle / Johnstone Terrace Neighborhood Contact Team

Re: Update to Original Letter Dated October 23, 2020 - Trailhead Phase II Zoning Application City File Number C14-2020-0082 and Neighborhood Plan Amendment City File Number NPA-2020-0016.02 for Property located at 1109 and 1101 Shady Lane ("Property"), City of Austin ("City"), Texas

Dear Mr. Llanes, Ms. Fox and Mr. Ramirez:

On behalf of SL4 Airport, LP, owner of the above stated Property ("Applicant"), we would like to thank you for meeting with our team over the past several months to discuss the proposed development of the Property. As you are aware, we have filed applications with the City to request both a Neighborhood Plan Amendment to allow Mixed Use as well as a rezoning request to convert the property to CS-V-NP zoning ("NPA and Rezoning Requests"). These applications would allow for the development of the Trailhead Phase II ("Project"), a mixed-use project with around 230 multifamily units and approximately 8,000 square feet of mixed-use space on the ground floor.

The purpose of this letter is to (i) demonstrate our ability to listen to the Govalle / Johnston Terrace Neighborhood Contact Team ("Neighborhood Contact Team") and (ii) offer to take action to improve the neighborhood based on the direct feedback from the Neighborhood Contact Team. Our team believes strongly in the following improvements to the neighborhood, and kindly requests a letter of support from the Neighborhood Contact Team for the Project:

### **1. Hike and Bike Trail Improvements:**

Applicant offers to construct the continuation of the Mogan Corridor Trail from its current terminus just east of underneath Airport Blvd to Springdale Road as shown on **Exhibit A** attached hereto. Also pictured is the Applicant's previously made improvements to the east of Airport Blvd. on its Trailhead Phase I project.

This project will require neighborhood and City staff support. Applicant plans to invest the time and resources to accomplish this task, assuming it is allowed access to the area and construction is permitted by the regulating authorities.

### **2. Affordable Housing:**

Applicant offers 10% of the Project's units (estimated around 23 units) at 80% Median Family Income pricing.

In addition, Applicant offers to pledge to the East Austin Conservancy (“EAC”) a contribution of \$1,000 for every market rate rental unit constructed as part of the Project in accordance with the EAC Affordability Preservation Framework 2020. The EAC Framework is attached hereto as **Exhibit B**.

### **3. Mixed Use with Ground Floor Uses:**

Applicant commits to approximately 8,000 square feet of mixed-use space to be located on the south-east corner of the Project. The location within the Project is depicted on **Exhibit C** attached hereto.

### **4. Architectural Elements:**

Applicant understands that the neighborhood wants to be mindful of the impact of the Project on Govalle Park. In response to feedback from the Neighborhood Contact Team, the Applicant has adjusted the architectural design along the north and eastern sides of the building to allow the Project to be compatible and ‘blend’ or ‘flow’ with the park. Improvements to these sides of the Project are presented in **Exhibit D** attached hereto.

### **5. Parkland:**

Applicant is required to pay into the parkland dedication fee-in-lieu of \$1,540 per unit (estimated around \$354,000). Parkland dedication fees are not required for the ground floor mixed use space. Applicant will continue efforts to work with neighborhood and City staff to support allocation of the parkland fees for improvements to parkland in the neighborhood. Applicant is required to resurface the existing sports court/ball court.

This proposal is consistent with our discussions. With these improvements and actions detailed above, the Neighborhood Contact Team supported the NPA and Rezoning Requests as evidenced in the support letter dated October 24, 2020 and included as **Exhibit E**. This letter is updated on November 24, 2020 to add the requirement to resurface the existing sports court/ball court as requested.

Please feel free to share this letter and the attachments with the neighborhood and let us know if you need any further information. Thank you!

Respectfully,

*Ian Beckcom*

Ian Beckcom  
Authorized Representative  
SL4 Airport, LP  
Stonelake Capital Partners

CC: Travis Eickenhorst, Stonelake Capital Partners, *via electronic mail*  
Michele Haussmann, Land Use Solutions, *via electronic mail*

# Urban Trail Connection



## **Exhibit B: East Austin Conservancy Framework**

### **East Austin Conservancy (EAC) Affordability Preservation Framework 2020**

**Purpose:** To secure financial resources to support the East Austin Conservancy's Eastside Family Support Fund whose purpose is to preserve existing affordable housing units by providing financial assistance (tax assistance, utility assistance, food assistance & other basic needs) for long-time homeowners who meet program income requirements.

(A) **If less than 10%** of housing units are affordable at **80% of MFI** or less, then developer agrees to donate **\$1500 for each market rate unit** to the East Austin Conservancy's Eastside Tax Payment Assistance Fund.

(B) **If at least 10%** of housing units are affordable at **80% of MFI** or less, then developer agrees to donate **\$1000 for each market rate unit** to the East Austin Conservancy's Eastside Tax Payment Assistance Fund.

(C) **If at least 10%** of housing units are affordable at **60% of MFI** or less, then developer agrees to donate **\$500 for each market rate unit** to the East Austin Conservancy's Eastside Tax Payment Assistance Fund.

(D) **If at least 10%** of housing units are affordable at **80% of MFI** or less and **another 10% of units** are affordable at **60% of MFI** or less, then developer need NOT contribute to the Eastside Tax Payment Assistance Fund.

If a project is built-out in more than one phase, then each phase will be treated as a separate project for the purposes of this mitigation framework, unless an agreement is reached between the EAC for the overall development.

Financial support relating to this Affordability Preservation Framework may be provided to the East Austin Conservancy over the period of three to five years, or longer if the build out of the project is more than 3 years.



**Exhibit C: Project Site Plan with Mixed Use on Southeast Corner**



## Exhibit D: Architectural Enhancements

Second Design After Meeting with Contact Team Subcommittee



Third Design After Meeting with Contact Team Subcommittee







## **Exhibit E: Contact Team Support Letter date October 24, 2020**

### **GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD CONTACT TEAM "Strength Through Unity"**

October 24, 2020

Re: Trailhead Phase II (Project)  
Neighborhood Plan Amendment City File Number NPA-2020-0016.02  
Zoning Application City File Number C14-2020-0082

To: Austin Planning Commission and City Council,

The Govalle/Johnston Terrace Contact Team **SUPPORTS** this application at:

1101 and 1109 Shady Lane : Rezoning CS-MU-CO-NP and GR-NP to CS-V-NP - C14-2020-0082  
1101 Shady Lane: Neighborhood Plan Amendment Commercial to Mixed Use - NPA-2020-0016.02

**with following conditions:**

**For support** for the project, **the owner and developer**, SL4 Airport LP (Stonelake Capital Partners), **agrees** to the following improvements to the neighborhood:

**1. Hike and Bike Trail Improvements:**

Applicant offers to construct the continuation of the Mogan Corridor Trail from its current terminus just east of underneath Airport Blvd to Springdale Road.

**2. Affordable Housing:**

Applicant offers 10% of the Project's units (estimated around 23units) at 80% Median Family Income and agrees to pledge to the East Austin Conservancy a contribution of \$1,000 for every market rate rental unit constructed as part of the Project in accordance with the EAC Affordability Preservation Framework 2020.

**3. Mixed Use with Ground Floor Uses:**

Applicant commits to approximately 8,000 square feet of mixed-use space to be located on the south-east corner of the Project.

**4. Architectural Elements:**

Applicant understands that the neighborhood wants to be mindful of the impact of the Project on Govalle Park. In response to feedback from the Neighborhood Contact Team, the Applicant has adjusted the architectural design along the north and eastern sides of the building to allow the Project to be compatible and 'blend' or 'flow' with the park.

**5. Parkland:**

Applicant is required to pay into the parkland dedication fee-in-lieu of \$1,540 per unit (estimated around \$354,000). Parkland dedication fees are not required for the ground floor mixed use space. Applicant will continue efforts to work with neighborhood and City staff to support allocation of the parkland fees for improvements to parkland in the neighborhood.

Please feel free to contact me with any questions or comments you may have regarding this case.

Thank you,

Daniel Llanes, Chair  
G/JTNP Contact Team  
512-431-9665