

**Agenda Questions/Responses**  
**June 09, 2005**

9. **How much money is contained in the Neighborhood Housing and Community Development Department Special Revenue Fund - Section 108 loan proceeds? (Council Member Raul Alvarez)**

The Neighborhood Housing and Community Development Department Special Revenue fund contains \$9,035,000 of authority for the East Austin Redevelopment Section 108 Loan funds.

11. **How much of the money is for the acquisition of the lot and how much is for the development of the parking lot?**

The Austin Revitalization Authority (ARA) is not acquiring the property, which is currently owned by the Urban Renewal Agency. The \$75,000 is only for the development of the parking lot. The property will be transferred to ARA by a Special Warranty Deed that states if ARA no longer uses the property in a manner that primarily promotes the public purpose of the City to provide community parking in the East 11th and 12th Streets Urban Renewal Area, the Property will automatically revert back to the City.

**Why is this community parking lot needed?**

During the recent 18 month East 11th and 12th Streets Urban Renewal Plan (URP) amendment process the community expressed their support for shared or community parking facilities. The provision of community parking is seen as an investment in small businesses, which the residents and existing businesses wish to attract. By reducing costs associated with developing additional parking in an area in which space is at a premium, community parking lots enable small businesses to put more of their resources towards construction/rehabilitation of a building or operating funds to keep the business itself healthy. The development of small businesses on 12th Street would further encourage private development in the area, one of the key goals outlined in the URP. Additionally, residents of neighborhoods adjacent to East 11th and 12th Street feel that providing convenient, community parking is a positive approach to addressing problems with overflow parking in the neighborhood.

**Assuming it is because of the lack of parking in the area, what is the estimated shortfall of parking spaces?**

There is no quantitative measure of the existing parking shortage at this time. However, residents of areas adjacent to the proposed parking lot at 1400 East 12th Street know that, for example when the two nearby funeral homes host funerals or when there is a UT baseball game there is substantial overflow parking in the neighborhoods. As desired development occurs on the street, parking needs will only increase. Projects in pre-development now include: 1) development of the City-owned property at 1022 East 12th Street (CWA Building) located 3 blocks from the proposed lot; the City is currently reviewing responses to an RFP for a development and 2) development of 10-20,000 sf of commercial space by a partnership of small businesses in the 1300 block of East 12th.

Stakeholders involved in the consensus-building process to change the URP along East 12th Street estimated that three community/shared parking lots of approximately 30 spaces each were desirable. Lots were envisioned at the City-owned lot at 1400 East 12th St. (intersection with Angelina), the City-owned lot at 1120 East 12th St. (intersection with Navasota), and the Capital Metro-owned lot at 1901 East 12th (intersection with Chicon) to correspond to the three development nodes planned along East 12th Street. Please note that ARA has initiated discussions with Capital Metro and the Chestnut Addition Neighborhood Association (CANA) regarding the property at 1901 E. 12th St.

**Is ARA intending to acquire more land for the purpose of providing parking? (Council Member Raul Alvarez)**

At this time, no additional properties have been identified on East 12th Street for acquisition for the purpose of providing community parking. As mentioned above the City of Austin owns the property located at 1120 East 12th Street where the community has expressed their desire for a community parking lot to be built.

The Urban Renewal Agency is in the process of acquiring land adjacent to the previously approved parking lot at 1205 East 11th Street (August 5, 2004 Agenda) to be used to double the amount of spaces available. This land currently meets Travis County criteria for foreclosure. Neighbors have expressed an interest in the expansion of this lot as it could provide a parking option for patrons of the Long Branch Inn, which is located on a grandfathered property that has limited parking space. Patrons of the establishment, a bar and live music venue that is open until 2:00 am, tend to park in the residential neighborhood leaving little room for residents and causing other problems (trash, noise, etc.). During the day the lot expansion would be able to increase spaces available for customers of Gene's Po' Boys, which often has a need for overflow parking, particularly during the lunch hour.

**13. What are the sources of revenue for the Grant Operating budget revenue and for what purposes might the funds be used? (Council Member Raul Alvarez)**

The sources of revenue for the Grant Operating budget include funding from the City of Austin and funding from the Corporation. The funding from the City of Austin includes grant revenue from U.S. Department of Housing and local revenue. The grant revenue includes funds from the Community Development Block Grant, HOME Investment Partnership Grant and the American Dream Down Payment Initiative Grant. The local revenue includes the Housing Trust Fund and the S.M.A.R.T. Housing™ CIP Funds. All funding is used to provide affordable housing to benefit eligible residents so that they can have access to livable neighborhoods and can increase their opportunities for self-sufficiency.

**30. What are the projected revenues to the City per year?**

Net revenue is expected to be between \$110,000 and \$115,000 per year.

**It is our understanding that there is a balance that could be used for improvements of the parking area, where is this reflected?**

Revenue and expenses from IH-35 parking lot operations are accounted for in a Special Revenue Fund called the "I35 Parking Program". There is a balance in this fund of \$177,238 as of Monday, June 6, 2005. The fund is maintained solely for the purpose of making improvements to this parking area.

**Will this contract require specific initial days of operation?**

The City of Austin has asked the contractor to provide staffing on Wednesday, Thursday, Friday and Saturday nights and during special events such as the Pecan Street Festival, Halloween and New Year's Eve.

**What will be the requirement regarding the days the lots are to be operated?**

The schedule calls for one attendant per lot from 7 p.m. - 3 a.m. on Wednesday through Saturday nights, with an additional attendant per lot on Thursday, Friday and Saturdays from 8 p.m. to 12 a.m. There is a provision to allow some flexibility to send attendants home on slow nights.

**Through what process could these days of operation be changed?**

Changes to the contract would be handled through contract negotiations and amendments.

**What improvements to the parking facility are required at the outset?**

No requirements have been imposed by the State. A Master Plan is being prepared through a design consultant funded by the I35 Makeover Coalition. The Master Plan will identify priorities and develop a work plan. The Coalition will coordinate with the City to implement the plan. One early action item which may proceed prior to completion of the Master Plan is improved security lighting. The group is working with Austin Energy on this.

**How will these be funded? (Council Member Raul Alvarez)**

Repairs will be funded from IH-35 operating revenue.

**38. What is the fiscal impact? (Council Member Raul Alvarez)**

The estimated fiscal impact of this item is \$1,380 per year. Due to the difficulty of obtaining 80% of the signatures, it's expected that there will be 2 residential waivers at \$720 (360 \* 2) and one commercial waiver at \$660.

**Z-6. Is this case related to the Rainey Street Neighborhood zoning changes made by Council? (Council Member Raul Alvarez)**

Yes, this case is the continuation of the Rainey Street Neighborhood rezonings approved by the City Council. Staff was directed to initiate rezoning on the Rainey Street properties which included some properties along Town Lake. This specific property was in ownership transition as the property was in the process of being sold. The new owners, Calhoon Properties, requested the subject property be included in the Rainey Street rezonings and the case was initiated.