

Urbanist USA
2007 Commerce St, STE 250
Houston, TX 77002

urbanist.

Monday, June 7, 2021

Re: Proposed 128-unit multifamily development "Botanica Southpark"

Dear Southpark Meadows Association, Doray Sitko, Fred Cerkan, et al.

As discussed during our meeting this Saturday, June 5th 2021 in Southpark Meadows, Urbanist commits to fully support any solution or improvement to the Taft/Alice Mae intersection which is jointly recommended by the Southpark Meadows Association and the findings of a Traffic Study by Julia Colman, Transportation Engineer from Alliance Transportation Group, Inc (www.alliance-transportation.com).

Julia Coleman (www.linkedin.com/in/julia-colman-p-e-61832bab/) has previously worked with the city on various traffic related issues in the neighborhood, and is known as one of the premier traffic consultants in the city of Austin.

Urbanist will pay for the traffic study. In addition, Urbanist will contribute up to \$100,000 towards the expense of installing the recommended solution, to make the improvements we discussed for the neighborhood.

It is understood that a condition precedent to Urbanist's financial contribution is:

1. City of Austin's approval of the zoning modification (which has been fully recommended on three readings by city staff and is awaiting the Association's confirmation of no objection).
2. Association approval to allow multifamily development of up to a maximum 130 units. Without this approval, Urbanist may be prevented from purchasing the property.
3. City of Austin's approval of the proposed traffic solution.

In addition, we will restrict the land use to a height of 48 feet and/or 3 levels.

Botanica Southpark will be lower in height, lower in unit count, and lower in density (units per acre) than the 55+ multifamily building opposite this site.

Botanica Southpark will comply with all City of Austin development requirements.

Botanica Southpark will be a beautiful biophilic, low-impact multifamily community, focused on wellness with a variety of botanical exterior features. We look forward to our community becoming a proud addition to the neighborhood, and pride ourselves as an on-going owner, to fully supporting the long-term interests of the community for decades to come.

Sincerely,



Jonathan Bursey

Managing Director