

**SOCIAL
KNOWLEDGEABLE
INFLUENTIAL**

August 17, 2017

Chris Riley
President

Gregory I. Guernsey, AICP
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

Kimberly Levinson
Vice President

RE: 300 Colorado

Roger L. Cauvin
Secretary

Dear Mr. Guernsey:,

Susan Hoffman
Treasurer

We recently met with representatives of Riverside Resources to discuss the high-rise multifamily building they are proposing for 300 Colorado. Based on our review, we are writing to convey our support for this project's participation in the downtown density bonus program.

Steven Blackmon

Erica Diaz

As you know, the Design Commission recently determined that this project substantially complies with the Urban Design Guidelines. Additionally, the project would provide streetscape improvements consistent with Great Streets standards; notably, it would eliminate the curb cut that currently cuts across the bikeway on 3rd Street, and the existing Art-in-Public-Places sculpture on Colorado Street would be incorporated into the new streetscape design. The building will also achieve a two-star designation from the Austin Energy Green Building program. Based on these commitments, we believe the project meets the gatekeeper requirements of the downtown density bonus program.

Eileen McPhillips
Partner

Philip Wiley

Kristina Witt

In regard to the fee, we understand that prior to obtaining a certificate of occupancy, the owner will contribute more than \$2.8 million into the Affordable Housing Trust Fund. We also understand that this payment satisfies the community benefits requirements of the density bonus program.

We believe the 315 homes provided by this project will advance many of the city's goals associated with creating a mixed-use environment in downtown Austin. While we would prefer to see less above-grade parking, we appreciate Riverside's commitment to decouple the parking from residential leases. We also appreciate Riverside's commitment to remain open to communications with DANA in the event any issues arise during construction regarding impacts upon nearby homes and businesses.

We look forward to continuing to work with Riverside as the redevelopment proceeds, and we hope that city commissions and staff will do so as well.

Very truly yours,

Board of Directors of The Downtown Austin Neighborhood Association



PETITION IN SUPPORT OF 300 COLORADO REDEVELOPMENT
(44 - STORY TOWER)

We, the undersigned neighboring property owners, support the redevelopment of 300 Colorado into a 44-story tower. We understand that the redevelopment will include approximately 315 residential units with ground-floor retail and restaurant uses. We also understand that the redevelopment will meaningfully increase the value of the property and, therefore, the property taxes. We also understand that the owner will be paying over \$2.8 million into the City's Affordable Housing Trust Fund as part of the Downtown Density Bonus Program.

We understand that the owner has filed a demolition permit and that the demolition permit application will be evaluated through a public process. During our ownership of the neighboring properties, it has never been suggested that 300 Congress is of historic significance and, in fact, prior owners have made meaningful, obvious modifications to the exterior, which is evident by the mix of bricks used throughout the façades.

We hope that the public process will ultimately support, as we do, the redevelopment of 300 Colorado to allow for the construction of a 44-story building that will further the downtown density and economic development goals of the City of Austin.

SIGNATURE

[Signature]

PRINTED NAME

Luxembilla Anrova

ADDRESS

213 W. 4th St., Austin

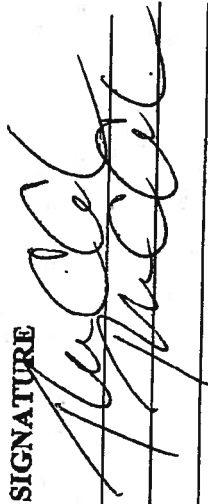
PETITION IN SUPPORT OF 300 COLORADO REDEVELOPMENT
(44 - STORY TOWER)

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SIGNATURE



PRINTED NAME

THOMAS C. CHAFFIN
" "

ADDRESS

219 WEST 4TH
315 LAVACA ST

PETITION IN SUPPORT OF 300 COLORADO REDEVELOPMENT
(44 - STORY TOWER)

We, the undersigned neighboring property owners, support the redevelopment of 300 Colorado into a 44-story tower. We understand that the redevelopment will include approximately 315 residential units with ground-floor retail and restaurant uses. We also understand that the redevelopment will meaningfully increase the value of the property and, therefore, the property taxes. We also understand that the owner will be paying over \$2.8 million into the City's Affordable Housing Trust Fund as part of the Downtown Density Bonus Program.

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SIGNATURE
Mark D. Brainard

PRINTED NAME
Mark D. Brainard

ADDRESS
P.O. Box 28021, Chattanooga, TN 37424
(Owner of 217 West 4th Street)

PETITION IN SUPPORT OF 300 COLORADO REDEVELOPMENT
(44 - STORY TOWER)

We, the undersigned neighboring property owners, support the redevelopment of 300 Colorado into a 44-story tower. We understand that the redevelopment will include approximately 315 residential units with ground-floor retail and restaurant uses. We also understand that the redevelopment will meaningfully increase the value of the property and, therefore, the property taxes. We also understand that the owner will be paying over \$2.8 million into the City's Affordable Housing Trust Fund as part of the Downtown Density Bonus Program.

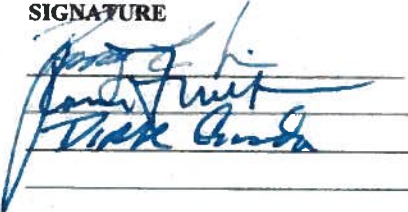
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SIGNATURE

PRINTED NAME

ADDRESS



Barry C. Lewis
Ronald Weltmann
Dirk Goetz

200 Congress, 23-E
200 Congress Ave, 20F
200 Congress Ave - 4th fl

