

As longtime stakeholders involved with the development of the 2016 South Central Waterfront Vision Framework Plan and as a member of the South Central Waterfront Advisory Board, South River City Citizens Neighborhood Association understands that current conditions have compromised both the intention and regulation of a sustainable eco-district that would set a goal of 20% affordable housing units, provide additional parkland and connectivity to the Ann and Roy Butler Trail and to Lady Bird Lake, and create a pedestrian precinct with that is distinct from downtown.

The vision has been lost and the framework has been altered to support investment interests and the prospect of a transit station.

SRCC commends city staff for its time and effort to manage for Planned Unit Developments that are unfortunately taking extravagant entitlements from the plan and returning little in community benefits.

SRCC has spent innumerable hours of cooperative volunteer time over the previous decade in meetings and at hearings trusting that the buildout would resemble the City Council adopted document but instead can expect Rainey Street, possibly with transit.

While 5% affordable units and fee-in-lieu is better than nothing, SRCC urges the city to define enforce other community benefits, especially parkland, in closer alignment with public needs rather than developer expectations.

Thank you for your ongoing consideration,

SRCC requests the following:

Require parkland dedication of land for all properties along Lady Bird Lake and fee-in-lieu for other sites as gatekeeper requirement for any or all bonuses.

Austin ranks 41st in the nation for its ParkScore Index.

<https://www.tpl.org/> and the

NatureScore assessment for South Central Waterfront is less than adequate. <https://www.naturequant.com/>.

Do not exceed FAR and height proposed by staff which is already far greater than the community supported plan.

Oppose any changes to the subdistricts proposed by Planning Commission.

The Travis Heights-Fairview Park National Historic District is adjacent to the district.

Maintain a board or commission for continuity and oversight.

South Central Waterfront is located within the Greater South River City and Bouldin Creek Neighborhood Planning Areas.

<https://www.austintexas.gov/page/neighborhood-plans-and-resources>