

From: [Paula Kothmann](#)
To: [Rivera, Andrew](#)
Cc: [Paula Kothmann](#)
Subject: opposition to 305 S Congress PUD
Date: Tuesday, February 8, 2022 1:41:41 PM
Attachments: [South River City Citizens statement in opposition to 305 S Congress PUD Amendment January 21 Update.docx.pdf](#)
[THZC Improvement Values TH vs Downtown Jan 18, 2022.pdf](#)
[THZC Land Values TH vs Downtown Jan 18, 2022.pdf](#)
[Statesman TCAD Roll Value History.pdf](#)

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Dear Planning Commission:

Superior?

Thank you for taking such care to ask questions about this proposed PUD. The question that was not answered in Dec: why is this project afforded a Superior Rating? Since the staff couldn't answer it, I question why they seem to favor an out of town owner paying a remarkably low rate of ad valorem tax when the PUD is opposed by approximately 5,000 households with the South River City Citizens (see attached).

Financials

Furthermore, the financials are quite scary. I've attended many presentations: I was led to believe that the community benefits would be paid by the owner in exchange for the entitlement to develop over 4 times the current entitlement. Then we're told that they won't even be building affordable housing on site. How can that be helping Austin's housing crisis? Exactly how much housing has "fee in lieu" built to date?

The fact that the City of Austin contemplates a \$277M bond has incurred the wrath of many taxpayers. Attached please see the low rate that the Statesman tract pays as compared to nearby properties. See attached documents:

- the ~64K sf building is valued at \$888 less than 1 cent/sf when vintage houses are \$258/sf?
- & land value is less than \$4M/acre, much less than surrounding properties. Is that true or the result of protests at TCAD?
- thus the 2 acres they plan to give to Barton Springs Road that will only serve their property is worth \$8M. Granted. But \$8M doesn't absolve a developer to build on-site affordable housing (and \$8M doesn't get a lot of housing)
- much of the 6.5 acres to be used for a park is not buildable anyway (and is valued less)

Also, this proposed bond will raise our taxes, and it's even proposed that taxes from

the District will be spent in the District, thus others have to cover the basics. Just the fee to get the debt is \$800K+. Debt does not lead to prosperity.

In addition, Elloa Mathews asked several weeks ago how much money has been spent on this District (Alan Holt's salary, several consultants, etc.) Please get her that info.

Before approving anything, please ensure that any project benefits the **majority** of Austin, including money already spent.

Does the property tax that they pay, equal to about 80 single family homes in a neighborhood of 5,000 households, entitle them to get so much staff time and proposed bonds to build amenities that will allow them to command more rent/sales price? I don't begrudge them making money, but I definitely begrudge paying tax to make it happen.

Thank you for your consideration,

Paula Kothmann

property owner: Travis Heights and Bouldin, neighborhoods most impacted by the SCW

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January 18, 2021

South River City Citizens ("SRCC") statement in opposition to 305 S. Congress PUD Amendment

SRCC opposes the current City Staff Planning Department recommendation for the amended PUD for the former Statesman site, located in South Central Waterfront ("SCW").

SRCC has participated in the SCW Framework Vision Plan adopted by Austin City Council in 2016, with the expectation that future redevelopment would include accessible and open space, affordable housing, and green infrastructure as described in the plan, in exchange for public financing and favorable entitlements.

In 2019, soon after the PUD amendment application was submitted, the South Central Coalition (SRCC, Bouldin, Dawson, Galindo, Barton Hills and Zilker Neighborhood Associations) passed a resolution requesting that the Planning Commission defer action on the project until it implemented a Regulating Plan and necessary financial tools for the project.

While the Austin Economic Development Corporation was established late 2021, there is no governance or financing for the SCW. Although the applicant claims it has complied with a Regulating Plan, no such plan exists.

SRCC appreciates the open lines of communication established by Endeavor (Mr. Pastor) and the owner's trustee (Mr. Suttle). To date, Endeavor's project design team has provided SRCC with several presentations regarding SCW.

However, SRCC supports conditions placed on the project from the Parks and Recreation Board (PARB), Environmental Commission, South Central Waterfront Advisory Board, Transportation Department, and others; and as such, cannot recommend approval of the PUD application at this time.

SRCC will continue to work with Endeavor and the City to seek agreement and resolution regarding community concerns.

SOUTH RIVER CITY CITIZENS STATEMENT IN OPPOSITION TO 305 S CONGRESS PUD AMENDMENT
JANUARY 21 UPDATE.DOCX

Russell Fraser 1/21/2022 10:36 AM

Comment [1]: Updated 1/21/2022

Russell Fraser 1/21/2022 10:37 AM

Comment [2]: Should "Also" replace "However"?

Russell Fraser 1/21/2022 10:42 AM

Comment [3]: Added Transportation and semi colon

Russell Fraser 1/18/2022 8:24 PM

Comment [4]: Clarify this, it's the PUD application not the SCW

Property Search - TRAVIS CENTRAL APPRAISAL DISTRICT

Travis CAD - Property Details

→ SO	Sketch Only	SO - *	113.0
→ SO	Sketch Only	SO - *	5060.0

Improvement #5:	SPECIAL (NODEPR)	State Code:	F2 Living Area:	sqft	Value: \$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ MISC	Miscellaneous	* - *		1980	1.0
→ SO	Sketch Only	SO - *			15320.0
→ SO	Sketch Only	SO - *			15320.0
→ SO	Sketch Only	SO - *			15320.0

Improvement #6:	MAJOR IND MFG	State Code:	F1 Living Area:	60986.0 sqft	Value: \$888
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ 1ST	1st Floor	C - 5		2007	60986.0
→ 501	CANOPY	G - *		2007	4816.0
→ 491	SPRINKLER HEADS	* - *		2007	65802.0
→ 435	FENCE IRON LF	A - *		2007	1130.0
→ 482	LIGHT POLES	* - *		2007	29.0
→ 551	PAVED AREA	CA - *		2007	51000.0
→ 551	PAVED AREA	AA - *		2007	59840.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	15.4850	674525.00	430067.00	0.00	\$60,707,427	\$0
2	LAND	Land	3.0640	133468.00	133468.00	0.00	\$13,613,776	\$0
3	LAND	Land	0.3090	13460.00	0.00	0.00	\$161,521	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$1,776	\$74,482,724	0	74,484,500	\$0	\$74,484,500
2020	\$2,000	\$74,482,506	0	74,484,506	\$0	\$74,484,506
2019	\$2,000	\$71,379,068	0	71,381,068	\$0	\$71,381,068
2018	\$1,999	\$62,068,756	0	62,070,755	\$0	\$62,070,755
2017	\$2,000	\$62,068,755	0	62,070,755	\$0	\$62,070,755

Deed History - (Last 3 Deed Transactions)

Questions Please Call (512) 834-9317

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Property Type	Address	Sales Price	Impr Value '21	Impr SF	Impr \$/SF	Yr Buit	Imp Value 2020	Cost/SF	Delta 20-21	Delta %
Condo	900 South First St		\$657,876.00	1,347	\$488.40	2018	574,620.00	426.59	83,256.00	14.49%
Commercial	1600 South First Street		8,299,808	22,826	\$363.61	2021	0.00	0.00	8,299,808.00	NA
SF	311 W Milton St 78704 rental		\$465,097.00	1,690	\$275.21	1949	193,250.00	114.35	271,847.00	140.67%
Condos	500 E Riverside Dr		\$103,163.00	399	\$258.55	1971	86,510	216.82	\$16,653.00	19.25%
SF	1317 Kenwood Ave 78704 HS		\$619,177.00	2,660	\$232.77	1928	344,800.00	129.62	274,377.00	79.58%
"Affordable "	One Texas Center CoA 5 ac + pvt		\$39,585,172.00	224,625	\$176.23	1983	37,072,825	165.05	2,512,347.00	6.78%
"Affordable "	2324 Wilson St Lucero		\$22,089,754.00	187,558	\$117.78	2015	14,450,500	77.05	7,639,254.00	52.86%
Commercial	1924 South First St		\$367,103.00	5,194	\$70.68	1961	585,360.00	112.70	-218,257.00	-37.29%
Restaurant	301 W RIVERSIDE DR		\$304,824.00	11,078	\$27.52	1973	299,622	27.05	5,202.00	1.74%
Apartments	WOODLAND AVAria Grand		\$1,667,983.00	63,906	\$26.10	2020	1,535,775	24.03	132,208.00	8.61%
F4	200 Lee Barton: Paggi House	\$97,000,000.00	\$48,590.00	2,544	\$19.10	1959	47,973	18.86	617.00	1.29%
: Stream Realty	Snoopy PUD 401 South First St		\$ 3,562,061.00	345,735	\$10.30	2020	0.00	0.00	0.00	0.00%
F3	604 W JOHANNA Restaura		\$6,084.00	1,296	\$4.69		6,084.00	4.69	0.00	0.00%
Industrial	305 S Congress Statesman		\$1,776.00	60,986	\$0.03	2007	2,000.00	0.03	-224.00	-11.20%
CoA Tax Exem	920 W Riverside Dr		\$0.00	0	\$0.00	0	0.00	0.00	0	0.00%
Vacant Lot	South 6th St		\$0.00	0	\$0.00	0	0.00	0.00		
Vacant Lot	Oltorf: \$72K in arrears taxes		\$0.00	0	\$0.00	0	0.00	0.00	0	0.00%

Property Type	Address	2021 Land Value	#Acres	Land Cost/Acre	Land \$/SF	Mortgage	Sales Price	Impr Value '21
: Stream Realty	Snoopy PUD 401 South First St	\$8,827,350.00	1.35	\$6,538,777.78	\$150.00	\$122,940,000.00		\$ 3,562,061.00
"Affordable "	One Texas Center CoA 5 ac + pvt	\$87,947,700.00	13.46	\$6,534,004.46	\$150.00			\$39,585,172.00
Restaurant	301 W RIVERSIDE DR	\$7,476,263.00	1.20	\$6,230,219.17	\$142.50			\$304,824.00
CoA Tax Exem	920 W Riverside Dr	\$49,005,000.00	9.00	\$5,445,000.00	\$125.00			\$0.00
F4	200 Lee Barton: Paggi House	\$1,161,604.00	0.22	\$5,280,018.18	\$120.00		\$97,000,000.00	\$48,590.00
Condo	900 South First St	\$95,436.00	0.02	\$4,771,800.00	\$110.00			\$657,876.00
Commercial	1600 South First Street	1,168,662	0.2683	\$4,355,803.21	\$100.00			8,299,808
Commercial	1924 South First St	\$676,530.00	0.17	\$3,979,588.24	\$90.00			\$367,103.00
Industrial	305 S Congress Statesman	\$74,482,724.00	18.86	\$3,949,661.89	\$114.75			\$1,776.00
Condos	500 E Riverside Dr	\$72,180.00	0.02	\$3,609,000.00	\$90.00			\$103,163.00
Vacant Lot	South 6th St	\$451,250.00	0.13	\$3,471,153.85	\$81.96			\$0.00
F3	604 W JOHANNA Restaura	\$541,800.00	0.18	\$3,010,000.00	\$70.00			\$6,084.00
SF	311 W Milton St 78704 rental	\$451,250.00	0.15	\$3,008,333.33	\$66.81			\$465,097.00
SF	1317 Kenwood Ave 78704 HS	\$450,000.00	0.17	\$2,647,058.82	\$60.80			\$619,177.00
"Affordable "	2324 Wilson St Lucero	\$8,449,500.00	3.88	\$2,177,706.19	\$50.00	\$23,000,000		\$22,089,754.00
Vacant Lot	Oltorf: \$72K in arrears taxes	\$300,000.00	0.17	\$1,764,705.88	\$40.51			\$0.00
Apartments	WOODLAND AVAria Grand	\$1,757,070.00	1.30	\$1,351,592.31	\$30.00			\$1,667,983.00