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Neighborhood Planning & Zoning

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TO: Members of City of Austin City Council

FROM: Bernice Butler, agent for Mrs. Louree Atkins, property owner

RE: Amendment of Rezoning & Plan Amendment Applications
for 2017 and 2101 East 8th Street
C14H-03-0096
Agenda Items Z-1 and Z-7

Dear Members of the Austin City Council:

My mother, Mrs. Atkins is the long-term owner of this property and we are desirous of redeveloping it, and thus seek this rezoning and amendment of the neighborhood plan in order to make it economically feasible for us to do so. The current use of the properties is multi-family, and one of the units has a code violation requiring extensive repair or demolition. Action on this violation is being held in abeyance pending the outcome of these rezoning/plan amendment applications.

Our Rezoning application # C14H-03-0096 requested a change from the SF-3-NP the imposed by the neighborhood plan, back to the original MF-4 which was in place prior to being down zoned by the neighborhood plan, so that we can build a 10-unit multifamily building. *We now wish to amend our request from MF-4 to MF-3, and build 6 units rather than 10 units as originally proposed, in order to be responsive to neighborhood concerns.*

We sincerely believe that our proposed project, which can only be realized by approval of the rezoning/plan amendment application will be of significant benefit to the neighborhood and the City of Austin, and will achieve the following goal:

Aid in revitalization of this disinvested Central East Austin neighborhood by demolishing currently dilapidated structures at 2101 and 2017 East 8th street, and build an attractive 6-unit apartment-home development.

Further, we believe that based upon the 14 "sound planning principles" that are to be applied in reviewing a request for a Plan amendment (as found on the City's website – www.ci.austin.tx.us/zoning/principles, it appears that the proposed project is appropriate in terms of many of the principles, including the following:

Principle #2) Adding some more compact, non-single family housing to this part of the planning area will help "ensure an adequate and diverse supply of housing for all income levels within the community."

Principle #3) Since the Future Land Use Map for Central East Austin targets all the parcels directly across the alley to the south (fronting on to 7th street) as “Mixed-Use”, the proposed development will actually minimize “negative impacts between incompatible uses”, in that it provides for a transition from the mixed uses to the south (on 7th street) to the purely single family uses to the north

Principle #9) The proposed low-density multi-family development will help “ensure adequate transition” between the low-density, single family adjacent land uses and the high development intensities on 7th street

Principle #14) While respecting the residential-only land use of this particular stretch of east 8th street, the proposed development will “promote development that serves the needs of a diverse population.”

Also, in light of the Neighborhood Plan proposal that the intersection of east 7th and Northwestern Streets be targeted as a “neighborhood Urban Center,” a more compact, slightly denser form of development in this area so close to the Urban Center (which is a few blocks away), appears to be appropriate.

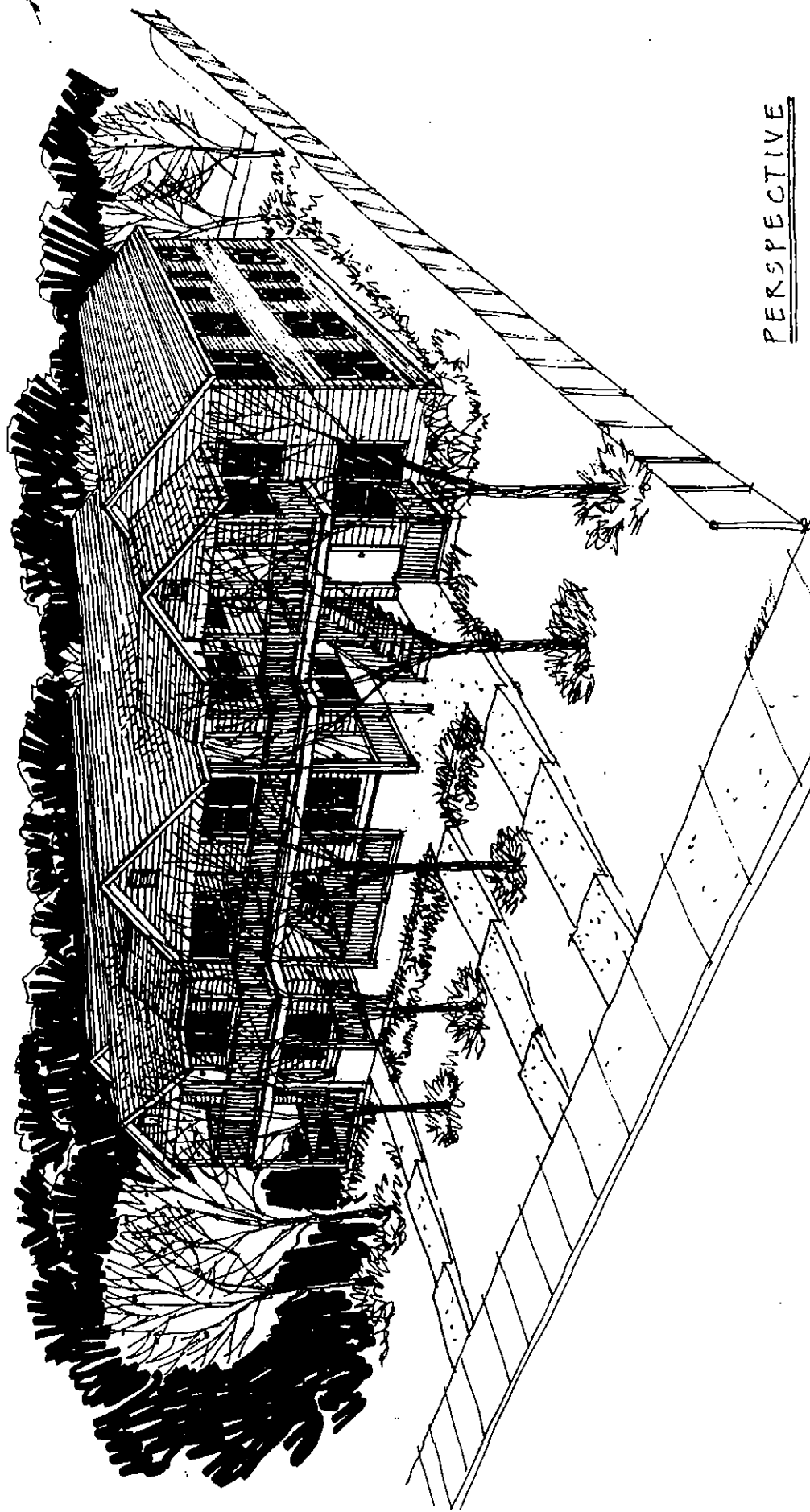
We have heard neighborhood concerns at three meetings, and have offered the following remedies and responses:

1. ***Proposed scale too large for property*** – we have reduced the number of units proposed from (10) 2 bedroom units to (6) 2 bedroom units- see attached site plans
2. ***Parking/Traffic*** – parking will be behind the residential buildings and accessed by using the alleyway shared with 7th street businesses.
3. ***Neighborhood character*** – what is planned is a well designed 2 story building whose architectural features are similar to and complementary to those of existing structures in the neighborhood, whose landscaping features are compatible with those nearby and that minimizes detracting from the surrounding neighborhood; and as we progress in the development process, we would like to bring back our drawings for your review – see attached site plans and rendering.
4. ***Apartment buildings in the neighborhood attract criminal elements such as drug pushers and others*** – If we all accept the theory that a better quality building will attract a better quality resident, then I think we can agree that by demolishing the existing buildings, we can rebuild quality residential property

that can attract families and individuals paying \$800 per month or more, as compared to existing \$300 to \$600 per month, thus helping to enhance the quality of life in the area..

5. ***Neighborhood residents have been working on this plan for a very, very long time*** -- We can appreciate this, and our plans, our investment, and, our taxes are also inextricably tied to the neighborhood plan. As such, my mother has followed the planning process, she has appeared before the neighborhood association, and she has advised the neighborhood association, City Planning staff and the City Council of her desire to maintain the MF 4 zoning designation and to build a multi-family building. In fact, we had to wait for rules to be created which allowed for and outlined the Neighborhood Plan amendment process, in which we are now engaged.

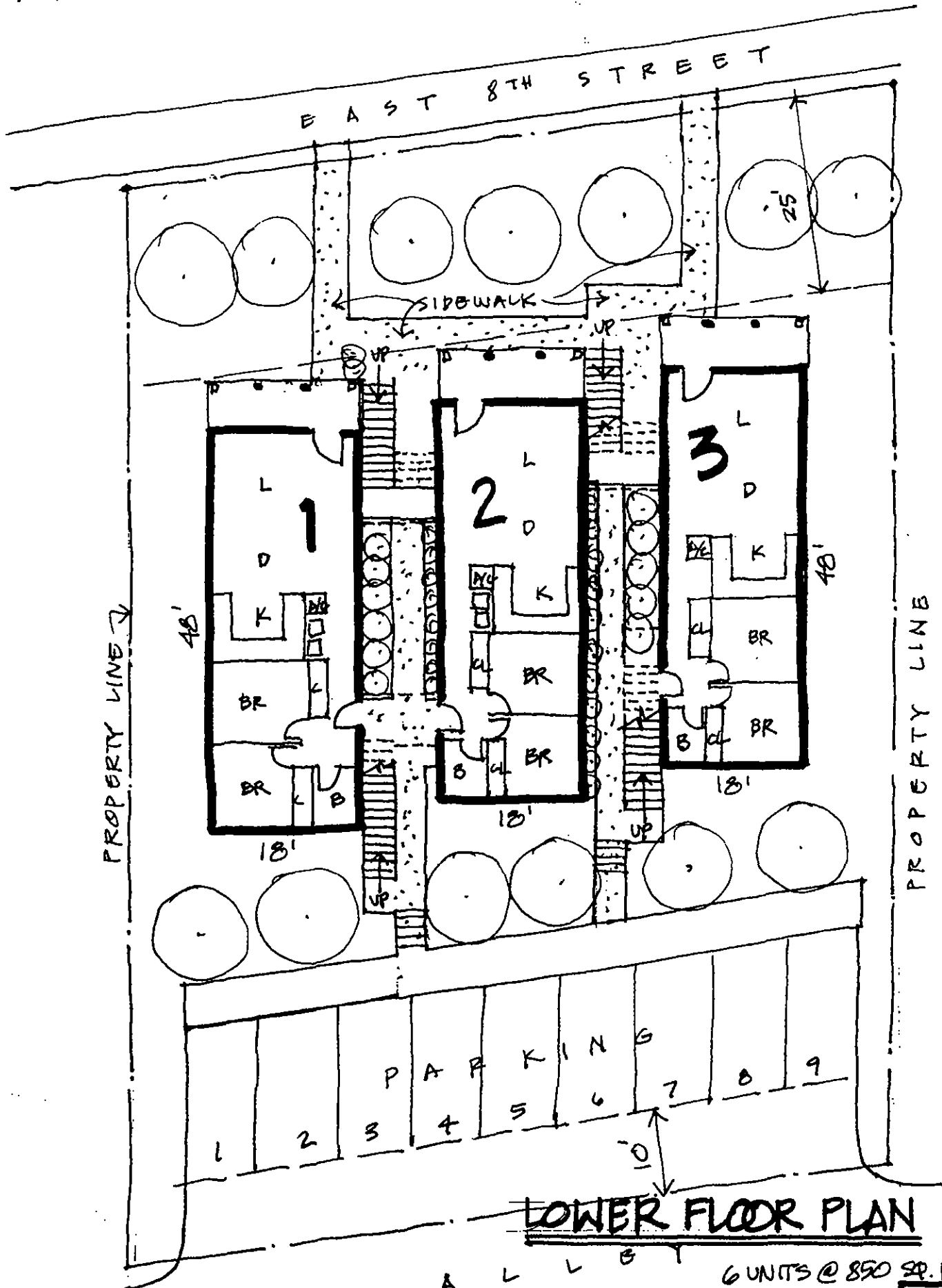
We appreciate your time, and thank you very much for your consideration.



PERSPECTIVE

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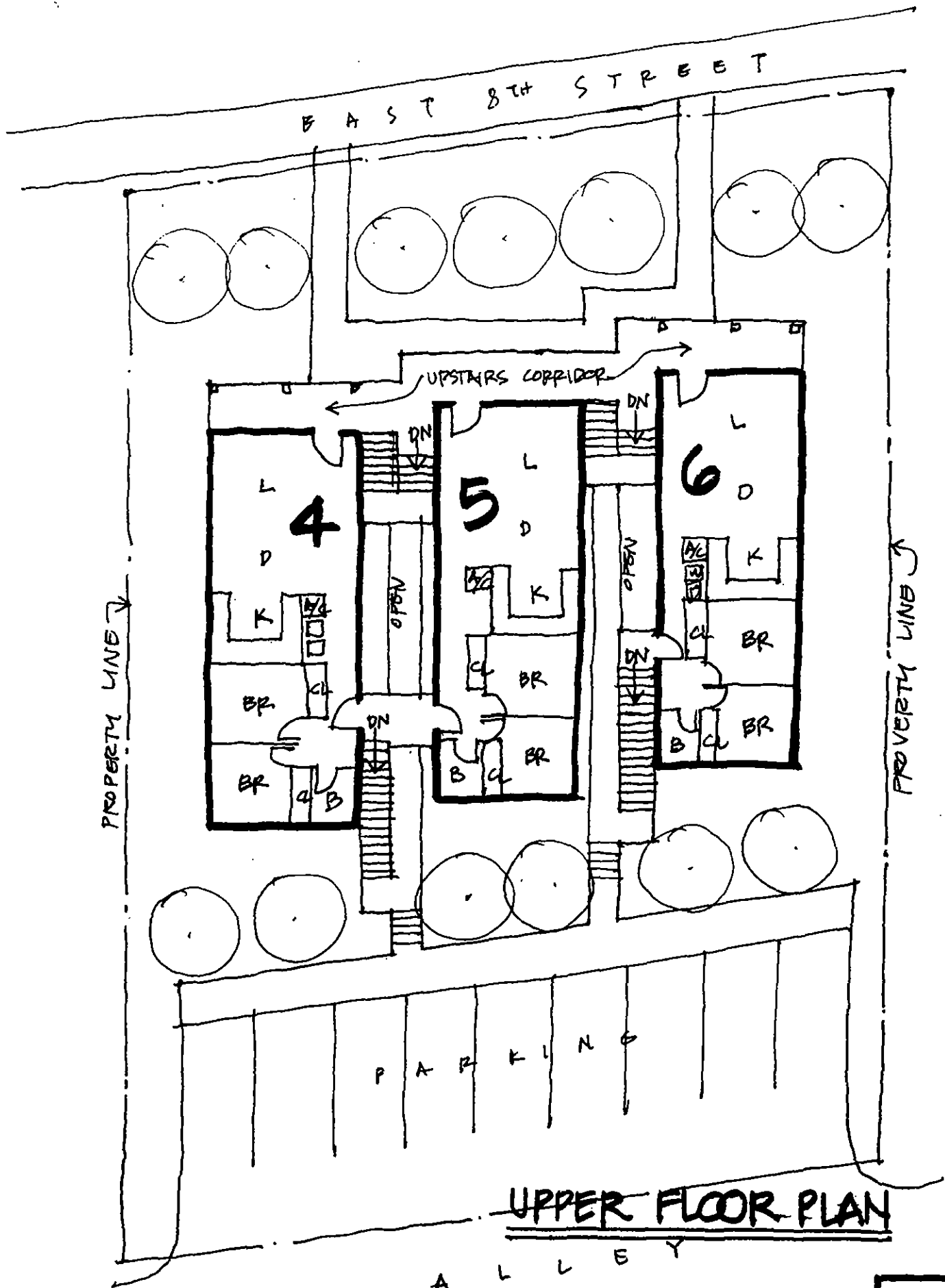
SIX UNITS • 2017 AND 2101 EAST 8TH ST
AUSTIN, TEX HATCH PARTNERSHIP LLP FEB-10-04



LOWER FLOOR PLAN

6 UNITS @ 850 SQ. FT.

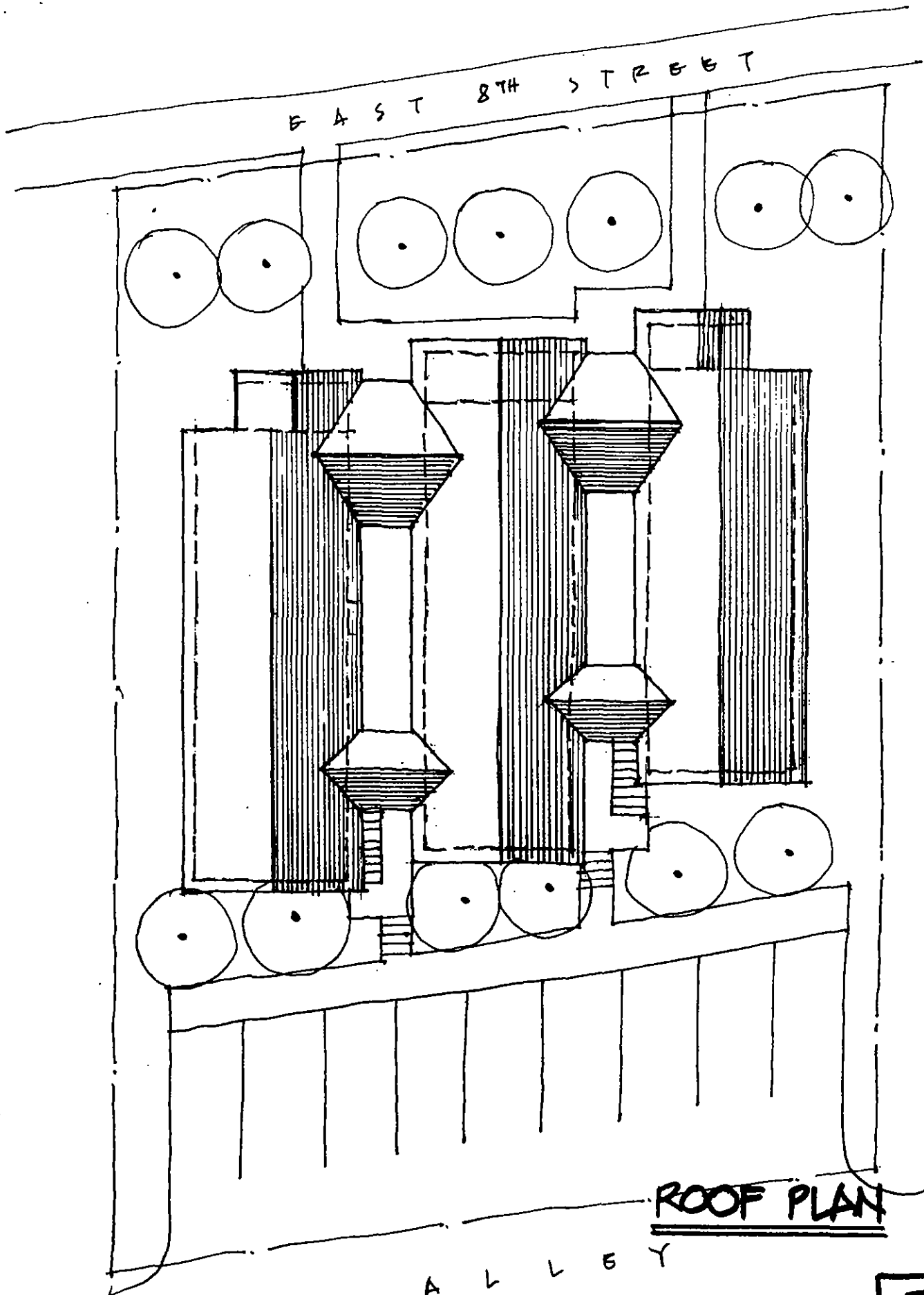
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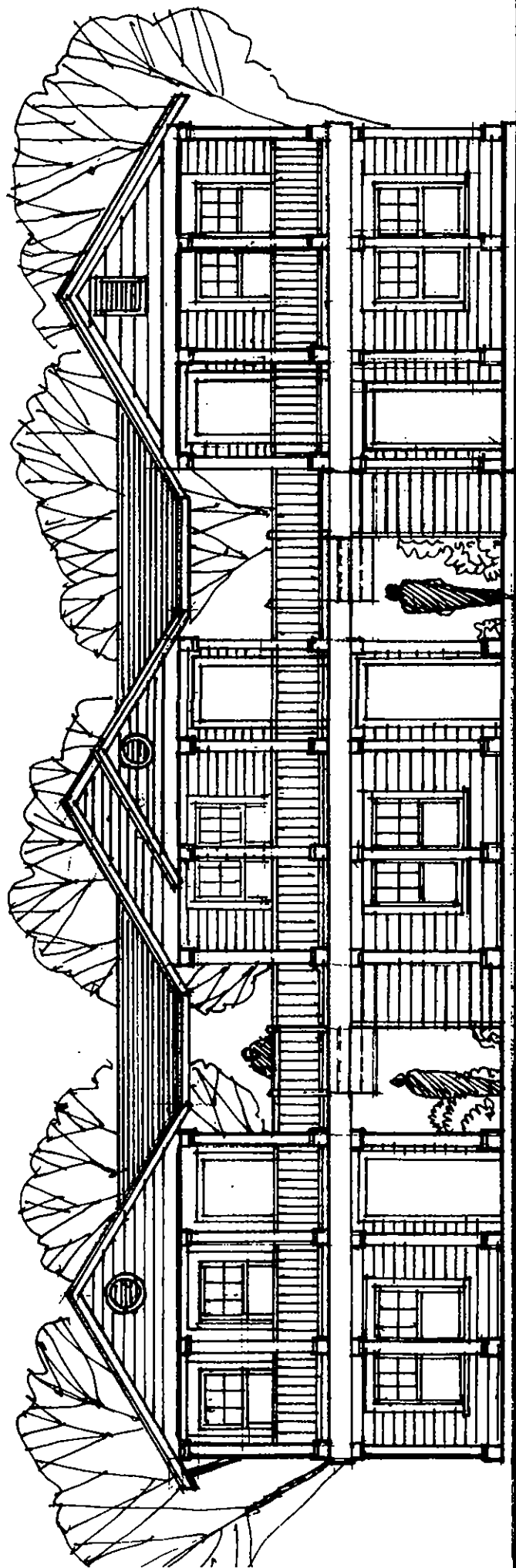
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SIX UNITS • 2017 AND 2101 EAST 8TH ST
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FRONT ELEVATION • 1/8"

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SIX UNITS • 2017 AND 2101 EAST 8TH ST
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**THE GARDENS
APARTMENT HOMES
2101-2017 EAST 8TH STREET
AUSTIN, TX**

January 5, 2004

Mr. Jimmy Butler, Acting President
Blackshear Neighborhood Association
Austin, TX 78702

Dear Mr. Butler and members of Blackshear Neighborhood Assn.,

My Mother and I would like to take this opportunity to thank you for your dedicated stewardship efforts that are helping to stem the deterioration of the Black shear neighborhood and attempting to guide the neighborhood back to the once rich and healthy quality of life that the long term residents, such as Mrs. Nobles, can remember that they once enjoyed. My Mother and I share your desire and passion to revitalize this once grand old neighborhood.

While we obviously think that the investment of approximately \$1million that we are trying to make at 2017 and 2017 East 8th street will go a very long way toward helping to revitalize the neighborhood, we also recognize and understand you alls' desire to enhance the quality of life in Blackshear while working hard to turn around the flow of disinvestment in the neighborhood. It is in this spirit that I think we should join forces in our efforts to turn the disinvestment around and begin to revitalize the Blackshear neighborhood. We'd like to begin to work more closely with you by first addressing the concerns you've articulated at the two public discussions regarding approval of our project. Those are:

1. **Traffic** – parking will be under and in front of the residential bldg.; with help of Blackshear neighborhood assn. we may be able to provide additional access by widening and using the alleyway shared with 7th street businesses.
2. **Neighborhood character** – what is planned is a well designed 2 or 3 story building whose architectural features are similar to and complementary to those of existing structures in the neighborhood, whose landscaping features are compatible with those nearby and that minimizes detracton from the surrounding neighborhood.

3. ***Apartment buildings in the neighborhood attract criminal elements such as drug pushers and others*** – If we all accept the theory that a better quality building will attract a better quality resident, then I think we can agree that by demolishing the existing buildings, we can rebuild quality residential property that can attract families and individuals paying \$800 per month or more, as compared to existing \$300 to \$600 per month, thus helping to enhance the quality of life in the area..

We'd like to see if these remedies are sufficient to get support from the Blackshear neighborhood association for The Gardens apartment homes project.

Should you have questions or need additional information from us, please contact me at 762-8815 or by email at deedcobb@aol.com.

Thank you for your time, and I look forward to talking with you soon.

Bernice B. Butler

Cc: Nell Peterson
Louree Atkins