



East End Community Dialogue Regarding the Fifth Modification of the E. 11th & 12th Streets Urban Renewal Plan/Community Redevelopment Plan (URP/CRP) and NCCD

Summary of April 1, 2008 Meeting

After a series of informal presentations/briefings to various groups such as the Robertson Hill Neighborhood Association (RHNA), the East End IBIZ District, the Guadalupe Neighborhood Development Corporation (GNDC), and the Victory Grill, the first community consensus-building meeting was held on Tuesday, April 1st. Approximately 47 community stakeholders attended the meeting.

The meeting began with a welcome from Byron Marshall, President & CEO of the Austin Revitalization Authority (ARA) and Margaret Shaw, Acting Director of the City's Neighborhood Housing & Community Development Office (NHCDO). Mr. Marshall introduced the process facilitator Shuronda Robinson and ARA and NHCDO staff members. A brief review of the consensus process and schedule was presented. Ms. Robinson discussed the ground rules for the meetings after which Mr. Marshall summarized the conceptual development plans for Block 18 on E. 11th Street.

Located on the same block as the Victory Grill, Block 18 is bound by E. 11th, Waller, Juniper, and Lydia Streets. The proposal consists of four major components:

- **East Room.** Relocation to Juniper & Waller St., rehabilitation and addition of 1,700 SF to this historic building.
- **Multi-Family Low-Income Housing.** Along Juniper Street, a 3-story, 28 unit building to be owned by Anderson Community Development Corporation. These 1 and 2 bedroom apartments will target households earning 40-60% of Austin's Median Income – \$22,750 to \$34,150 annual income for a two-person household.
- **Mixed-Use Retail/Office Building.** Along E. 11th and Lydia Streets, a 4-story 74,200 SF mixed-use building. ARA envisions recruiting businesses on the ground floor that the neighborhood expressed a desire for such as doctors or dentists, dry cleaners, shoe repair, book stores, ice cream shops, etc.
- **Parking Garage.** 3-level underground parking structure with 325 parking spaces. 42 parking spaces are reserved for the affordable housing, while an estimated 58 shared community parking spaces will be available to assist area businesses.

The total project is expected to cost \$32.1 M and will be financed using a combination of private (63%) and public (37%) dollars.

To support the proposed Block 18 development ARA's is seeking the following plan amendments:

URP/CRP		Current Limits	Proposed Changes
	Heights/FAR	<ul style="list-style-type: none"> Office: 50' Total FAR: .96 	<ul style="list-style-type: none"> Office: 53' Total FAR: 1.70
	Uses: Housing	<ul style="list-style-type: none"> Up to 10-15 town homes oriented towards Juniper St. 	<ul style="list-style-type: none"> Up to 36 units of multi-family
	Uses: Commercial	<ul style="list-style-type: none"> Up to 40-48,000 SF 	<ul style="list-style-type: none"> Up to 100,000 SF for entire block (includes Victory Grill and East Room)
	Parking	<ul style="list-style-type: none"> Office: 135-150 spaces Housing: 10-15 spaces 	<ul style="list-style-type: none"> Amend definition of community parking to mirror NCCD definition Allow less of basic LDC requirements and 1) 20% NCCD reduction <u>or</u> 2) other specific LDC deduction

NCCD		Current Limits	Proposed Changes
	FAR	<ul style="list-style-type: none"> Sub-district 1: 1.5 FAR Sub-district 2: .75 FAR and 18-27 housing units per acre 	<ul style="list-style-type: none"> Sub-district 1: 2.4 FAR Sub-district 2: 1.1 FAR and 45 housing units per acre
	Parking	<ul style="list-style-type: none"> Allows 20% reduction of basic LDC requirements 	<ul style="list-style-type: none"> Specify that NCCD 20% reduction may not be used with other LDC reductions
	Max. Building Coverage	<ul style="list-style-type: none"> Sub-district 2: 60% 	<ul style="list-style-type: none"> Sub-district 2: 80%
Max. Impervious Coverage	<ul style="list-style-type: none"> Sub-district 2: 80% 	<ul style="list-style-type: none"> Sub-district 2: 90% 	

Ms. Margaret Shaw then spoke about the residential development proposed on E. 12th Street between Curve and Waller Streets. Ms. Shaw affirmed that the City is committed to a residential development, but stated that the development initially conceived was no longer feasible. Ms. Shaw committed to presenting more information regarding the City's plans for these parcels at a future meeting.

Sandra Harkins of NHCD spoke about the Urban Renewal Board's (URB) plans to solicit for proposals for the development of Block 16 on E. 11th Street. The solicitation, at a minimum, would include the following values and goals: 1) Encourage Mixed Use Development; 2) Increase Economic Opportunities through a) Job Creation, b) Providing Opportunities for Small and Minority Owned Businesses; and c) Development of Office/Retail Space (Pedestrian-Oriented for ground floor); 3) Increase Affordable Housing (Long Term Affordability) through a) Homeownership and b) Rental 4) Increase Public Parking; 5) Meet Vertical Mixed Use Standards; 6) Respect the historical character and existing properties of the area; 7) Respect the existing community context and not detract from the viability of adjacent

residential neighborhoods and be consistent with the East 11th and 12th Streets Urban Renewal Plan, East 11th Street Neighborhood Conservation Combining District (NCCD), Central East Austin Neighborhood Plan, and Vertical Mixed Use Standards; and 8) Encourage compatibility with development along the 11th Street corridor from the stand point of design, building materials and types of businesses.

In addition to identifying the values and goals for Blk. 16, Ms. Harkins also discussed the elimination of some project controls within the Urban Renewal Plan for Blk. 16 that could limit a prospective developer, but to keep project controls such as allowable height and permitted FAR in order to control the size and density of the development.

Ms. Harkins also mentioned that an African American Cultural and Heritage Facility is planned to be included in the development of Block 16.

Much discussion ensued about the proposed developments/plans with many voicing support for low-income, affordable housing and helping small businesses to relocate to E. 11th Street. Some voiced concern over the density proposed and underground parking structure in Block 18 as well as the need to eliminate all of the project controls for Block 16. Other attendees expressed their desire for energy efficient development, green space and neighborhood-serving retail businesses to locate in the proposed developments.

The meeting concluded with Mr. Marshall thanking those in attendance and noting that the next steps in the process include additional briefings with key community groups (12th Street business and property owners, GAIN, Juniper Street residents and E. 11th Street business owners) to talk about specific areas of the proposed development plans for E. 11th & E. 12th Streets. The second consensus-building meeting (scheduled for 9:30 – 12:00 noon on Saturday, April 26th) will focus on issues related to E. 11th Street while the final meeting (scheduled for 9:30 – 12:00 noon on Saturday, May 17th) will center on E. 12th Street issues.