

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0156 / East 11th Street NCCD Amendment (City Initiated)

P.C. DATE: September 23, 2008
August 26, 2008

ADDRESS: The 900 Block of East 11th Street (Block 16) which is bounded by East 11th Street on the south, Juniper Street on the north, Branch Street on the west, and Curve Street on the east; excluding 900, 904, 908, 912 East 11th Street and 901 Juniper Street.

APPLICANT: City of Austin – Neighborhood Planning and Zoning (Joi Harden) 974-2122

ZONING FROM:

Block 16

916 East 11th Street - CS-NCCD-NP
920 East 11th Street - CS-NCCD-NP
903 Juniper Street - MF-3-NCCD-NP
905 Juniper Street - SF-3-NCCD-NP
907 Juniper Street - SF-3-NCCD-NP
909 Juniper Street - SF-3-NCCD-NP
911 Juniper Street - SF-3-NCCD-NP
913 Juniper Street - SF-3-NCCD-NP

ZONING TO: The proposed zoning request will modify the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan (URP) for various development regulations such as, but not limited to, an increase in height limits, Floor-to-Area-Ratio (FAR), maximum building coverage, maximum impervious cover, changes in parking requirements, changes in permitted uses, and the deletion of project controls.

SITE AREA: Block 16 – 1.195 acres (52,054.2 sq. ft.)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the modification to the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan (URP) which creates a new subdistrict and associated development standards. (See attached Subdistrict map and Exhibit A and B).

The 11th Street NCCD was created to assist development on this corridor, and staff believes that allowing more flexibility in the development regulations will help accelerate responsible development. Additionally, these projects will contribute to allowing green space, add more affordable housing for the area, provide community parking which will not only keep cars out of adjacent neighborhoods – but will help the smaller business that do not have adequate parking, preserve historical structures, and provide retail and office space which the URP calls for in this area.

Additionally, the developments will be built in a step down manner. The more dense part of the development will face 11th Street and the less dense portion will be toward the rear of the lots which

are closer to other residential structures. This will continue to promote compatibility with the adjacent residential street.

SUMMARY PLANNING COMMISSION RECOMMENDATION: On September 23, 2008, Planning Commission approved staff's recommendation for Block 16; by Commissioner Tracy Atkins' motion; Commissioner Perla Cavazos second the motion on a vote of 6-0. Commissioners Sandra Kirk and Chris Ewen were off the dais; Commissioner Paula Hui was absent.

ISSUES

The original rezoning request included Block 18, which City Council approved an indefinite postponement on November 20, 2008. Most of the opposition and the valid petition referred only to Block 18. Some of the comments attached to the back of this staff report made no mention of which block they were opposing, so that information is enclosed.

DEPARTMENT COMMENTS:

Block 16

The approximately 1.195-acre site currently has multiple zoning base districts but is governed by the East 11th Street NCCD and East 11th and 12 Streets URP. This 900 block of East 11th Street (Block 16) is bounded by East 11th Street on the south, Juniper Street on the north, Branch Street on the west, and Curve Street on the east. The block is currently developed with two single family residences and a commercial bldg. It is surrounded by single family residences to the north, multi-family to the south (Robertson Hill Apartments), as strip center to the west, and a 4-story mixed use building to the east (Street Jones).

The Neighborhood Housing and Community Development (NHCD) Department of the City of Austin and the Urban Renewal Agency of the City of Austin are seeking changes to allow prospective developers greater flexibility for the construction of a mixed-use development and an African American Cultural Heritage Facility. The proposed changes seek to ease and accelerate development that reflects the values and goals of the Urban Renewal Agency as well as the affected community stakeholders (see attached Exhibit D). The proposed modifications would, for example, increase the FAR, allow for more residential units and allow for a greater number of parking spaces.

The staff recommendation is to grant the modification to the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan (URP) which creates a new subdistrict and associated development standard requested for that subdistrict. All other development regulations default back to the original subdistricts.

EXISTING ZONING AND LAND USES:

Block 16

	ZONING	LAND USES
<i>Site</i>	See above chart	Single Family Residence / Vacant lot
<i>North</i>	SF-3-H-NP/ SF-3-NP	Single-family residences
<i>South</i>	CS-NCCD-NP	Multi-family (Robertson Hill Apartments)
<i>East</i>	CS-1-NCCD-NP/ CS-NCCD-NP/ SF-3-NCCD-NP	Mixed use Bldg. (Street Jones)
<i>West</i>	CS-1-NCCD-NP/CS-NCCD-NP	Commercial Strip Center (Travis County Credit Union, CVS, Money Box)

NEIGHBORHOOD PLAN AREA: Central East Austin

TIA: The Traffic Impact Analysis (TIA) is not required for City Initiated cases. However, a TIA may be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day.

WATERSHED: Block 16 - Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Organization
Austin Parks Foundation
PODER People Organized in Defense of Earth and Her Resources
Robertson Hill Neighborhood Association
Robertson Hill Coalition Association
Robertson Hill Neighborhood Organization
Austin Neighborhoods Council
Sentral Plus East Austin Koalition (SPEAK)
Anderson Hill Homeowners Association
Home Builders Association of Greater Austin
Organization of Central East Austin Neighborhoods (OCEAN)
Urban Renewal Board of the City of Austin

CASE HISTORIES:

<u>NUMBER</u>	<u>REQUEST</u>	<u>COMMISSION</u>	<u>CITY COUNCIL</u>
C14-01-0148.005 Central East Austin Neighborhood Plan Amendment – McMansion Ordinance Amendment	Modify the maximum square footage and maximum FAR to the City's LDC, Chapter 25-2, Subchapter F: Residential Design and Compatibility Standards (McMansion Ordinance)	December 11, 2007 – Planning Commission approved staff's recommendation with conditions of removing exemption for S.M.A.R.T. Housing. (7-0)	January 17, 2008 – Council denied staff's recommendation (7-0)
<u>NUMBER</u>	<u>REQUEST</u>	<u>COMMISSION</u>	<u>CITY COUNCIL</u>
C14-2008-0061 East 11 th Street NCCD (A portion of Subdistrict 3)	Amend the E. 11 th St. NCCD (Subdistrict 3) to add residential uses as defined in the LDC to the list of permitted uses and delete Part 4 (C) of ordinance #910620-C (C14-88- 0103) which requires an archeologist on site during excavation).	April 8, 2008 – Planning Commission approved staff's recommendation by Consent, (7-0)	May 8, 2008 – Council approved staff's recommendation (7-0), all 3 rdgs.

ABUTTING STREETS:

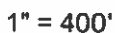
<u>NAME</u>	<u>ROW</u>	<u>PAVEMENT</u>	<u>CLASSIFICATION</u>	<u>BICYCLE PLAN</u>	<u>CAPITAL METRO</u>	<u>SIDEWALKS</u>
East 11 th St	60'	27' – 37'	Collector	Yes	Yes	Yes
Curve St	44'	30'	Local	No	Yes (within ¼ mile)	Yes
Lydia St	40'	30'	Local	No	Yes (within ¼ mile)	Yes
Waller St	40'	30'	Local	No	Yes (within ¼ mile)	Yes
Juniper St	40'	30'	Local	No	Yes (within ¼ mile)	Yes

CITY COUNCIL DATE: November 20, 2008

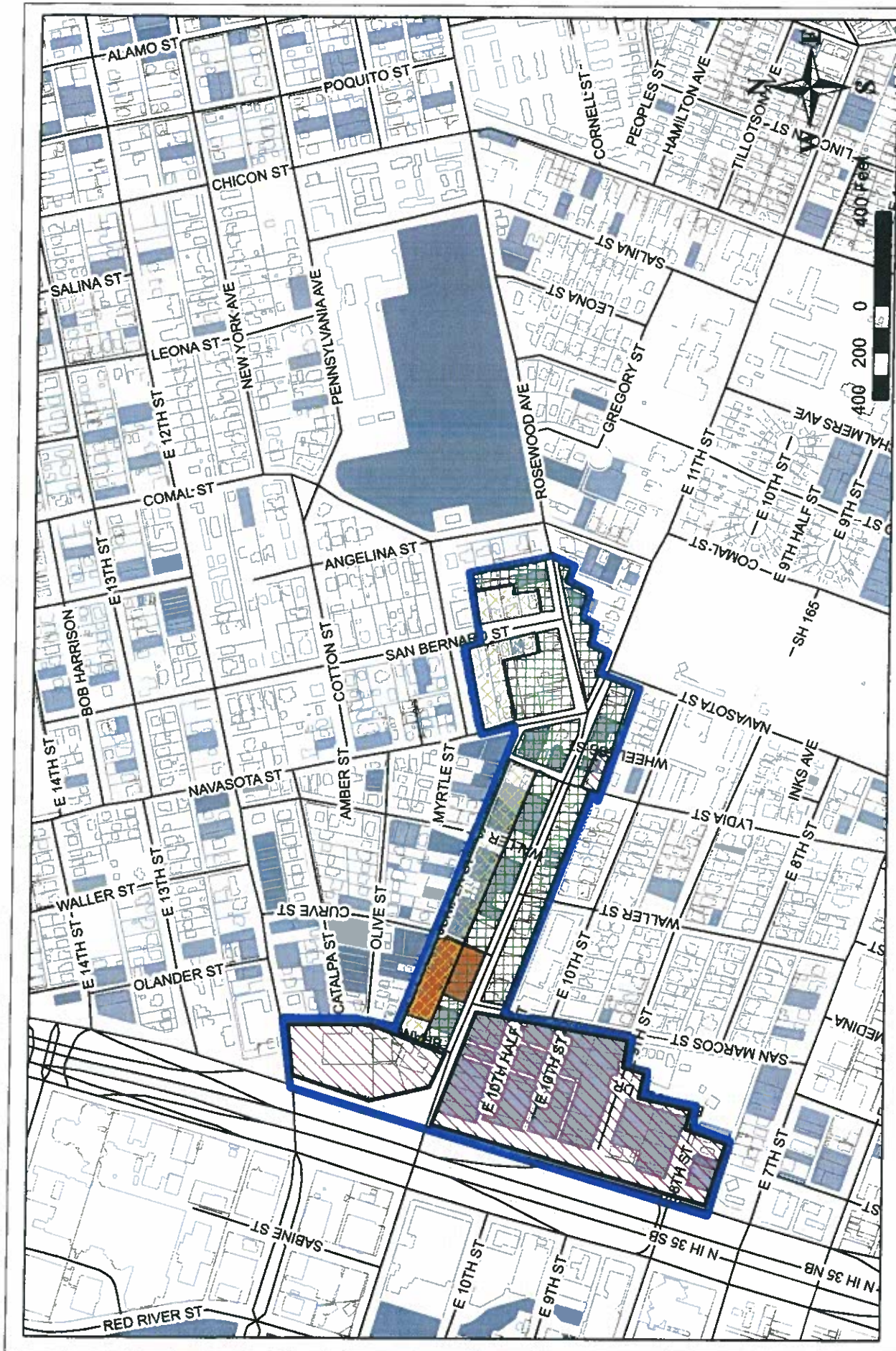
ACTION: Approved Planning Commission's recommendation to modify various development regulations for Block 16 was approved on Council Member Cole's motion, Council Member Morrison's second on a 5-0 vote; 1st reading. Mayor Pro Tem McCracken was absent. Council Member Martinez was off the dais. Block 18 was postponed indefinitely and withdrawn from the agenda.

December 11, 2008

ORDINANCE READINGS: 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Joi Harden**PHONE:** 974-2212**E-MAIL:** joi.harden@ci.austin.tx.us;







SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the modification to the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan (URP) which creates a new subdistrict and associated development standard requested for those subdistricts. All other development regulations default back to the original subdistricts.

The 11th Street NCCD was created to assist development on this corridor, and staff believes that allowing more flexibility in the development regulations will help accelerate responsible development. Additionally, these projects will contribute to allowing green space, add more affordable housing for the area, will provide community parking which will not only keep cars out of adjacent neighborhoods – but will help the smaller business that do not have adequate parking, preserve historical structures, and provide retail and office space which the URP calls for in this area.

Additionally, the developments will be built in a step down manner. The more dense part of the development will face 11th Street and the less dense portion will be toward the rear of the lots which are closer to other residential structures. This will continue to promote compatibility with the adjacent residential street.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning should promote clearly identified community goals such as creating employment opportunities or providing for affordable housings.*

These modifications will allow for green space and create opportunities for more affordable housing and community parking which will serve to assist the small businesses in the area that do not have parking or have very little parking, and will have retail and office space to bring jobs and create more foot traffic so that people visit the other small businesses in the area.

2. *Zoning should allow for a reasonable use of the property.*

The 11th Street NCCD was created to assist development on this corridor, and staff believes that allowing more flexibility in the development regulations will help accelerate responsible development.

EXISTING CONDITIONS

Site Characteristics

Block 16 – The block is currently developed with two unoccupied single family residences and a commercial bldg.

Impervious Cover

The maximum impervious cover in Subdistrict 1 for new construction is 95% and existing constriction 100%. The maximum impervious cover for Subdistrict 2 is 80%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The 900 Block and a large portion of the 1100 block of the site are located in the Waller Creek Watershed of the Colorado River Basin. The southeast corner of the 1100 Block is located in the Town Lake Watershed. Both are classified as an Urban Watersheds by Chapter 25-8 of the City's Land Development Code. Both blocks are in the Desired Development Zone.

The current NCCD modifies the Land Development Code as follows. The subject tracts are located within Sub district 1 and Sub district 2 as defined by the NCCD such that a portion of both the 900 Block and 1100 Block are located within Sub district 1; and a portion of both the 900 Block and 1100 Block are located within Sub district 2. The current NCCD states that the maximum impervious cover for Sub district 1 is 95% for new construction and 100% for existing construction. The current NCCD states that the maximum impervious cover for Sub district 2 is 80%.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. Unless waived in lieu of any requirements established by the original NCCD.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment unless waived in lieu of specific requirements subject to specific Sub-district class of the original NCCD.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

A Traffic Impact Analysis (TIA) may be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the

tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan Review

This site is within the E. 7th Street Bridge Capitol View Corridor and CVC height restriction will be strictly enforced and will supersede any height entitlements otherwise permitted within the NCCD/URP. The NCCD represent the maximum base height permitted within each sub-district but compatibility and Capital View Corridor may reduce building heights.

Any new development is subject to Subchapter E. Design Standards and Mixed Use for urban roadway requirements (*however, when in conflict, the NCCD would supersede.*) If there waivers to the development standards for the design of the project should be requested from the City Council at this time.

All demolition and relocation permits require Historic Landmark Officer's review and approval. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission review is required. Please contact the Historic Preservation Officer at 974-2414 for additional information [Chapter 25-11]. Additionally, Block 18 has a down guy wire for a historic Moonlight Tower. A permit is required to engage in construction activity within 100 feet of a moonlight tower or a guy wire supporting a moonlight tower. Review by the Historic Landmark Commission may be required. For more information, contact Austin Electric Utility at 505-7512. [Sec. 15-12-181].

Proposed Modifications to the East 11th and 12th Streets Urban Renewal Plan (E. 11th Street - Blk 16) Exhibit A
Planning Commission Recommendations

Project Number/Name	Existing Controls	Proposed Changes	ARA Recommendation	Urban Renewal Agency Recommendation	Planning Commission Recommendation
900 Block of East 11th Street (a.k.a. Blk 16)					
11-1/11th St. Juniper Mixed-Use North side of 11th St. and south side of Juniper between Branch St and Curve St..	Reuse Objective: Provide New Mixed-Use Development (Residential and Non-Residential)	No Changes	Yes	Yes	Yes
	Site area: 2.0 acres				
	Permitted use: Mixed use/office/single family residential	Permitted use: Mixed use/office/single family residential and civic uses.	Yes	Permitted use: Mixed use/office/ residential and civic uses.	Yes- URB Recommendation
	Allowable height/permitted FAR: 60' max/1.0 total max. FAR	Allowable height/permitted FAR: 60' max/ 1.6 total max. FAR	Yes	Yes	Yes
	New commercial space: 25,000-35,000 sq ft maximum (Downtown & entertainment oriented retail)	New commercial space: Delete this project control.	Yes	Yes	Yes
	Commercial space to be preserved: up to 2,000 square feet	Commercial space to be preserved: Delete this project control.	Yes	Yes	Yes
	New housing units: 15-25 rental flats	New housing units: Delete this project control.	Yes	Yes	Yes

Proposed Modifications to the East 11th and 12th Streets Urban Renewal Plan (E. 11th Street - Blk 16) Exhibit A
Planning Commission Recommendations

Project Number/Name	Existing Controls	Proposed Changes	ARA Recommendation	Urban Renewal Agency Recommendation	Planning Commission Recommendation
	Existing housing to be preserved: 2 historic houses to be renovated. One to remain on site, one to be relocated.	Existing housing to be preserved: Delete this project control.	No	No	No
	Community parking spaces: 50-55 (limited on-street spaces available)	Community/Residential Parking Requirements: Delete this project control.	Yes	Yes	Yes
	Residential parking spaces: 25-30	Residential parking spaces: Delete this project control.	Yes	Yes	Yes
	Potential demolition: 3 houses, 2 duplexes up to 10,000 sq ft of commercial/office	Potential demolition: Delete this project control.	Yes	Yes	Yes
Section 1.0 Definitions	5. "Community Parking" - means any area within the designated URP. Provided by a public or private entity, which shall be designed for temporary accommodation of other vehicles of the motoring public in normal operating condition and situated so as to provide for use by the patrons of one of more retail, office and/or residential facility, or as a remote parking. The project owner may have to execute a parking agreement at the time of project approval by the Urban Renewal Agency.	Community Parking Space - A community parking space provided by a public or private entity in excess of the normal requirement, which is made available to other business uses within the URP as remote parking.	Yes	No	Community Parking Space - A community parking space provided by a public or private entity in excess of the normal requirement, which is made available to other business uses within the URP as remote parking.

Proposed Modifications to the East 11th Street Neighborhood Conservation Combining District (NCCD)

EXHIBIT B

Project Section	Existing Controls	Proposed Changes	ARA Recommends	Urban Renewal Agency Recommends	Planning Commission Recommends
900 Block of East 11th Street (Blk 16)					
VIII. Modification to the Land Development Code					
Section 3 - Parking (pgs 13 & 14)	N/A	Add Parking: 3h. The NCCD 20% deduction may not be used with other LDC deductions.	Yes	Yes	Yes
Section 6a & b. Site Development Regulations (pgs 15 & 16)	Minimum Setbacks: Sub-District 1 - None Minimum Setbacks: Sub-District 2 - Front Yard: 15 feet; Street Side Yard: 10 feet; Interior Side Yard: 5 feet; Rear Yard: 5 feet Maximum Impervious Cover: Sub-District 1 - 95% (New Construction) and 100% (Existing Structures) Maximum Impervious Cover: Sub-District 2 - 80%	Minimum Setbacks Subdistrict 4: Front Yard: Along East 11th Street - None; Front Yard Along Juniper Street - 15 feet; Street Side Yard - 10 feet; Interior Side Yard - 5 feet; Rear Yard 5 feet. Maximum Impervious Cover Sub-District 4: 90% (New Construction) and 100% (Existing Structures)	Yes	Yes	Yes

Proposed Modifications to the East 11th Street Neighborhood Conservation Combining District (NCCD)

EXHIBIT B

Project Section	Existing Controls	Proposed Changes	ARA Recommends	Urban Renewal Agency Recommends	Planning Commission Recommends
Section 6a & b. Site Development Regulations (pgs 15 & 16) (cont'd)	Maximum Building Coverage: Sub-District 1 - 95% (New Construction) and 100% (Existing Structures, remodeling, and new construction or additions which are less than the square footage of the existing structures). New structures not replacing existing st	Maximum Building Coverage Sub-District 4: 80% (New Construction) and 100% (Existing Structures)	Yes	Yes	Yes
	Maximum Building Coverage: Sub-District 2 - 60%				
Section 7. Building Intensity (pg 16)	FAR: Sub-District 1 - 1.5 Sub-District 2 - .75	FAR: Sub-District 4 - 1.6 maximum FAR	Yes	Yes	Yes
Section 8. Heights (pg 16 & 17)	Heights: Sub-District 1 - max 60 ft Sub-District 2 - max 40 ft	Heights: Sub-District 4 - Building fronting E. 11th Street: max 60 ft and building fronting Juniper St max 40 ft	Yes	Yes	Yes
Permitted and Conditional Uses within Subdistrict Two (Attachment 15)	Permitted Uses/Residential Uses; Single Family Residential; Duplex Residential; Two Family Residential; Townhouse/Condominium Residential; Multiple Family residential (18 to 27 units per acre)	Permitted Uses/Residential Uses: Subdistrict 4 - Single Family Residential; Duplex Residential; Two Family Residential; Townhouse/Condominium Residential	Yes	Permitted Uses/Residential Uses: Subdistrict 4 - Single Family Residential; Duplex Residential; Two Family Residential; Townhouse/Condominium; and Multiple Family Residential	Yes, URB recommendation

**COMMUNITY DECISIONSTOWARDS CONSENSUS FOR
BLOCK 16, 17, 18 & EAST 11TH STREET REDEVELOPMENT
Meeting August 6, 2008**

Rudy Williams, OCEAN & Blackshear
Neil Peterson, Blackshear
Michael Guajardo, Guadalupe
Mark Rogers, Guadalupe
Valerie Thatcher, Robertson Hill
Peter Staats, East 11th Street Merchants
Michael Casias, East 11th Street Merchants
Donna Hoffman Blackshear

ZONING

- Maintain the Subdistrict 1 and Subdistrict 2 distinctions created in the NCCD. Sub district 2 should cover Blocks 16, 17, and 18
- Maintain the current FAR limits for each subdistrict.
- ✓ Remove number limits for units of housing.
- Remove parking limits and require parking per Land Development Code
- Limit creation of office use to 25% of new space in block 18.
- Allow increase of height on Block 18 to 55 feet
- Limit four-stories and 55 feet to 50% of the block face (Waller to Lydia)
- Limit of maximum height to 45 feet and three stories for 50% of block face
- Provide articulation to façade and depth by moving Atrium (open air Plaza) to the foreground of 11 St and moving back Highest portion of the development to the back against the Sub 2 residential development...

PRIORITIES

- Top Priority: Show activity *as soon as possible* by:
 1. Begin work and complete on the East Room, Best possible placement Juniper and Lydia.
 2. Begin work on older existing homes and structures including those not owned by ARA
 3. Improve vacant land on Block 18 for better use for Kenny Dorham's Backyard events. Use Block 18, 17 and 16 as public green space, and as overflow parking prior to redevelopment

- **2nd Priority Begin Development of Subdistrict 2 (Blocks 18, 17, and 16)**
 - 1. Develop both affordable rental and affordable ownership housing whenever possible in entire Urban Renewal Area**
 - 2. Establish a goal for the development of 100% affordable housing in Subdistrict 2 (Blocks 18, 17, and 16).**
 - 3. Establish specific goals that ensure a mix of income levels for both the rental and ownership housing units in the Urban Renewal Area**
 - 4. Establish home ownership under the Homstead Preservation District structure to ensure long term home ownership and availability**

RESOLUTION
OF THE
EAST END MERCHANTS ASSOCIATION

THE UNDERSIGNED, hereby certifies that the following resolutions were adopted by the Association on July 14, 2008, and the same have not been revoked, cancelled, annulled or amended in any manner and are in full force and effect on the date hereof;

WHEREAS, we East End Merchants support ARA's mission to assist local businesses (that's us) in accordance with the 11th and 12th Street Community Redevelopment Plan (CRP); to provide affordable housing within the corridor; to preserve the cultural heritage of the East End corridor; and to increase parking options for our customers;

WHEREAS, we East End Merchants have suffered from the nearly decade-long delay in developing Block 18 (as well as Block 16), entire blocks that dominate our commercial corridor. Despite our hard work for years to promote our businesses, we are impacted daily by these abandoned blocks with dilapidated structures, overgrowth, vagrancy, graffiti, and the impressions they leave on customers and passers-by; we understand that changing the zoning and URP may further delay development;

WHEREAS, our current zoning and most planning principles encourage creating areas of residential density supporting local businesses so that we do not have to rely primarily on traffic from outside the neighborhood and so that our corridors do not become desolate after 5pm and on weekends when large amounts of square feet of office space is vacated; further all zoning plans discourage a downtown office corridor extension of downtown;

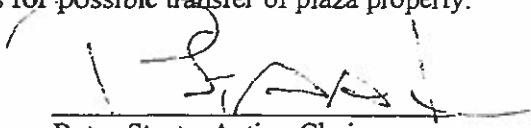
WHEREAS, the zoning and development density for Block 18 has already been doubled since the creation of the redevelopment plan while other all other property owners within the East End have complied with the Community Redevelopment Plan and the NCCD; and

WHEREAS, we East End Merchants place an incalculable value on the Victory Grill, which is the heart of the East End and we know that any plans for Block 18 must be compatible and inclusive of the Victory Grill.

NOW THEREFORE, Be it RESOLVED:

1. We DO NOT SUPPORT the proposed zoning modifications to the E. 11th and 12th Street Community Redevelopment Plan and Urban Renewal Plan (CRP/URP) or the 11th Street Neighborhood Conservation Combining District (NCCD) because they are inconsistent with the zoning in place under the CRP/URP, the NCCD, the Central East Austin Neighborhood Plan (CEANP) and the needs of our businesses. Further,

- a. ARA's proposed modifications will hurt our businesses since the project will take much longer to complete than what is now possible under current zoning, leaving the block undeveloped well into the next decade;
 - b. ARA's proposed modifications will hurt our businesses because, even if completed, large office space will not sustain our businesses long-term and will not result in a safer, walkable, mixed-use day and night community as much as more residents and retail businesses, including affordable housing, will; and
 - c. ARA's proposed modifications will hurt our businesses and the taxpayers of our City because the costs in public subsidy far outweigh the benefits that equally can be accomplished under the current zoning, leaving funds available to target our businesses and community directly;
2. We SUPPORT a modified ARA plan, which requires NO ZONING CHANGES, that is as tall and dense as anything else on the corridor but is more compatibly scaled along Juniper, provides as much or more affordable housing, prioritizes and pays for the East Room rehabilitation first, and increases community parking opportunities. Key elements are:
- a. Replace some or much of the proposed office space with affordable and market housing units. If 50,000 square feet of office is replaced with residential, 40-50 units are possible of varying sizes with no cut in affordable housing units developed by ACDC/ARA.
 - b. Build compatibly-scaled residential units and corner live/work on Juniper as previously planned and as required under current zoning.
 - c. Use funded and approved grants to rehab East Room NOW under existing zoning without significant additional square footage on land already owned by ARA.
 - d. Partner with Victory Grill owners for possible transfer of plaza property.


Peter Staats, Acting Chair
East End Merchants Association

Blackshear/Prospect Hill Neighborhood Association
Resolution: Development of Blocks 16-18 11th St. NCCD

East Austin neighbors want affordable housing and business opportunities in East Austin. People who live in this neighborhood should be able to access affordable housing and business opportunities so they do not have to move away because of gentrification. It is ARA's responsibility to provide a development that revitalizes in a way that is compatible with these neighborhood goals and not to force on the community an incompatible development.

Blackshear-Prospect Hill Neighborhood Association requests ARA to stick with the plan that the community recommended the 2001 revised plan. That plan fits with the Central East Austin neighborhood plan and the Urban Renewal Agency goals.

We would like to see more affordable housing and less office space. ARA had a difficult time filling existing office space and has had serious problems managing the Street-Jones building. We are not convinced of the argument that a larger office block would be better for the community including the businesses on 11th Street. On the part of Block 18 facing 11th Street we want ARA to build a smaller building with no more than three stories.

We request that ARA stick to the original plan to build affordable town homes on Block 18 facing Juniper Street and to make them part of the Homestead Preservation District to allow low income people to only pay taxes on the home. These town homes should be priced for families at 40-60% of median family income.

We request that ARA and the City build more affordable housing - both rental and home ownership on Blocks 16 and 17 facing Juniper Street.

We request ARA to restore the historic East Room right away and to work with the Victory Gill to resolve the Waller Street access issue.

Thank you.

Rudolph Williams President
Blackshear-Prospect Hill Neighborhood Association

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Peter Spatz

Your Name (please print)

1210 Rosewood

Your address(es) affected by this application

1210 Rosewood

Signature

Date

8.2.08

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Robt Starn + Ann Purnan
Your Name (please print)

☐ I am in favor
☒ I object

1150 SAN BERNARD ST
Your address(es) affected by this application

[Signature]
Signature

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,)

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Peter Stants
Your Name (please print)

1150 San Bernard St
Your address(es) affected by this application

[Signature]
Signature

Date

Comments:

☐ I am in favor
☒ I object

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Neighborhood Planning and Zoning Department
Joi Harden,}
P. O. Box 1088
Austin, TX 78767-8810

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Numero de caso: C14-2008-0156

Persona designada: Joi Harden., (512) 974-2122

Audiencia Pública:

August 26, 2008 Planning Commission

☐ I am in favor
☒ I object

Cirila Uneta

Su nombre (en letra de molde)

1107 E 10th Austin Tx 78702

Su domicilio(s) afectado(s) por esta solicitud

Xgranted Cirila Uneta 8-16-08

Firma

Fecha

Comments: Too much traffic

Si usted usa esta forma para proveer comentarios, puede retomarlos a: City of Austin

Neighborhood Planning & Zoning Department

Joi Harden,

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

DAVID EDWIN RABERT

Your Name (please print)

1110 EAST 10TH STREET

Your address(es) affected by this application

8-22-08

Signature

Date

Comments: WE ARE ALREADY OVER RUN
WITH OVERFLOW COMMERCIAL PARKING.
NO REDUCED PARKING REQUIREMENTS!

BARS ARE TERRIBLE NEIGHBORS!

NOISY DRUNK PATRONS DISTURB

THE NEIGHBORHOOD NIGHTLY!

NUMEROUS HISTORIC STRUCTURES NEED

LIMITED HEIGHT NEIGHBORS

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

DAVID EDWIN RAMERT

Your Name (please print)

1108 EAST 10TH STREET

Your address(es) affected by this application

David E. Ramert

Signature

8-22-08

Date

Comments:

NO REDUCED PARKING REQUIREMENTS.

NO TO LIQUOR SALES.

NO TO INCREASED HEIGHT.

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Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Tristana Rogers

Your Name (please print)

1104 East 10th Street

Your address(es) affected by this application

Tristana Rogers

Signature

August 26, 2008

Date

☐ I am in favor
☒ I object

Comments: The increase is not appropriate for the neighborhood. The ARA wants to make as much money as they can off of this development and that is not a good reason to increase height and density. The FAR was increased in 2001, it should not be increased again.

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Austin, TX 78767-8810

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Guadalupe Neighborhood Dev. Corp
Your Name (please print)

☐ I am in favor
☒ I object

1000 Lydie, 1112 E. 10th 1004 Lydie, 1005 Lydie
Your address(es) affected by this application 1002 Whetstone, 1007
Water, 1008 East 10th, 1112 E. 10th

Joni Rogers, Executive Director 8-22-08
Signature Date

Comments: The 1999 plan allowed .5 FAE.
This was increased in 2001 to .96.
Now you are asking for 1.7 or close to
that. There is a point where
density harms the area. Is the
city and ALA trying to ruin
the neighborhood with gradual increases?
Enough is enough!
This is too much!

If you use this form to comment, it may be returned to:

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Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

FAX 974-6054

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Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Guadalupe Neighborhood Dev. Corp.
Your Name (please print)

☐ I am in favor
☒ I object

1000 Lydia 1004 Lydia 1005 Lydia 1002

Your address(es) affected by this application 1100 E. 10th Street etc.

Mr. [Signature] Executive Director 8-21-08
Signature Date

Comments: Too much! This is all about
the Austin Revitalization Authority
making money. What happened to
a plan for what benefits the neighborhood.
You should be ashamed to ask
for this. Shame on you!

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Austin, TX 78767-8810

RAY 974 6054

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

MICHAEL DIANI

Your Name (please print)

1006 OLIVE ST.

Your address(es) affected by this application

M. D.

Signature

8/22/08

Date

Comments: CURRENT ZONING IN THIS AREA

IS MORE THAN ADEQUATE. ANY INCREASE

WOULD LEAD TO OVERBUILDING IN THE NEIGHBORHOOD

THERE ARE ENOUGH BUILDINGS ON THIS

BLOCK THAT ARE UNDERUTILIZED.

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Joi Harden,}

P. O. Box 1088

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☒ I object

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Numero de caso: C14-2008-0156

Persona designada: Joi Harden,, (512) 974-2122

Audiencia Publica:

August 26, 2008 Planning Commission

☐ I am in favor
☒ I object

LISE RAGBIA

Su nombre (en letra de molde)

1000 ORANGE ST

Su domicilio(s) afectado(s) por esta solicitud

[Signature]

Firma

8/24/08

Fecha

Comments:

THE BUILDING IS IN NEEN TO
SARAI AT PROJECTS IS MORE THAN
APPROPRIATE

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Neighborhood Planning & Zoning Department

Joi Harden,

P. O. Box 1088

Austin, TX 78767-8810