



January 24, 2017
Austin City Council

City of Austin
RE: Capital Metro / Endeavor Saltillo Development: Agenda Items #73, #74, #75

Dear Council Members:

I am writing on behalf of the East César Chavez Neighborhood Planning Team ("ECCNPT") in regards to the rezoning request of Capitol Metro Transportation Authority and Endeavor Development Corporation set forth in Agenda Items 73, 74, and 75.

At our January 24, 2017 meeting the ECCNPT voted overwhelmingly to request a POSTPONEMENT of these Agenda Items in order to allow further discussion with Endeavor and Capital Metro and more importantly to allow for broader community input.

First and foremost, the ECCNPT understands the need for this development both from the perspective of supporting Capitol Metro as our transit provider and addressing the City's need for more housing. Furthermore, the ECCNPT understands the need for increased density near the city center and fully supports the addition of affordable housing in our community.

Nonetheless this 11-acre development is a once in a generation opportunity that we as a City must get right by maximizing the available affordable housing while at the same time ensuring that any increases in height are consistent with the relevant small area plan. The ECCNPT is simply asking for the opportunity to ensure that the community receives the maximum benefit from any granted entitlements. Key concerns of the ECCNPT and the community it represents are outlined below:

- Receiving the maximum commitment and resources from Endeavor to provide affordable housing on-site. Recognizing that the City and other housing entities have a role to play in the final percentage of affordable housing, the ECCNPT seeks to ensure that each of those entities, to include Endeavor, is providing the maximum commitment for any entitlements they receive. More to the point: Is 15% truly the best we can do on an 11-acre project that is receiving height entitlements?
- Ensuring that affordable house supports the community needs, specifically providing desperately needed family housing that could in turn allow for increased enrollment at our community schools.
- Addressing whether requiring more on-site affordable housing is a superior option to the proposed fee-in-lieu.

- Considering a reduction in the height of the tallest proposed building (125 feet) so that it is more consistent with the existing small area plan. Moreover, an increase to 125 feet will no doubt set precedent that other surrounding property owners will use to request similar height entitlements for their properties.

In closing, the ECCNPT requests a postponement in order to solicit community input and address these issues directly with Endeavor and Capitol Metro. We are fully prepared to engage with Endeavor and Capitol Metro to work toward a result we can all support. Doing so simply requires time to address these issues directly.

Sincerely,

A handwritten signature in black ink that reads "Jose Valera". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Jose Valera
Chair, ECCNPT