



October 10, 2022

To the City of Austin, Planning Commission, and City Council:

The Bouldin Creek Neighborhood Association (BCNA) respectfully requests your support for the Copeland rezoning and neighborhood plan amendment cases, as outlined in this letter.

The applicant initially approached the BCNA over two years ago to discuss their proposal to develop a mixed-use project on the Copeland site. Since then, the BCNA via our Zoning Committee and Executive Steering Committee in conjunction with our resident membership worked collaboratively with Storybuilt to develop a consensus vision for this project. The project was reviewed and reshaped at dozens of neighborhood association meetings and considered by hundreds of our residents both in person and by Zoom remote meetings over the course of 2+ years to arrive at the mutually beneficial result.

As a part of this agreement, the applicant has committed to a private restrictive covenant with the neighborhood to address neighborhood concerns – and that restrictive covenant has now been signed.

With this restrictive covenant now in place, the BCNA asks that you support the following requests:

- To approve cases C14-2022-0081 and C14-2022-0082, rezoning the property from GR-MU-V-CO-NP to CS-MU-V-CO-NP – and to amend the conditional overlay to remove the 35-ft. height limit;
- To approve case C14-2021-0185, rezoning the property from SF-3-NP to CS-MU-V-CO-NP; and
- To approve case NPA-2019-0013.01, amending the Future Land Use Map designation for the property from Single-Family to Mixed-Use.

We understand that the city is growing, especially in our Bouldin neighborhood just south of downtown and we have engaged extensively on the Copeland cases to be part of the solution, supporting managed, context-sensitive growth in appropriate areas, while addressing neighborhood concerns. We believe that this consensus vision achieves that – and we ask that the city respect this engagement and approve the cases as described above.

The proposed re-zoning and neighborhood plan amendments along with the private restrictive covenant together provide enhanced community benefits, protection for over two dozen heritage and protected trees, adjacent parkland that effectively expands the City of Austin Nicholas Dawson Park to the south and ensures East Bouldin Creek access for all residents, along with an unprecedented level of onsite affordable residential units all just a half mile south of Lady Bird Lake and downtown Austin. The General Association of the BCNA comprised entirely of Bouldin neighborhood residents voted at its September 13, 2022 meeting, with over 60 residents in attendance, to ratify the restrictive covenant and fully support the rezoning and neighborhood plan amendment cases to facilitate this project.

Thank you for your consideration – and we hope to have your support.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Scruggs", is written over the printed name.

Aaron Scruggs

President

Bouldin Creek Neighborhood Association