

From:
To: [Adler, Steve](#); [Harper-Madison, Natasha](#); [Fuentes, Vanessa](#); [Renteria, Sabino](#); [Vela, Jose "Chito"](#); [Kitchen, Ann](#); [Kelly, Mackenzie](#); [Pool, Leslie](#); [Ellis, Paige](#); [Tovo, Kathie](#); [Alter, Alison](#); [Rhoades, Wendy](#)
Subject: South Austin Resident Support for 305 S Congress PUD
Date: Monday, March 28, 2022 11:15:24 AM

*** External Email - Exercise Caution ***

Mayor, Councilmembers, and Commissioners:

I am writing in regards to the 305 S Congress PUD and my support thereof as a South Austin resident. This project is the foundation for making all of the goals of the South Central Waterfront (SCW) Vision Plan a reality.

I urge you all to help make this project a success. The SCW, and especially 305 S Congress, is a once-in-a-lifetime opportunity for Austin. For the new acres of waterfront parks, the new trails and access to Lady Bird Lake, the new housing units and the millions in new property tax dollars, I urge you to make this project happen for all of Austin and particularly the residents and business owners in South Austin.

Sincerely,

Bryan Gonzales
512-797-8579 (mobile)
614 South 1st Street #254
Austin, TX 78704

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From:
Subject: 305 South Congress
Date: Monday, March 28, 2022 1:33:47 PM

*** External Email - Exercise Caution ***

Mayor, Councilmembers, and Commissioners,

I am writing in regards to the 305 S Congress PUD and my support thereof as a South Austin resident and business owner. This project is the foundation for making all of the goals of the South Central Waterfront (SCW) Vision Plan a reality.

I urge you all to help make this project a success. The SCW, and especially 305 S Congress, is a once-in-a-lifetime opportunity for Austin. For the new acres of waterfront parks, the new trails and access to Lady Bird Lake, the new housing units and the millions in new property tax dollars, I urge you to make this project happen for all of Austin and particularly the residents and business owners in South Austin.

Thank you,
Jesse Herman.

--

jesse herman
jesseherman.eth
646.361.4844

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From:
To: [Tovo, Kathie](#); [Rhoades, Wendy](#); [Adler, Steve](#)
Subject: 305 S Congress PUD
Date: Tuesday, March 29, 2022 11:53:16 AM

*** External Email - Exercise Caution ***

Mayor, Councilmembers, and Commissioners,

I am writing in regards to the 305 S Congress PUD and my support thereof as a South Austin resident of Travis Heights. This project is the foundation for making all of the goals of the South Central Waterfront (SCW) Vision Plan a reality.

I urge you all to help make this project happen. There are many aspects of the project that are important to me and the many residents of Travis Heights and Bouldin. I want to focus on two BIG ones for me.

First, this project plans on creating almost all parking underground. Unfortunately, this is rarely done these days and hugely important to the connectivity of the development. By having underground parking, the development can connect at the street level, as well as second and third level for retail, restaurants and hotels. Moreover, when walking past the development, it allows the buildings to reach all the way to sidewalk level - meaning you can see between the towers to the downtown skyline beyond as well as lady bird lake. I cannot stress enough how important it is for me to have underground parking, It allows the entire ground area of some 19 acres to be usable - whether as park area, walking, street extension and of course retail interaction with the public (especially if they choose to open terrace the second and third floors for additional outdoor walk space).

Second, this development improves the access and beauty around Lady Bird Lake. Incredibly, this is sadly lacking in Austin. Wouldn't it be wonderful to grab a coffee, have a lunch or sweet dessert while gazing upon Lady Bird Lake and Austin's skyline? Other than the Cider Arcade - there is no place to do that on the south side of the lake. Come on people! This is long overdue.

Sincerely,

Thano Hasiotis
resident District 9

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you

From:
Subject: 305 South Congress PUD approval recommendation
Date: Tuesday, March 29, 2022 1:41:17 PM

*** External Email - Exercise Caution ***

Mayor and Councilmembers,

As a resident of Austin and local architect, I encourage you to approve the 305 South Congress PUD. The South Central Waterfront plan, when complete, will transform one of the most neglected and poor examples of land use in our city into one of its best. The opportunity to transform this amazing property is one we should embrace and move forward as quickly as possible.

It is exciting to consider the parks, streets and plazas that will become new spaces for all Austin citizens. Its adjacency to some of Austin's most visited places makes this site ripe for redevelopment. The transformation of this area, along the lake, adjacent to downtown, and well connected to the city via a metro station and established bus routes, will make it a place that we all access and benefit from. This will further help knit the south side of Austin with downtown, creating place where none exists today.

I'm excited about the improved trail and new park along the lake, the internal grid, the viewing areas for the bats, the connection with transit - not to mention the addition of much needed housing, retail opportunities, and office space. I am especially pleased that the developers are going to the considerable expense to put the parking underground, allowing for far superior surface uses and better urban design overall.

I have additionally had the opportunity to work on several projects with Endeavor Real Estate Group and feel confident that they have the expertise, leadership, and interest in Austin's future to successfully execute this project.

This is a textbook use for the mechanism of TIF funding and the city will be enormously better off for its being built and will reap the benefit of the development for many generations after the expiration of the TIF.

Thank you for your consideration on this important project.

Sincerely,

Michael Hsu, FAIA, IIDA, Principal

--

Michael Hsu
Office Of Architecture

Austin | Houston

4910 Burnet Road
Austin, Texas 78756
(512) **706. 4303**

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From:
To: [Adler, Steve](#); [Harper-Madison, Natasha](#); [Fuentes, Vanessa](#); [Renteria, Sabino](#); [Vela, Jose "Chito"](#); [Kitchen, Ann](#); [Kelly, Mackenzie](#); [Pool, Leslie](#); [Ellis, Paige](#); [Tovo, Kathie](#); [Alter, Alison](#); [Rhoades, Wendy](#)
Subject: Support for 305 South Congress Project
Date: Wednesday, March 30, 2022 10:41:58 AM

*** External Email - Exercise Caution ***

Mayor Adler and Esteemed Councilmembers,

I am writing in regards to the 305 S Congress PUD and my support thereof as a South Austin resident. This project is the foundation for making all of the goals of the South Central Waterfront (SCW) Vision Plan a reality.

I urge you all to help make this project a success. The SCW, and especially 305 S Congress, is a once-in-a-lifetime opportunity for Austin. For the new acres of waterfront parks, the new trails and access to Lady Bird Lake, the new housing units and the millions in new property tax dollars, I urge you to make this project happen for all of Austin and particularly the residents and business owners in South Austin.

Regards,
Chris Bohn

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From:
To: [Adler, Steve](#); [Harper-Madison, Natasha](#); [Fuentes, Vanessa](#); [Renteria, Sabino](#); [Vela, Jose "Chito"](#); [Kitchen, Ann](#); [Kelly, Mackenzie](#); [Pool, Leslie](#); [Ellis, Paige](#); [Tovo, Kathie](#); [Alter, Alison](#); [Rhoades, Wendy](#)
Subject: Letter of Support for 305 South Congress Plan
Date: Wednesday, March 30, 2022 1:22:14 PM

*** External Email - Exercise Caution ***

Dear Mayor and City Council Members,

Please accept this letter of support for the proposed updated and improved trail and green space included in the 305 South Congress plan.

Currently, the section of the trail along 305 South Congress is not well-lit and becomes very dark at night. There are no water stations, and the path is not up to the Trail Foundation standards. Under the new plan, 305 South Congress will not only light this section of the trail and add water stations, they will also bring it up to the Trail Foundation path standards. The plan will also add over six acres of ADA accessible public parkland and plaza area that will be 100% available to all Austin residents.

Right now, there is really no place for runners to meet and grab a coffee along the trail, and we see the 305 South Congress location as a future hub for the running community. The City's support in the South Central Waterfront and in 305 South Congress will have tremendous community benefits.

Sincerely,

Gilbert Tuhabonye

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From:
To: [Adler, Steve](#); [Harper-Madison, Natasha](#); [Fuentes, Vanessa](#); [Renteria, Sabino](#); [Vela, Jose "Chito"](#); [Kitchen, Ann](#); [Kelly, Mackenzie](#); [Pool, Leslie](#); [Ellis, Paige](#); [Tovo, Kathie](#); [Alter, Alison](#)
Cc: [Rhoades, Wendy](#)
Subject: Support for 305 So. Congress Plan
Date: Wednesday, March 30, 2022 2:36:46 PM

*** External Email - Exercise Caution ***

Dear Mayor and Councilmembers,

My name is Rich Garza, please accept this letter in enthusiastic support of the proposed green space, updated trails and vision plan included in the 305 South Congress plan.

I am writing both as a long time Austin resident (first moved here at 6 months old in 1973) and board member of the Austin Parks Foundation (APF).

On the APF side, according to the Trust for Public Land, Austin ranked 45th in the 2021 ParkScore, meaning out of the 100 most populated US cities, Austin's park system ranks 45th in meeting our communities' needs. We fell eight spots from 2020 and sadly, Austin scores 43/100 for park access and 55/100 on park acreage. It is disappointing that the 11th largest city in the country to rank this low, we can and must do better.

The 305 South Congress project will add over six acres of ADA accessible public parkland, trails and plaza area that will be 100% available to all Austin residents. Investing in new parkland that makes parks a part of everyday life for all Austin residents is crucial as our city continues to grow. The City's investment in the South Central Waterfront and in 305 South Congress will have tremendous community benefits.

As a longtime Austin resident who has seen our great city evolve over the last five decades, I believe in this plan's vision. It is a once in a generation project that will impact our city for decades to come and I'm impressed by the thoughtful work the shareholders put in to craft something special.

We have a tremendous opportunity for Austin here and I hope all of you will support this project.

Thank you for your consideration.

Best Regards,
Rich Garza
Board Member, Austin Parks Foundation

Subject:

FW: Planning Commission Vote- 305 S. Congress Project

----- Forwarded message -----

From: **Cara Caulkins** <cara@caracaulkins.com>
Date: Thu, Feb 3, 2022 at 5:59 PM
Subject: Planning Commission Vote- 305 S. Congress Project
To: <BC-Solveij.Praxis@austintexas.gov>

Dear Planning Commissioners,

Please accept this letter of support for the proposed green space, updated trails and vision plan included in the 305 South Congress plan.

According to the Trust for Public Land, Austin ranked 45th in the 2021 ParkScore, meaning out of the 100 most populated US cities, Austin's park system ranks 45th in meeting our communities' needs. We fell eight spots from 2020 and sadly, Austin scores 43/100 for park access and 55/100 on park acreage. These numbers are incredibly disappointing for such an excellent city.

The 305 South Congress project will add 8.12 acres of ADA accessible public parkland, trails and plaza area that will be 100% available to all Austin residents. Investing in new parkland that makes parks a part of everyday life for all Austin residents is crucial as our city continues to grow. The City's investment in the South Central Waterfront and in 305 South Congress will have tremendous community benefits. I hope all of you will support this project.

Best Regards,

Cara Caulkins

--
Cara Caulkins, President
[Cara Caulkins Communications](http://www.caracaulkins.com)
E: cara@caracaulkins.com
P: 847-542-4635
www.caracaulkins.com

Subject:

FW: Statesman PUD

----- Forwarded message -----

From: **Dave Sullivan** <sully_jumpnet@sbcglobal.net>

Date: Thu, Jan 20, 2022 at 9:53 PM

Subject: Statesman PUD

To: BC-Grayson.Cox@austintexas.gov <BC-Grayson.Cox@austintexas.gov>

Cc: Awais - BC Azhar <bc-awais.azhar@austintexas.gov>, Mark Littlefield, Samuel Franco, Anne Gatling Haynes, Todd - BC Shaw <bc-todd.shaw@austintexas.gov>, Mateo Barnstone, Tina Cannon

Commissioner Cox

I am writing with regard to the request for PUD zoning for the 19 acres Austin American Statesman site that is a component of the South Central Waterfront Plan area. I strongly support the new urbanist design for the project, with inclusion of the extension and design of Barton Springs Rd, underground parking, new parkland, and below-market-priced housing. I would make three points about the below-market-priced housing.

1. For the Statesman PUD, the applicant offers 4% of the units (55 total) to be priced at 80% median family income, and the argument for this low percentage is laid out in the staff report at <https://www.austintexas.gov/edims/document.cfm?id=373125>. However, this being the first case coming forward in the SCW zone, it is troubling to see such a low yield of lower-cost housing given the uncertainty for when other SCW projects will emerge. Thus, it should be in the City's best interest to ask for a higher number of lower-cost housing units, with some added specification as to the size of these lower cost homes. The actual requirement for a PUD is given in https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_BZOPRSPRECEDI_ART2SPRECEDI_SPBPLUNDEST_S2.5DEBO and is based on the bonus area square footage and the ask is 10% of units in the bonus area be priced at 60% MFI for rent and 80% MFI for ownership.

2. The second highest cost of housing after rent or mortgage is generally transportation. Homes in our downtown and adjacent areas have an opportunity for lower transportation costs owing to better walking & biking opportunities, and the best mass transit in Central Texas. The addition of a blue line station in the PUD and nearby access to numerous buses all lend to the opportunity residents to not own cars or share cars, thus saving much money. If the developer could quantify these savings, then maybe housing units priced at 80% MFI would be comparable to an 60% MFI unit in a less urban space.

3. Lastly, affordability concerns should also be addressed for businesses. Small, local, independent businesses should be included within this PUD, and perhaps art & music venues, lest the street scape be mistaken for a Hollywood or Monaco neighborhood. (I failed my analogies exam in senior English class.)

Thanks for your service!!!!

Dave Sullivan

cell 512-914-4710

(former Planning Commissioner 1994-1999, 2001-2012)



February 4, 2022

To: Mayor Adler, City Council Members and Planning Commission

Dear Mayor, Members of City Council and Planning Commission,

Please accept this letter of support for the proposed green space included in the 305 South Congress plan.

According to the Trust for Public Land, Austin ranked 45th in the 2021 ParkScore, meaning out of the 100 most populated US cities, Austin's park system ranks 45th in meeting our communities' needs. We fell eight spots from 2020 and sadly, Austin scores 43/100 for park access and 55/100 on park acreage. These numbers are incredibly disappointing for such a world class city, and we must do better.

The 305 South Congress project will add 8.12 acres of ADA accessible public parkland and plaza area that will be 100% available to all Austin residents. Investing in new parkland that makes parks a part of everyday life for all Austin residents is crucial as our city continues to grow. The parkland created at the South Central Waterfront and 305 South Congress will have tremendous community benefit. I hope all of you will support this new public green space.

Sincerely,

Colin Wallis
CEO - Austin Parks Foundation

Amanda Morrow

Subject: FW: 305 South Congress Plan.1

----- Forwarded message -----

From: **Ryan Coaxum** <RCoaxum@gmtv.com>

Date: Wed, Feb 2, 2022 at 11:24 AM

Subject: 305 South Congress Plan

To: solveij.praxis@austintexas.gov <solveij.praxis@austintexas.gov>, todd.shaw@austintexas.gov <todd.shaw@austintexas.gov>, robert.schneider@austintexas.gov <robert.schneider@austintexas.gov>, jeffrey.thompson@austintexas.gov <jeffrey.thompson@austintexas.gov>, Carmen.Llanes@austintexas.gov <Carmen.Llanes@austintexas.gov>, Jennifer.Mushtaler@austintexas.gov <Jennifer.Mushtaler@austintexas.gov>, Grayson.Cox@austintexas.gov <Grayson.Cox@austintexas.gov>, Claire.Hempel@austintexas.gov <Claire.Hempel@austintexas.gov>, Joao.Connolly@austintexas.gov <Joao.Connolly@austintexas.gov>, Patrick.Howard@austintexas.gov <Patrick.Howard@austintexas.gov>, James.Shieh@austintexas.gov <James.Shieh@austintexas.gov>, Awais.Azhar@austintexas.gov <Awais.Azhar@austintexas.gov>, Yvette.Flores@austintexas.gov <Yvette.Flores@austintexas.gov>

Dear Mayor, Councilmembers, and Commissioners,

Please accept this letter of support for the proposed green space, updated trails and vision plan included in the 305 South Congress plan.

According to the Trust for Public Land, Austin ranked 45th in the 2021 ParkScore, meaning out of the 100 most populated US cities, Austin's park system ranks 45th in meeting our communities' needs. We fell eight spots from 2020 and sadly, Austin scores 43/100 for park access and 55/100 on park acreage. These numbers are incredibly disappointing for such an excellent city.

The 305 South Congress project will add 8.12 acres of ADA accessible public parkland, trails and plaza area that will be 100% available to all Austin residents. Investing in new parkland that makes parks a part of everyday life for all Austin residents is crucial as our city continues to grow. The City's investment in the South Central Waterfront and in 305 South Congress will have tremendous community benefits. I hope all of you will support this project.

Best Regards,

Ryan Coaxum
Vice President, Business Development Officer
Guaranty Bank & Trust - Austin, TX
Shareholder Since 2017
512-305-6525 (Office) / 512-284-9674 (Fax)

[REDACTED]

Subject: FW: 305 South Congress.2

----- Forwarded message -----

From: **Bobby Garza** <[REDACTED]>

Date: Fri, Feb 4, 2022 at 3:51 PM

Subject: 305 South Congress

To: <BC-Solveij.Praxis@austintexas.gov>, <bc-todd.shaw@austintexas.gov>, <BC-Robert.Schneider@austintexas.gov>, <bc-Jeffrey.Thompson@austintexas.gov>, <bc-Carmen.Llanes@austintexas.gov>, <BC-Jennifer.Mushtaler@austintexas.gov>, <BC-Grayson.Cox@austintexas.gov>, <BC-Claire.Hempel@austintexas.gov>, <BC-Joao.Connolly@austintexas.gov>, <BC-Patrick.Howard@austintexas.gov>, <bc-James.Shieh@austintexas.gov>, <BC-Awais.Azhar@austintexas.gov>, <bc-Yvette.Flores@austintexas.gov>

Dear Planning Commission,

Please accept this letter of support for the proposed green space included in the 305 South Congress plan.

According to the Trust for Public Land, Austin ranked 45th in the 2021 ParkScore, meaning out of the 100 most populated US cities, Austin's park system ranks 45th in meeting our communities' needs. We fell eight spots from 2020 and sadly, Austin scores 43/100 for park access and 55/100 on park acreage. These numbers are incredibly disappointing for such a world class city and we must do better.

The 305 South Congress project will add 8.12 acres of ADA accessible public parkland and plaza area that will be 100% available to all Austin residents. Investing in new parkland that makes parks a part of everyday life for all Austin residents is crucial as our city continues to grow. The City's support in the South Central Waterfront and in 305 South Congress will have tremendous community benefits.

Thank you for your service,

Bobby Garza
Board Member, Austin Parks Foundation

Subject:

FW: 305 South Congress.1

Begin forwarded message:

From: Mateo Barnstone <mateobarnstone@mac.com>

Subject: 305 South Congress

Date: February 8, 2022 at 12:49:36 PM CST

To: BC-Solveij.Praxis@austintexas.gov, bc-todd.shaw@austintexas.gov, bc-Jeffrey.Thompson@austintexas.gov, bc-Carmen.Llanes@austintexas.gov, BC-Robert.Schneider@austintexas.gov, BC-Jennifer.Mushtaler@austintexas.gov, BC-Grayson.Cox@austintexas.gov, BC-Claire.Hempel@austintexas.gov, BC-Joao.Connolly@austintexas.gov, BC-Patrick.Howard@austintexas.gov, bc-James.Shieh@austintexas.gov, BC-Awais.Azhar@austintexas.gov, bc-Yvette.Flores@austintexas.gov, BC-Arati.Singh@austintexas.gov

Chair, Vice Chair, and Commissioners,

I encourage you to seize the opportunity before you and recommend approval of the 305 South Congress PUD. The SCW plan, when complete, will transform one of the most neglected and poor examples of land use in our city into one of its best. The opportunity to transform this amazing property is one we should embrace and move forward as quickly as possible.

It is tremendously exciting consider the parks, streets, plazas that will become new spaces for all Austin citizens It's already adjacent to some of Austin's most visited places, but the transformation of this space in this area, along the lake, adjacent to downtown, and well connected to the city via a metro station and established bus routes will make it a place that we all access and benefit from. This will further help knit the south side of Austin with downtown creating place where not exists today.

I'm excited about the improved trail and new park along the lake, the internal grid, the viewing areas for the bats, the connection with transit - not to mention the addition of much needed house, retail, and office space. I am especially pleased that the developers are going to the considerable expense to put the parking underground, allowing for far superior surface uses and better urban design overall.

This is a textbook use for the mechanism of TIF funding and the city will be enormously better off for its being built, and will reap the benefit of the development for many generations after the expiration of the TIF.

Thank you for your consideration on this tremendously important and exciting project.

- Mateo Barnstone

From:
To: [Adler, Steve](#); [Harper-Madison, Natasha](#); [Fuentes, Vanessa](#); [Renteria, Sabino](#); [Vela, Jose "Chito"](#); [Kitchen, Ann](#); [Kelly, Mackenzie](#); [Pool, Leslie](#); [Ellis, Paige](#); [Tovo, Kathie](#); [Alter, Alison](#); [Rhoades, Wendy](#)
Subject: Letter of support for 305 South Congress
Date: Friday, April 1, 2022 11:22:16 AM

*** External Email - Exercise Caution ***

Dear Mayor and Members of City Counsel,

Please accept this letter of support for the proposed green space included in the 305 South Congress plan. According to the Trust for Public Land, Austin ranked 45th in the 2021 ParkScore, meaning out of the 100 most populated US cities, Austin's park system ranks 45th in meeting our communities' needs. We fell eight spots from 2020 and sadly, Austin scores 43/100 for park access and 55/100 on park acreage. These numbers are incredibly disappointing for such a world class city, and we must do better.

The 305 South Congress project will add over six acres of ADA accessible public parkland and plaza area that will be 100% available to all Austin residents. Investing in new parkland that makes parks a part of everyday life for all Austin residents is crucial as our city continues to grow. The parkland created at the South Central Waterfront and 305 South Congress will have tremendous community benefit. I hope all of you will support this new public green space.

George Couri
512.444.7600

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March 9, 2022

Dear Mayor Adler and Members of City Council,

Please accept this letter of support for the proposed 305 South Congress plan.

I founded and led Bat Conservation International for nearly 30 years, left BCI in 2009, and founded Merlin Tuttle's Bat Conservation (MTBC) in 2014. I've studied, photographed, and conserved bats for more than 60 years and led worldwide conservation efforts for more than 40. I live in Austin and led the early efforts that gained protection for the city's now famous bridge bats. This was recently recognized by the City of Austin's proclamation of Merlin Tuttle Day (August 26). I have spent hundreds of hours documenting the colony's roosting and emergence behavior over the past 35 years and have led media promotion of these bats as a model demonstrating bats as safe and invaluable neighbors. They have played a central role in my personal and professional history, and my support for them is unshakeable.

I am pleased to report that the Endeavor Real Estate Group has consistently worked with me and my MTBC team to ensure that the proposed site plan for 305 South Congress not only minimizes potential threats, but also enhances public viewing and educational opportunities.

As submitted, the 305 S Congress PUD embraces the Congress Avenue bat colony as an asset and centerpiece. By facilitating public viewing and education I believe it can aid in protecting the bats under the Congress Avenue Bridge while improving the bat-watching experience for Austinites and tourists alike. I believe this will increase public support for the bats, which is the surest way to ensure long-term protection.

We look forward to continuing our work with Endeavor Real Estate Group to maximize viewing and educational opportunities while ensuring that the bats, the visitors that come to enjoy them, and the culture of Austin are all protected for future generations. As this project moves into the development phase, I will also be providing advice to proactively prevent bats from becoming a nuisance by entering newly created structures.

Sincerely,

A handwritten signature in blue ink that reads "Merlin D. Tuttle". The signature is written in a cursive, flowing style.

Dr. Merlin Tuttle
Founder and Executive Director
Merlin Tuttle's Bat Conservation

From:
To: [Adler, Steve](#); [Harper-Madison, Natasha](#); [Fuentes, Vanessa](#); [Renteria, Sabino](#); [Vela, Jose "Chito"](#); [Kitchen, Ann](#); [Kelly, Mackenzie](#); [Pool, Leslie](#); [Ellis, Paige](#); [Tovo, Kathie](#); [Alter, Alison](#); [Rhoades, Wendy](#)
Subject: 305 S Congress Plan
Date: Monday, April 4, 2022 1:22:55 PM

*** External Email - Exercise Caution ***

Dear Mayor and Councilmembers,

Please accept this letter of support for the proposed green space, updated trails, and vision plan included in the 305 South Congress plan.

Trust for Public Land ranked Austin 45th in the 2021 ParkScore, meaning out of the 100 most populated US cities, Austin's park system ranks 45th in meeting our communities' needs. We fell eight spots from 2020 and sadly, Austin scores 43/100 for park access and 55/100 on park acreage. These numbers are incredibly disappointing for such an excellent city and we can do so much better.

The 305 South Congress project will add 8.12 acres of ADA accessible public parkland, trails, and plaza area that will be 100% available to all Austin residents. Investing in new parkland that makes parks a part of everyday life for all Austin residents is crucial as our city continues to grow. The City's investment in the South Central Waterfront and in 305 South Congress will have tremendous community benefits from restoring restored shoreline vegetation, bat viewing and 100% green stormwear infrastructure.

I hope all of you will support this project.

--

Aaron Blackerby
Cell Phone: 361-563-0198

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Dear Mayor Adler and Members of City Council,

I am writing in regards to the 305 S Congress PUD and my support thereof as a resident of Bouldin Creek. This project is the foundation for making all of the goals of the South Central Waterfront (SCW) Vision Plan a reality.

I urge you all to help make this project a success. The SCW and especially 305 S Congress is a once-in-a-lifetime opportunity for Austin. For the new acres of waterfront parks, the new trails and access to Lady Bird Lake, the new housing units and the tens of millions in new annual property tax dollars, I urge you to make this project happen for all of Austin and particularly the residents and business owners in South Austin.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Marcella". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eric Marcella

From:
To: [Adler, Steve](#); [Harper-Madison, Natasha](#); [Fuentes, Vanessa](#); [Renteria, Sabino](#); [Vela, Jose "Chito"](#); [Kitchen, Ann](#); [Kelly, Mackenzie](#); [Pool, Leslie](#); [Ellis, Paige](#); [Tovo, Kathie](#); [Alter, Alison](#); [Rhoades, Wendy](#)
Subject: 305 South Congress
Date: Tuesday, April 5, 2022 11:50:09 AM

*** External Email - Exercise Caution ***

Dear Mayor and Members of City,

Please accept this letter of support for the proposed green space included in the 305 South Congress plan. We have a wonderful city in which I have resided for over 40 years. I love this city and want to see us continue to grow...but growing responsibly is the key. The greatest cities in the world have incredible park space and have plans to ensure these spaces not only stay, but increase as the population increases. We need the foresight here to ensure this happens.

According to the Trust for Public Land, Austin ranked 45th in the 2021 ParkScore, meaning out of the 100 most populated US cities, Austin's park system ranks 45th in meeting our communities' needs. We fell eight spots from 2020 and sadly, Austin scores 43/100 for park access and 55/100 on park acreage. These numbers are incredibly disappointing for such a world class city...and especially one who prides itself on being outdoor/eco friendly.

The 305 South Congress project will add over six acres of ADA accessible public parkland and plaza area that will be 100% available to all Austin residents. Investing in new parkland that makes parks a part of everyday life for all Austin residents is crucial as our city continues to grow. The parkland created at the South Central Waterfront and 305 South Congress will have tremendous community benefit. I hope all of you will support this new public green space.

Thank you,
Nick Shuley

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April 4, 2022

Dear Mayor Adler and Members of City Council,

This is a joint letter from Merlin Tuttle's Bat Conservation (MTBC), Bat Conservation International (BCI), and Austin Bat Refuge (ABR) regarding the South-Central Waterfront development plan proposed by Endeavor. It is clear to us that the City of Austin and Endeavor have carefully considered the bats in the process thus far and that the South-Central Waterfront Plan embraces the Congress Avenue Bridge bat colony as an asset and, in fact, a centerpiece of the development opportunity. Our organizations appreciate the discussions we have had with Endeavor regarding the bat population which seasonally occupies the structure of the Ann W. Richards Congress Avenue Bridge and are pleased to report that Endeavor has been responsive to our concerns. The proposed project, in the design phase, appears to have taken great care to consider its potential impact on the bats.

We offer some additional clarification surrounding the Planning Commission discussion topics and amendments for the 305 S Congress PUD. Our three organizations are national experts on bat conservation and needs. Our individual organizations' qualifications can be found at the end of this letter.

We have worked together to provide a cohesive review and perspective to the four topics discussed at Planning Commission for the 305 S Congress PUD that were specifically created to protect Austin's bat population. Please see our unified responses below:

1. **Planning Commission Amendment #8:** "Applicant shall provide a minimum 10 feet wide natural vegetative buffer along the dedicated parkland adjacent to the Congress Avenue Bridge, exclusive of the reconstructed hike & bike trail."
 - **Unified Bat Expert Response:** There is a 20-22 foot buffer from the bridge to the Applicant's property line with a fence that protects this sensitive area in-place today. We support keeping the current buffer in-place and do not perceive any tangible additional benefits from extending a vegetative buffer 10 feet, which ultimately takes away valued parkland and bat viewing area. Further, we have concerns about adding vegetation in this area due to potential for overgrowth and interference with the bats' emergences and visitor viewing opportunities. We favor replacing the existing fence with a new fence given the fence's current condition, but we are not in favor of adding a vegetative buffer.

2. **Planning Commission Amendment #13:** "Land Use Summary: A minimum of 1,000 square feet of commercial ground floor space adjacent to the parkland or plaza shall be provided for bat education in coordination with Bat Conservation International, Merlin Tuttle's Bat Conservation, and Austin Bat Refuge."
 - **Unified Bat Expert Response:** The Applicant volunteered this idea to Merlin Tuttle's Bat Conservation early in the process as they saw it as an important educational opportunity. The Applicant brought this to the attention of the Planning Commission, and jointly decided to seek advice from the three bat conservation groups on how best to proceed. We greatly appreciate the applicant's offer of space for unique educational opportunities.

3. **Planning Commission topic that did not make it into the final Amendment list:** “Setbacks and Land Use Map: Residential use is prohibited within a 400' radius of the northwest corner of the property below 20' above the elevation of the Congress Ave bridge pavement.”
 - **Unified Bat Expert Response:** This is not a necessary concern from our perspective. The buildings as proposed are set far enough south that they will not obstruct the flight patterns for the bats. We have worked with the Applicant since the start of their planning process to ensure the location and orientation of their proposed buildings will not be an issue to the iconic Congress Avenue Bridge bat colony.

4. **Planning Commission Amendment #7:** “The landowner may suggest and PARD shall prepare a biennial Annual Park Programming Plan (AP3) for the dedicated parkland and solicit and consider comments from the Watershed Department, Bat Conservation International, and the landowner. The AP3 shall be submitted, along with stakeholder comments, to the South Central Waterfront Advisory Board for recommendation and the Parks and Recreation Board for consideration. The AP3 will take effect upon approval by the Parks and Recreation Board, and amendments to the AP3 shall follow the same procedure.”
 - **Unified Bat Expert Response:** We understand that the structure of park programming and maintenance has not been finalized yet. As a group, we would like a commitment from the City to have an opportunity annually to discuss and influence the programming plan, rules, and best practices around events taking on or adjacent to Congress Avenue Bridge. The Applicant has fully supported this notion.

This development includes exciting opportunities to further education and conservation efforts of our bat population with local Austinites as well as the thousands of tourists that come to see them every year. Endeavor has been very thoughtful about the protection of the bat colony since the planning phase of their project and have incorporated the ideas we initially brought to the table when we met with them several years ago. We appreciate their receptiveness and look forward to seeing this project become a reality.

Sincerely,

		 
Merlin Tuttle	Mylea Bayless	Dianne Odegard Lee Mackenzie
Merlin Tuttle's Bat Conservation	Bat Conservation International	Austin Bat Refuge

Merlin Tuttle's Bat Conservation:
 Dr. Merlin Tuttle has studied bats for more than 60 years. He founded both Bat Conservation International (BCI) and Merlin Tuttle's Bat Conservation (MTBC), but now exclusively leads MTBC as Founder and Executive Director. He is a Research Fellow, Department of Integrative Biology, University of Texas at Austin. A full listing of Dr. Tuttle's qualifications would be too extensive for this letter but can be found at merlintuttle.org/summary-vitae/. MTBC is led by Dr. Tuttle, and its mission is to inspire bat

conservation worldwide. He personally led the efforts to save Austin's Congress Ave Bridge bats in the 1980s, and made them world famous through countless articles, media appearances, and lectures. He also developed educational signage for the area and convinced the city to erect protective fencing and post signs warning against handling bats to keep visitors safe. Furthermore, he convinced the University of Texas Economics Department to conduct a study documenting the multimillion-dollar-a-year tourism value of these bats. In honor of Dr. Tuttle's accomplishments, Mayor Steve Adler recently declared August 26 as Merlin Tuttle Day in Austin. MTBC is the sole owner of his priceless collection of more than 120,000 National Geographic quality photos of bats worldwide, historical documentation of the Austin bat colony, and other resources that are unsurpassed and available nowhere else. The photo collection has been featured in five *National Geographic* articles and as the sole source for the 400 photos published in the Smithsonian book, *Bats: An Illustrated Guide to All Species*, for which Dr. Tuttle also served as Science Editor. His long-held dream is to secure his legacy by utilizing his photo collection and unique resources to form a firm foundation for a globally relevant bat education center in Austin. Dr. Tuttle has hand-picked and trained MTBC's staff to help him accomplish this goal. His mentorship and experience are invaluable.

Bat Conservation International's mission is to conserve the world's bats and their ecosystems to ensure a healthy planet. For 40 years, Bat Conservation International (BCI) has been dedicated to the enduring protection of global bat biodiversity and working for a world in which bats and humans successfully coexist. Founded in 1982 and headquartered in Austin, TX, BCI has a history of sustainable conservation projects and engaging the public to support bat conservation.

Austin Bat Refuge promotes respect for bats and their place in the environment through education, conflict resolution, and rehabilitation of bats in Austin and Central Texas. Since our founding in late 2015, we have provided bat education to thousands of visitors on weekends via our information table at Congress Avenue Bridge. We have also provided direct care for thousands of orphaned, injured, and displaced bats, including many from Congress and downtown Austin, while promoting peaceful coexistence by helping to resolve bat / human conflict. While we are pleased that many of our suggestions have been implemented in the project plans, we expect to be inevitably busier as the South Central Waterfront develops. We are available anytime to help minimize impacts on the Congress Avenue Bridge bats both during and after construction. We can provide the most recent trends in bat migration dates through our observations of bats via weather radar, data compiled daily since 2012, and we are always available for consultation. We are at the service of Central Texas bats and people, and we look forward to contributing to the education work at Congress Avenue Bridge for years to come.