



May 6th 2025

LETTER OF SUPPORT FOR THE 501

To the Mayor and Council Members of the City of Austin:

I am writing this letter on behalf of the North Loop Neighborhood Plan Contact Team (NLNPCT), expressing our support for United Properties' (UP) request to add DB90 zoning to the properties at Airport Boulevard and Koenig Lane known as the THE 501. This property is captured in zoning cases C14-2025-0010 through C14-2025-0017 for which you are hearing the second and third readings.

During a special session of the NLNPCT on February 26th, the eligible voting members present, representing a quorum (50% or more) of all eligible members, voted unanimously to support UP in their request to add DB90 zoning to all of the properties within the boundaries noted above, conditional on the signing of a Memorandum Of Understanding (MOU) by both parties. After several months of good faith negotiations on both sides, a letter was presented to the membership by UP and discussed at the regular NLNPCT on April 30th. An online vote was held following the meeting that resulted in unanimous support for the letter agreement with 63%, 27 of 43, eligible members voting. This letter was signed by United Properties' attorney David Hartman and was included in the back-up for this case.

We, the members of the NLNPCT and residents of the North Loop, Ridgetop, Morningside, and Red River Sliver neighborhoods, believe this project has the potential to satisfy the goals set forth in our Neighborhood Plan to create a new urban center with a focus on affordability, connectivity, placemaking, the environment, and good urban design.

We entered into negotiations on this project - *not to undermine or restrain the requested DB90 zoning* – but to enhance the density and affordability this zoning provides with intentional place making. We have watched other parts of our city grow rapidly with new residential buildings that dilute the character of their neighborhoods rather than enrich them. Rather than fight against a project we feared *might* happen, we elected instead to lean in and request a seat at the table for a project that *could* happen.

THE 501 will transform what is now an industrial property, with nearly 100% impervious cover, into a new residential development that will include activated urban streets, a new transit center, a park with green space and the Redline Parkway Trail, and, potentially, a new grocery store among other retail opportunities. All amenities that bring our neighborhood ever closer to becoming a complete community where all the needs of the residents can be found within our boundaries.

While we may never achieve the affordability and diversity that could be found here in decades past, this project will allow North Loop to open its doors to a wider range of folks from more diverse backgrounds who would seek a home in our eclectic neighborhood.

We want to thank United Properties for their willingness to collaborate with the NLNPCT on the project thus far and we will look forward to further developing the placemaking opportunities of this site once the Nicholson tract is secured. Along with a dedicated urban plaza, linear park, and additional transit connectivity, we plan to work together on enhanced entitlements requests that achieve deeper density and affordability on the southern parcels.

We believe that density bonus zoning programs like DB90 – when embraced as a collaboration between neighborhoods, developers and city agencies – can help all participants achieve goals that would be difficult for any individual group to achieve on their own. We encourage Council to support, and our fellow neighborhoods to demand, that this strategy of collaboration be the foundation for all DB90 projects.

We thank the Mayor and the Council for your consideration of this project and humbly request that you approve the DB90 zoning for these properties.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'Brian Bedrosian', with a stylized, flowing script.

Brian Bedrosian
Chair of the North Loop Neighborhood Plan Contact Team