



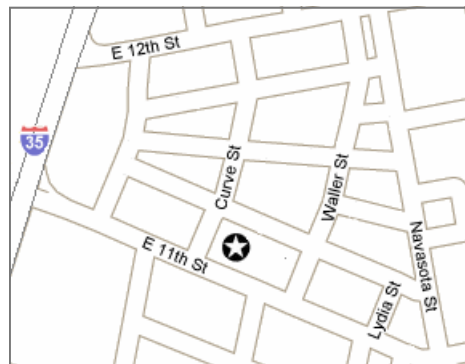
The Austin Revitalization Authority (ARA) is the Central East Austin community working together to restore the cultural and economic viability of our neighborhoods. We are a private, non-profit community development corporation whose board of directors represents a broad cross section of community stakeholders.

Our mission is to respect the people, institutions, cultures and history of East Austin; restore a sense of hope and pride in the East End community; and revitalize the area's commercial, residential and social components in a manner that promotes diversity, stability and prosperity.

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Community Meetings

This is your neighborhood and your input is important to us. While attendance at all three meetings is recommended, please attend as many as convenient. The group will determine the agenda and specific consensus items.

If at all possible, please contact our office ahead of time so we know how many community members will be in attendance. Thank you and we look forward to meeting with you.

Tuesday, April 1st



Refreshments at 5:30 pm; Meeting 6 pm–8 pm
Street-Jones Building, 1000 E 11th St, 4th Floor
Introduction to proposed projects; first round of community consensus-building process

Saturday, April 26th



Refreshments at 9 am; Meeting 9:30 am–12 noon
Street-Jones Building, 1000 E 11th St, 4th Floor
Second round of consensus-building process

Saturday, May 17th



Refreshments at 9 am; Meeting 9:30 am–12 noon
Street-Jones Building, 1000 E 11th St, 4th Floor
Final round of consensus-building process; presentation by City Staff

Key Definitions

Urban Renewal / Community Redevelopment Plan (URP/CRP)

The guide to development on E. 11th and 12th Street describing block by block the desired development including height, density, and parking. The URP/CRP focuses on restoring a thriving mix of uses along the E. 11th and 12th Street corridors.

Neighborhood Conservation and Combining District (NCCD)

A zoning tool that allows central city neighborhoods to create incentives for development while protecting the character of their community.

Floor-to-Area Ratio (FAR)

The ratio of the total square footage of the building to the size of the land

Building Coverage

Square footage of the structure's foundation

Impervious Coverage

Anything that stops rainwater from soaking into the ground; the structure's foundation plus items such as patios, driveways, sidewalks, etc.

Height

Building height measured from the base of the building at ground level

Consensus

General agreement among community group members that all legitimate concerns of individuals have been addressed by the group and that the majority agrees to support the decision. Consensus DOES NOT mean that everyone agrees. Consensus DOES mean that all members had an opportunity to express their opinion and feel that they have been listened to by the group.

Community Dialogue

You're Invited

Austin Revitalization Authority

Proposed Developments and Zoning Modifications in East Austin



We invite you to participate in a community dialogue as we begin discussing proposed development plans for Central East Austin.

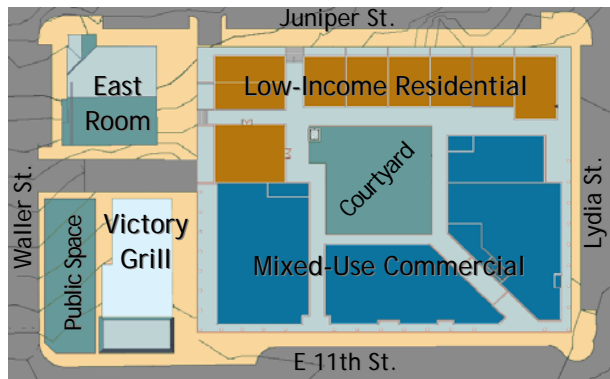
Block 18 Phase I Development Proposal

In keeping with its mission, ARA recently presented its Phase I conceptual development plan for Block 18 on E. 11th Street to the Urban Renewal Board. Located on the same block as the Victory Grill, Block 18 is bound by E. 11th, Waller, Juniper, and Lydia Streets. (See Site Plan)

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 Street, 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.



Block 18: Site Plan



Rendering of East Room Renovation

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

Block 16 Conceptual Development Proposal

Located on the same block as Ben’s BBQ, Block 16 is bound by E. 11th, Branch, Juniper, and Curve Streets. The City of Austin’s Neighborhood Housing and Community Development office and Urban Renewal Agency staff will present their vision and conceptual plan for this block and solicit feedback from the community.

Modifications to Neighborhood Zoning and Community Development Plan

Several modifications to the E. 11th & 12th Streets CRP/URP and NCCD for E. 11th Street are required to implement the proposed plans. ARA believes the proposed changes on Block 18 are consis-

tent with the CRP’s original intent of providing desired commercial, affordable residential and parking spaces. ARA’s proposal also reflects the evolving needs of the neighborhood.

The Austin Housing and Finance Corporation will present modifications needed to build town homes on the south side of E. 12th between Waller and Curve Streets. Additionally, a private developer will present modifications needed for a development on the southwest corner of E. 12th and Comal Streets. There may be other proposals presented during the community meetings.

Community Meetings

ARA will begin to present its Block 18 proposal to affected stakeholder groups in March 2008. These presentations will be followed by a series of community consensus-building meetings designed to gather the community’s input about the proposed Block 18 development and other projects. The location and times from the meetings are listed on the back. If you plan on attending or would like additional information, please contact our office. Come share with us!

Austin Revitalization Authority

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