



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 May 17, 2008 Meeting

After a series of presentations to neighborhood stakeholder groups (the Robertson Hill Neighborhood Association (RHNA), the East End IBIZ District, the Guadalupe Neighborhood Development Corporation (GNDC), the Guadalupe Association for an Improved Neighborhood (GAIN), the Organization of Central East Austin Neighborhoods (OCEAN), and the Victory Grill) regarding proposed changes to the CRP and NCCD and after community wide meetings on Tuesday, April 1st and Saturday, April 26th the Austin Revitalization Authority (ARA) held a third and final community meeting on Saturday, May 17, 2008 at City Council chambers. Forty-three individuals signed the meeting's sign-in sheet.

Shuronda Robinson, the process facilitator, went through a brief review of the consensus process, schedule and ground rules for the meeting. She also noted the next steps in approving any changes to the URP and NCCD which included opportunities for additional public input.

BLOCK 18 PROJECT

Mr. Ray Galloway, Chairman of the Board of Directors of the Anderson Community Development Corporation (ACDC), which is a partner in development of the affordable housing component of the Block 18 project, introduced himself and spoke about the organization. He noted that meetings are open to the public and that all community stakeholders are welcome to attend. At his request, Mr. Byron Marshall said that he would send a notice regarding ACDC's next scheduled meeting to ARA's community e-mail list.

Mr. Marshall reviewed the four major components of the project: 1) a 66,000 SF, 4-story, mixed-use building; 2) a 3-story apartment building with 24-36 affordable units; 3) the rehabilitation and relocation of the historic East Room; and 4) 325 underground parking spaces which will include approximately 58 community parking spaces. Community members expressed support for the affordable housing. Concern was expressed by one or two participants that the building was too tall and that there was too much parking. Support was expressed for the affordable housing. Additionally participants said that information regarding the affordable housing be widely distributed in the community and efforts should be made to keep residents and families in the area

BLOCK 16 PROJECT

Sandra Harkins of NHCD reviewed the Urban Renewal Agency's values and goals for Block 16. She also discussed proposed options for the development of the African American

Cultural Heritage Facility on the block: 1) rehabbing the historic Detrick-Hamilton House and constructing an addition to create enough space for the facility; and 2) demolishing the house and making construction of the facility part of the larger development of Block 16. Ms. Harkins said that the concern in rehabilitating the house was the cost. She said that no decisions had been made yet, that NHCD was still collecting information regarding the project, and that there would be another presentation made to the African American Resource Advisory Commission. She noted that it would also be possible to incorporate elements of the historic house in a new building, and perhaps install a plaque about the history of the house. Participants expressed support for rehabilitating the house.

OTHER MODIFICATIONS

Proposed plan modifications for the parcel at 1425 E. 12th Street were introduced at this meeting. The property contains a service station and convenience store which have been in existence since the mid-1950s. The owner of this property is seeking modifications to make current uses permitted rather than nonconforming thereby allowing redevelopment of this parcel. The specific modifications include:

- Amend Section IV.B of E. 12th Street NCCD to provide that service station and auto rental, repair, sale and washing are permitted uses at 1425 E. 12th Street; and
- Amend E. 11th and 12th Streets URP to provide that auto-related uses are permitted at 1425 E. 12th Street.

An objection to allowing auto repair uses at this site was voiced by an individual representing the E. 12th Street Property and Business Owners. The property owner's representative agreed to provide more information about the redevelopment plans and meet with the adjacent neighborhoods to discuss the plans at a later date.

At the end of the meeting a proposal to increase the allowable heights from either 35' or 50' to 53' on E. 12th Street was made by a member of the E. 12th Street Property and Business Owners. Because no specifics about the exact location of the proposed height change were provided, there was no discussion about this proposal at the meeting.

At the end of the meeting participants were able to leave comments about regarding project design, the types of businesses desired in the area, and affordable housing.