

DATE: November 25, 2023
TO: Maureen.Meredith@austintexas.gov
CC: C-14-2023-0034 & NPA-2023-0020.02
FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT
Re: Amanda Sworn
Re: Project Location:**106,116 and 118 Red Bird Lane & 5402, 5408 and 5412 S. Congress Ave.**

Applicant: Amanda Sworn

SF-2
CS-MU-NP
To: CS-MU-V-CO-NP

The SCCNPCT understands “The Bird Streets of Pleasant Hill” within close proximity to the proposed development has expressed about their traditional creek concerns and remediation of flooding issues associated with said creek, including ingress/egress from South Congress Ave. We respect their concerns regarding the neighborhood area and proposed project. We appreciate the applicants time and efforts with neighborhood interaction, the SCCNPCT has been in contact with Amanda Sworn several times virtually. The SCCNPCT is in a neutral position.

The development is projecting 250 units, The VMU 1&2 zoning allows the developer to pick and choose from VMU1(60 feet) or VMU2 (90 feet).

Listed offers and understandings from the applicant.

- VMU2 (90 feet) affordable units 12%of units @ 50% MFI, Affordable units.
- Balconies: No balconies shall be constructed on the western facing side of the building along the western boundary line of the Property.
- Onsite Pet Area: Unless otherwise required by the City of Austin or other governmental agency with jurisdiction over the Property, the Project shall incorporate an onsite outdoor pet area associated with a residential development (provided the Project includes multifamily) for the use of residents of the Project.
- Security: Upon redevelopment and during construction, security cameras and monitoring shall be incorporated into the Project.
- Sale of Property: Should the Owner sell the Property subsequent to the effective date of this Declaration, subsequent owners shall contact SCCNPCT. If a new VMU building is proposed that differs from the Project, Owner shall contact SCCNPCT to inform them of any changes.

Thank you,
Mario Cantu, SCCNPCT.