

May 10, 2021

Re: Springdale Green 30-acre PUD (aka Tank Farm development)

To Austin City Council:

Govalle Neighborhood Association strongly opposes the proposed 30-acre PUD at 1011 and 1017 Springdale at 93 ft. We support the 30-acre PUD with Community Benefits commensurate with the scope of the project, Compatibility standard and the legal height of 60ft.

- 1) The building height of 90ft is inappropriate for our residential neighborhood. We don't want a second downtown in our backyard. The current allowed max height of 60 ft. is plenty.
- 2) The initial proposed "Community Benefit" of having land restoration and a raised boardwalk installed will actually be a private amenity and not accessible by the community and thus are not Community Benefits.
- 3) The proposed donations to affordable housing, parks etc. are not commensurate with the scope of this project.

-A 3-acre V-MU project offered \$150k to East Austin Conservancy, applicant is offering the same amount despite the fact that this is a 30-acre development.

-Trailhead Phase II (adjacent property development) offered benefits equivalent to 12\$ per sq ft. Being generous and including Springdale Greens full original amount, still only gives the community benefits equivalent to \$8 per sq. ft.

Jay Paul Co. has routinely offered Palo Alto \$30-50M in Community Benefits. This is their first development in Austin and it's located in the middle of the census tracts with the highest minority population concentrations. In order to get support from the community, we ask the donations to Guadalupe Neighborhood Development Corporation and East Austin Conservancy be commensurate with the scope of the project.

Sincerely,

/Jessica L. Eley/

Co-Chair GNA

