

Chestnut

Neighborhood Plan

PLAN ADOPTED: July 15, 1999

This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.

STATION AREA PLAN OR MASTER PLAN

This Neighborhood Plan has been modified with the adoption of the MLK Jr. Blvd TOD Station Area Plan. This plan should be referenced for properties that are designated as a *Specific Regulating District* on the Future Land Use Map. For zoning, site development and design regulations, refer to the Regulating Plan. These plans can be found at: <http://austintexas.gov/page/austins-tod-process>.



Chestnut Neighborhood Plan

A Community Of Caring & Sharing

July 1999



The Chestnut Neighborhood Plan

An amendment to the
City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan
Chapter 5
Section 5-3
Exhibit A

July 15, 1999

CHESTNUT NEIGHBORHOOD PLANNING LEADERSHIP TEAM

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Chairperson: Joel Bennett, Esq., 476-8595

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Chestnut Neighborhood Plan

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The Chestnut Neighborhood

"A Family-Centered Neighborhood of Caring and Sharing Folks"

THE CHESTNUT NEIGHBORHOOD BACKGROUND

The Chestnut Planning Area is a part of the City of Austin's turn of the century urban core. It is close to major City landmarks such as the Capitol, the redeveloping site of the former Robert Mueller Airport, Huston-Tillotson College, Austin Community College's new East Austin campus and the University of Texas. The planning area's boundaries are Martin Luther King Blvd. to the north, East 12th Street to the south, Chicon Avenue to the west and Miriam Ave. to the railroad tracks to the east. (See Figure 1 - The Chestnut Neighborhood Planning Area).



Two Chestnut Neighborhood residents

Approximately 1500 residents live in Chestnut's estimated five hundred households. Chestnut is about sixty square blocks, or 180 acres. Approximately 77% of its residents are African-American, 19% are Hispanic, and 4% are Anglo.

Chestnut's housing is an asset. Over 100 structures within Chestnut are listed in the City's East Austin Survey of Cultural Resources. Many houses within the neighborhood reflect classic design features. However, because of their age, approximately 25% to 30% of these homes are in need of repair or rehabilitation.

The Chestnut neighborhood's residents, property owners and businesses have engaged in a comprehensive assessment and planning process. The next section describes how this plan was written and includes a list top priorities.



0 500 1000 Feet

**Figure 1:
Chestnut Neighborhood Planning Area**



**PECSD
Neighborhood Planning**

THE CHESTNUT NEIGHBORHOOD PLAN BENCHMARKS

On June 27, 1997, the David Chapel Missionary Baptist Church submitted an application to provide leadership for the Chestnut Neighborhood Plan. On August 21, 1997 the Austin City Council selected the Chestnut neighborhood as one of three neighborhood planning pilot areas. The David Chapel Missionary Baptist Church was designated to provide leadership for the effort. The Austin City Council designated the Austin/Travis County Health and Human Services Department (HHS) as the lead department responsible for working with the Chestnut neighborhood during Phase 1 of the planning process. The City's Department of Planning, Environmental and Conservation Services (PECSD) became the lead department for Phase 2. The following is a timeline.

Phase 1

September 1997

- Neighborhood-wide planning meeting held.
- First of three door-to-door surveys conducted.

October 1997

- Two neighborhood-wide planning meetings held.

December 1997

- Chestnut Neighborhood Leadership Team established
- Leadership Team Training Workshop conducted.
- Organizational manual created.
- Neighborhood communication system developed, including a phone tree a neighborhood newsletter, neighborhood section leaders, and contacts with community newspapers.

January 1998

- Second of three surveys conducted.

Phase 2

March 1998

- Chestnut Hill Neighborhood Association officially registers with the City Community Registry.
- Third of three surveys conducted.
- Two community workshops held.

May 1998

- Comprehensive neighborhood assessment conducted.

June 1998

- Neighborhood Focus Group met with Neighborhood Housing and Community Development.
- Neighborhood Focus Group met on Public Safety, including Austin Police Department's Central East Area District Commander.
- Neighborhood Focus Group met on Land Use and Transportation.

July 1998

- Neighborhood Focus Group met on Youth Development and Health.

September 1998

- Eleanor Thompson helped mobilize and increase involvement in the Claude W. White neighborhood area to the east of the traditional Chestnut neighborhood boundary.

October 1998

- Community-Wide Open House held.

November 1998

- Chestnut formally incorporates as a non-profit housing corporation.

January 1999

- Chestnut formally adopts its neighborhood plan.
- Chestnut holds its first meeting as the incorporated Chestnut Neighborhood Revitalization Corporation.
- Planning Commission Comprehensive Planning Subcommittee reviews Chestnut plan.

February 1999

- Planning Commission Housing and Community Redevelopment subcommittee reviews Chestnut Plan.
- Chestnut Neighborhood Planning Team presents to City Council Work Session.

March 1999

- City of Austin Planning Commission recommends the Chestnut Neighborhood Plan.

CHESTNUT NEIGHBORHOOD PLAN'S TOP TEN RECOMMENDATIONS

1. **Make the neighborhood more beautiful, safer and easier to walk through.** Plant wild flowers, shrubs and trees and encourage gardening projects. Clean up vacant lots and abandoned automobiles and other health and zoning code violations. Install sidewalks, improve street lighting and left turn signals to promote safety and make the neighborhood easier to walk through. (See pages 10, 15).
2. **Form a strong police and neighborhood partnership.** Rebuild a strong neighborhood watch and form a strong police and neighborhood partnership so that police visibility and presence can be enhanced. Ideally the neighborhood wants a police substation located within the area. (See page 21).
3. **Create more opportunities for youth to participate in Chestnut's future.** Provide job training and recreation programs. (See page 23).
4. **Develop a pocket park in Chestnut.** (See page 16).
5. **Improve access to preventative health services and expand opportunities for the elderly in the neighborhood.** (See page 25).
6. **Protect the historical and existing character of Chestnut.** Protect the existing character of Chestnut by addressing long standing land use and zoning issues, promoting quality new development, encouraging mixed use zoning and granting amnesty to smaller lots. (See page 7).
7. **Incorporate as a non-profit organization.** Incorporate as a non-profit organization to promote new housing and business investment, and rehabilitation for existing homes. (See page 17).
8. **Reinforce the historic and cultural character of Chestnut.** Reinforce the historic and cultural character of Chestnut by identifying and designating landmarks, researching historic district designation, installing neighborhood markers and requiring that new housing development be compatible with the original wood frame and porch style of the neighborhood. (See page 17).
9. **Establish a Chestnut Business Coalition.** The development of a Chestnut Business Coalition, will lead the way toward more business development in the Chestnut area. (See page 19).
10. **Establish Chestnut as a Community Development Block Grant (CDBG) area.** (See page 17).

THE CHESTNUT NEIGHBORHOOD PLAN'S TOP TEN IMMEDIATE GOALS

1. Construct left turn signals and caution lights at four intersections
 - MLK and Chicon.
 - MLK and Chestnut.
 - Chestnut and East 12th
 - Chicon and East 12th(PW&T - Action Items 10, 11, 12, and 13);
2. Install additional street lighting as shown on Figure 2 (PW&T - Action Item 9);
3. Grant small lot amnesty (DRID - Action Item 2);
4. Continue Community Housing Development Organization (CHDO) development (Chestnut Neighborhood - Objective 3.2);
5. Conduct a neighborhood clean-up (KAB, SWS, & Chestnut Neighborhood - Objective 2.2);
6. Enact a Chestnut Conditional Overlay (DRID - Action Item 18);
7. Construct sidewalks, as shown on Figure 2 (PW&T - Action Item 8);
8. Improve access to preventative health services and expanded opportunities for the youth and elderly in the neighborhood (Capital Metro, HHS, & Chestnut Neighborhood - Action Item 85);
9. Develop a pocket park in Chestnut (funded and potential sites already selected) (PARD - Action Item 25);
10. Establish a regular weekend (Thu-Sun) walking beat in Chestnut (APD - Action Item 51).

Land Use and Transportation

GOAL ONE: REVITALIZE THE HISTORIC, RESIDENTIAL AND PEDESTRIAN-FRIENDLY CHARACTER OF CHESTNUT.

Background: Chestnut's cultural and historic resources, early 1900's homes, small grid lots, and other traditional design features are worthy of protection. While commercial uses in the neighborhood allow residents to walk to local stores, the potential intensity of these zoning categories causes concern with respect to the compatibility of future commercial development in the area.

This issue is not unique to Chestnut. The East Austin Land Use Study (City of Austin, 1996) cited a disproportionate amount of industrial and intensive commercial zoning in East Austin as well as over 1400 vacant lots. Chestnut has concentrations of Commercial Services (CS and CS-1) zoning, as a result of the conversion to the City's new zoning ordinance in the mid-1980s, which also made many of Chestnut's small grid lots non-complying. In addition, the Chestnut neighborhood lies adjacent to a vacant 21-acre tract with industrial zoning.

The residents of Chestnut would like to ensure that future use of existing zoning, or consideration of rezoning is compatible with the residential character of the area. Further, they would like to promote residential infill building styles which are compatible with the traditional wooden frame and front porch style of the neighborhood's houses. In addition, the neighborhood is requesting sidewalk improvements to realize the original pedestrian nature of their neighborhood, which is now surrounded by arterials and major collectors.

Chestnut may also be able to provide more diverse housing. Duplexes and clustered housing specifically designed for the elderly appear to be both welcome and needed. Further, Chestnut may be able to provide a limited supply of scattered, small scale housing through the creation of garage apartments.

Objective 1.1: Preserve the historic character of the Chestnut neighborhood.

1. Encourage the development of infill residential housing that is compatible with the original housing style of the neighborhood, such as front porches and wooden frames. (Chestnut Neighborhood).
2. Encourage and allow construction of residential buildings of compatible design on lots currently too small to allow legal construction. (DRID).
3. Allow garage apartments if compatibly designed. (DRID).
4. Update the City's East Austin Survey of Cultural Resources including:
 - "Emancipation Park" where former slaves and their Austin descendants celebrated Juneteenth.
 - The "Hudspeth's Corner" area along Cedar Avenue. This has a long history as a neighborhood commercial area, and has the potential to enhance the Chestnut community and Cedar Avenue.

- Other sites as identified by the City of Austin or Chestnut neighborhood residents. (DRID)

Objective 1.2: Encourage compatible infill development.

5. Participate with the Austin Redevelopment Authority (ARA). Work with this effort to ensure that its implementation is consistent with the Chestnut Neighborhood Plan. In particular, address the need for desirable land uses along the edges of the Chestnut Planning Area. (Chestnut Neighborhood).
6. The following initiatives should be enacted city-wide to implement Smart Growth:
 - Mixed Use Zoning
 - Small lot amnesty
 - Allowing garage apartments and granny flats
 - The Smart Growth Evaluation Matrix and its accompanying incentives. (PECSD).
 - Traditional Neighborhood Design (TND) with its accompanying design and compatibility standards. (DRID).
7. There is a potential need in Chestnut to create and utilize a new small lot infill category (1-4 units per lot) if appropriate design standards can be developed. This category could address the several small interior lots that are too small to utilize their existing MF zoning but whose zoning may create the desire to ensure duplex, triplex or quadraplex development. (DRID).

Objective 1.3: Construct and improve neighborhood sidewalks and roads, improve streets and install signal lights.

8. Construct sidewalks as shown on Figure 2: Transportation and Sidewalk Improvements. (PW&T).
9. Install street lights as shown on Figure 2: Transportation and Sidewalk Improvements. (Austin Energy).
10. Install a left turn signal and caution light at MLK and Chicon. (PW&T).
11. Install a left turn signal and caution light at MLK and Chestnut. (PW&T).
12. Install a left turn signal and caution light at Chestnut /Pleasant Valley and East 12th. (PW&T).
13. Install a left turn signal at Chicon and East 12th. (PW&T).
(Although this item was not included in the written draft presented to the City Planning Commission on March 9, 1999, it is supported by the Neighborhood Leadership Team and by City Planning Staff and is included in cost estimates.)
14. Install pedestrian caution lights on Chestnut. (PW&T).
15. Install a covered bus shelter on Chestnut. (Capital Metro).
16. The Public Works and Transportation Department should conduct a traffic calming study in the Chestnut Neighborhood. (PW&T).

Objective 1.4: Develop the vacant 21 acres near the railroad track in a neighborhood supporting fashion.

17. The vacant 21-acre lot(s) adjacent to the railroad tracks are very important to the future of the planning area. The Chestnut neighborhood finds that this and any other proposal for this tract should be brought forward with the full involvement

and the participation of the planning area. Before any City of Austin development approval is considered the following issues should be addressed:

- The compatibility of the proposed project with the Chestnut neighborhood plan,;
- The transition of uses with respect to the adjoining single family neighborhood on Miriam Avenue;
- The lot should be rezoned General Retail - Mixed Use (GR (MU));
- Pedestrian, bicycle, transit and vehicular access;
- Protecting Boggy Creek;
- The design of open and community space the project proposes and its relationship to the neighborhood, particularly as it relates to the site referred to as "Emancipation Park," the Boggy Creek greenbelt and bike trail and other public assets and plans for the area.

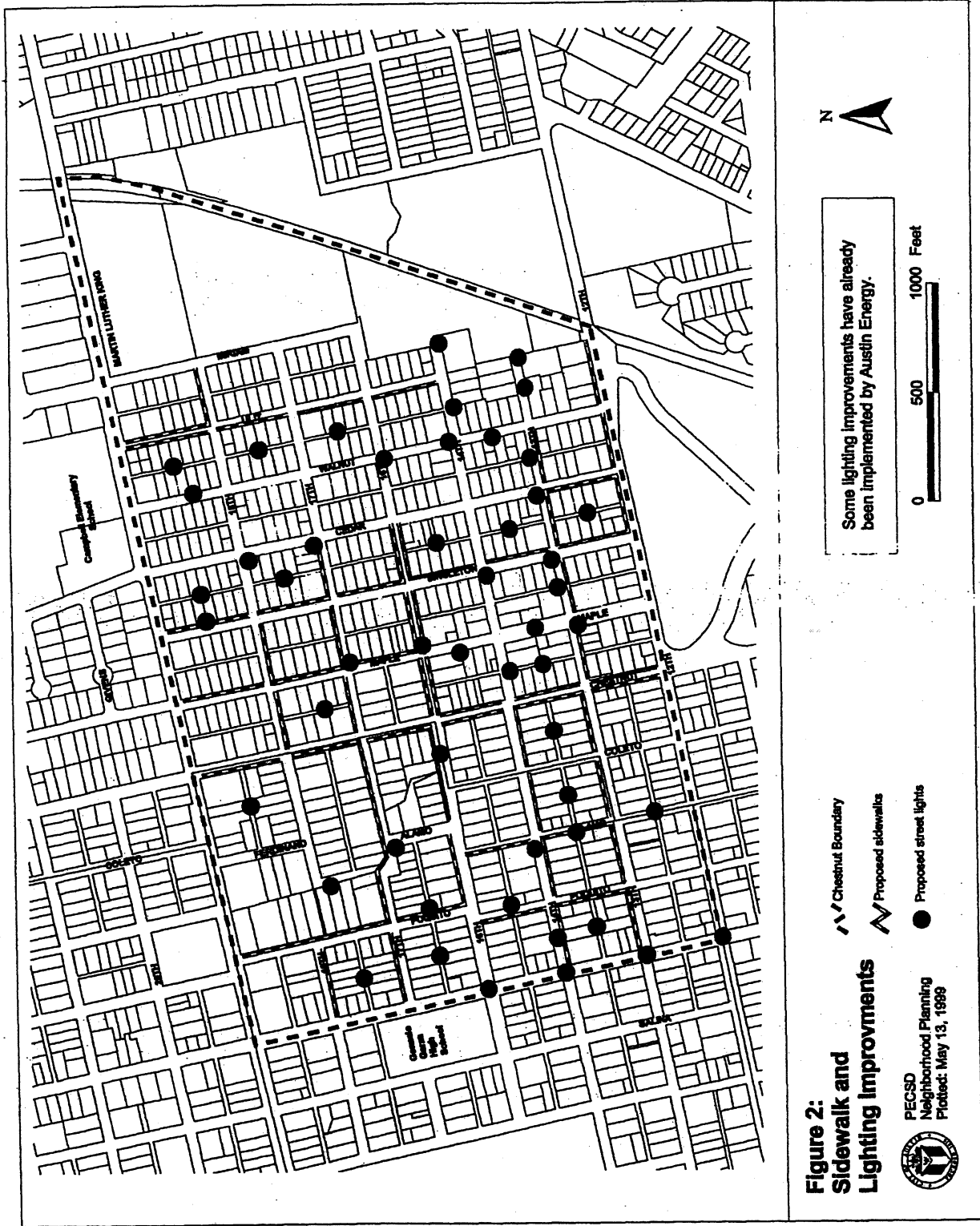
(City of Austin and Chestnut Neighborhood).

Objective 1.5: Establish compatible mixed-use corridors along the neighborhood's edge.

18. Apply a mixed use zoning overlay to the commercial corridors of the Chestnut neighborhood. Approved uses should support the neighborhood and be compatible with Campbell Elementary and Gonzalo Garza High School. See Figure 3: Proposed Chestnut Future Land Use Map, and Figure 4: Proposed Chestnut Conditional Mixed Use Zoning Overlay. (DRID).

These recommendation(s) should be implemented in accordance with the following incentives or tools to bolster these areas:

- Central East Austin (ARA) Master Plan tools and incentives;
- Central Urban Redevelopment Combining District (CURE);
- City supported alley, lighting and sidewalk improvements in this vicinity to facilitate alley access and parking.



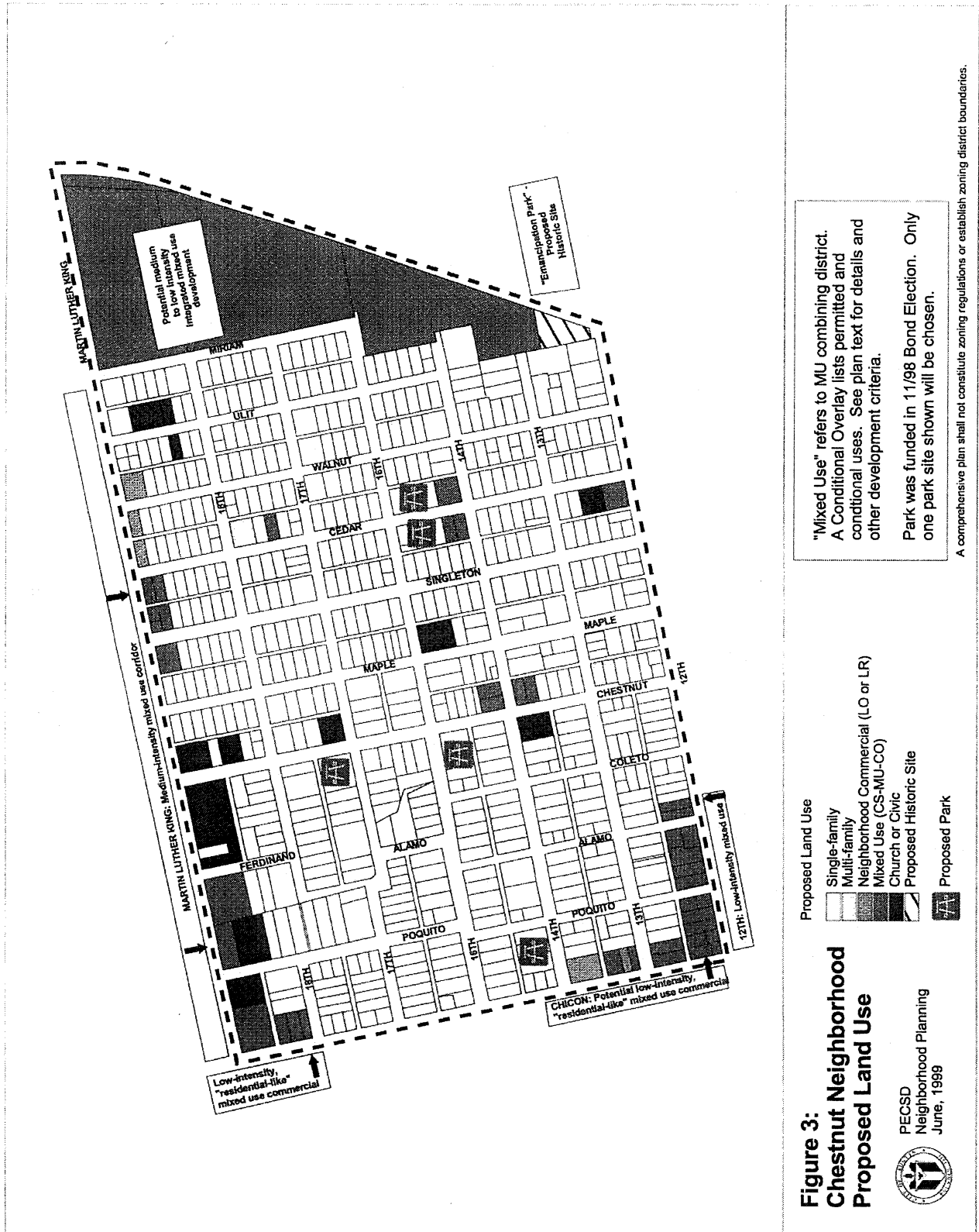


Figure 4: Proposed Chestnut Conditional Mixed Use Zoning Overlay: "CS-MU-CO".

Based on the neighborhood's support for new types of development, staff recommends the creation of a mixed-use conditional overlay to be applied to existing CS zoning. This overlay applies to all land currently zoned CS or CS-1 within the boundaries of the Chestnut Neighborhood Planning area (boundaries: North – Martin Luther King; South – E. 12th Street; East – railroad tracks; West – Chicon).

Background and Purpose: The Chestnut Neighborhood Conditional Overlay is designed to promote neighborhood supported uses and encourage mixed-use development along sections of Chicon, Chestnut, and E. 12th Street. This overlay is based on existing options in the City's Zoning Code, and is designed to address the land use and zoning issues identified in the Chestnut Neighborhood Plan.

The purpose of the overlay is to promote a compatible mix of residential and commercial uses along the neighborhood's commercial corridors, to protect the residential character of the neighborhood's interior, and to encourage compatible commercial uses along its corridors. Chestnut is seeking to create a safer and more pedestrian-oriented neighborhood and to make the neighborhood a better place to live, work and invest.

Components of the Overlay:

A. CO Use Restrictions: The CO use restrictions in the Overlay are intended to promote the development of uses that are perceived to be compatible with safe, quiet neighborhoods. See the following pages for a list of uses permitted, made conditional, and not permitted. The overlay also reduces maximum impervious cover from 95% to 80%, and also reduces the minimum required square footage for residential units built using the MU component.

B. MU Combining District: The neighborhood's commercial corridors include not only commercial uses but residential uses as well. The neighborhood supports the continuation of this pattern.

The MU component of the overlay allows the use of vacant land now zoned CS as either commercial or residential development.

* "Mixed-use" is the use of a single building or building complex for several purposes, including retail/commercial, housing, and office. Mixed-use includes residential above the first floor totaling at least 20% of total building square footage. Further pedestrian orientation is encouraged at the street level, as well as appropriate scale, height and proportion to the residential core of the area.

Figure 4 ctd: Proposed Chestnut Conditional Mixed Use Zoning Overlay: "CS-MU-CO".

Changes to CS / CS-1 Zoning in Chestnut Neighborhood Conditional Overlay

Site Development Regulations:

1. The maximum impervious cover allowable in the parcels within the CS-MU-CO overlay will be reduced to from 95% to 80%.
2. The minimum square footage for dwelling units will be:
 - Efficiency: 500 square feet
 - One bedroom: 600 square feet
 - Two or more bedrooms: 800 square feet

Permitted Uses:

Administrative or Business Offices	Art and Craft Studio (General)	Art and Craft Studio (Limited)
Building Maintenance Services	Business or Trade School	Business Support Services
College or University Facilities	Commercial Recreation	Communications Services/Facilities
Community Recreation Private	Community Recreation Public	Consumer Repair Services
Cultural Services	Custom Manufacturing	Day Care Services
Family Home	Food Sales	General Retail Sales (Convenience)
General Retail Sales (General)	Group Home, Class I, Limited	Guidance Services
Limited Warehouse/distribution	Local Utility Services	Medical Office
Personal Improvement Services	Personal Services	Pet Services
Private Primary Education Facilities	Private Secondary Education Facilities	Public Primary Education Facilities
Public Secondary Education Facilities	Professional Office	Religious Assembly
Restaurant General	Restaurant (Limited)	Safety Services
Software Development	Theater	Veterinary Services

Conditional Uses:

Bulk laundry services	Club or Lodge	Construction Sales and Services
Consumer Convenience Services	Counseling Services	Electronic Prototype Assembly
Financial Services	Group Home, Class I, General	Hospital Services, Limited and General
Indoor Entertainment	Indoor Sports and Recreation	Laundry Services
Research Services, Testing and Assembly	Residential Treatment	Restaurant (Drive-in, Fast Food)
Service Station	Transitional Housing	

Uses Not Permitted:

Agricultural Sales & Services	Automotive and Equipment Services	Automotive Rentals
Automotive Repair Services	Automotive Sales	Automotive Washing (Automatic)
Automotive Washing (Self-Service)	Campground	Commercial Blood Plasma Center
Commercial Off-Street Parking	Congregate Living	Convenience Storage
Drop-Off Recycling Collection Facility	Equipment Repair Services	Equipment Sales
Exterminating Services	Funeral Services	Group Home, Class II
Hotel-Motel	Kennels	Liquor Sales
Maintenance and Service Facilities	Monument Retail Sales	Off-Site Accessory Parking
Outdoor Entertainment	Pawn Shop Services	Research Warehousing Services
Transportation Terminal	Vehicle Storage	

Environment and Parks

GOAL TWO: IMPROVE THE ENVIRONMENTAL QUALITY OF THE CHESTNUT NEIGHBORHOOD.

Background: The Chestnut neighborhood is in the Boggy Creek Watershed, one of Austin's urban watersheds. Portions of the vacant 21-acre parcel near the railroad tracks lie within the Boggy Creek flood plain. In response to citizen complaints, City investigators find an average of 47 pollution problems each year; mainly petroleum, followed by sewage and trash. Residents have experienced noise problems from various sources including cut through traffic, car stereos, late-night speeding, noisy loitering people, and large trucks. The Chestnut Neighborhood pocket park was approved as a result of the November 3rd 1998 bond election, thus beginning the process of investing in the Chestnut neighborhood, and its natural assets, once again.



*Gardening is popular in the Chestnut Neighborhood.
(Photo courtesy of the Austin-American Statesman)*

Objective 2.1: Reduce noise problems.

19. The Public Safety subcommittee should monitor noise disturbance reports to identify trends. (Chestnut Neighborhood).
20. Increase the enforcement of noise controls. (APD).

Objective 2.2: Clean and maintain alleys, streets and vacant lots.

21. As part of the East Austin Environmental Initiative, create a cross functional City Response Team with neighborhood representation and other collaborative agents, for the purpose of improving the overall physical environment of Chestnut. This work should include addressing environmental safety issues, the targeting of lots in need of clean-up, abandoned vehicles, zoning code violations and areas in need of possible abatement in a time certain manner. This team should include representation from DRID (building code), Police (abandoned cars and abatement), Austin Travis County Health and Human Services (ATCHHS) (lot

clean up and neighborhood services), PECSD (neighborhood planning), Solid Waste and a coordinating agent for infrastructure such as lighting and alleys. The response team's goal should be a one time systematic review and clean up effort. Response team results should be reported to the City Council in a time certain manner, along with an evaluation by the planning team, and should include recommendations for 1) permanent solutions to these issues 2) budget recommendations for project improvements (if needed) and 3) future implementation issues such as the degree of City involvement and neighborhood self sufficiency, and strategies to discourage the build up of these problems in the future. (City of Austin and Chestnut Neighborhood).

22. In conjunction with the Response Team work, establish a standing neighborhood working group to assist in the identification of cars, lot clean up (police reports already provided), and other nuisances and recommendations for action. Property owner notification should be a part of all clean up efforts. If no action is taken, City enforcement for clean up should be pursued as part of the Response Team work. Also options such as working with reputable non profits that give a tax credit for old and abandoned cars, or selling them for scrap metal, should be considered with the overall goal of creating a timetable and deadline for lot clean up and discarding unwanted vehicles. (City of Austin and Chestnut Neighborhood).
23. Potential agencies identified willing to take cars that can be repaired or used to teach a trade are the United Way Volunteer Center at 323-1898, the Salvation Army at 416-0600 or the Heidi Search Center at 800-931-9708. Their records, insofar as actual donations, should be evaluated before donations are made. (City of Austin and Chestnut Neighborhood).
24. As part of this effort, develop a long-term strategy to maintain the cleanliness of streets and overall appearance of the neighborhood planning area. Options include creating a pilot for the Chestnut area for improved enforcement activities, such as expedited legal remedies, streamlined code enforcement, stiffer fines, and quicker liens. Other options include placement of permanent dumpsters in the area, Response Team follow up, hot lines, regular clean up days in collaboration with non profits, landscaping and temporary design structures etc. (City of Austin and Chestnut Neighborhood).

Objective 2.3: Parks, trees, beautification and quality of life.

25. Hold a one-day tree-planting event in Chestnut inviting the participation of youth from nearby schools. (PARD, Chestnut Neighborhood and others).
26. As a result of the November 3rd 1998 bond election, develop a neighborhood pocket park in the Chestnut neighborhood. (PARD).

Objective 2.4: Drainage and storm sewer improvements.

27. Monitor drainage and sewer conditions by obtaining periodic environmental complaint reports for the area. (Chestnut Neighborhood).
28. Complete the Maple Street drainage improvements. (PW&T).

Objective 2.5: Environmental safety

29. Report issues of environmental safety such as sewage back-ups, air and water pollution, lead poisoning, erosion and sedimentation control to the coordinator of the City's East Austin Environmental Initiative. (Chestnut Neighborhood).

Housing

Goal Three: PROMOTE THE REHABILITATION OF EXISTING HOUSING AND NEW, INFILL HOUSING COMPATIBLE WITH THE OLD STYLE OF THIS NEIGHBORHOOD.

Background: Chestnut is enriched by its abundance of older homes. However, many of these homes are in need of repair. Approximately 25% of the houses in Chestnut are in need of some kind of repair at an estimated average cost that could range from \$10,000 to \$25,000 per house.

As part of developing this neighborhood plan, the residents of Chestnut have gained an increased awareness of the historic resources that can be maintained as well as those that have been irretrievably lost. The residents of Chestnut have organized a non-profit Community Housing Development Organization so they can become stewards of their neighborhood's assets and invest in the future of their area. Likewise they would like to work more closely with the City's Department of Neighborhood Housing and Community Development.



Historic housing in the Chestnut neighborhood

Objective 3.1: Improve access and information to existing housing programs.

30. Gather and distribute housing and code related information in the neighborhood newsletter. (Chestnut Neighborhood and NHCD).
31. Identify programs, resources and opportunities to promote infill housing within Chestnut. (Chestnut Neighborhood and NHCD).

32. Establish Chestnut as a Community Development Block Grant (CDBG) target area and an area of housing priority. (Chestnut Neighborhood and NHCD).
33. Work with Austin Energy to weatherize and conserve energy in homes throughout Chestnut, including special rebates and qualifying assistance for the elderly and those in need. (Chestnut Neighborhood and Austin Energy).

Objective 3.2: Continue to develop the Chestnut Neighborhood Revitalization Corporation. (Chestnut Revitalization Corporation incorporated 11/18/98).

34. Apply for the City's neighborhood support program. (Chestnut Neighborhood).
35. Develop and establish relationships with successful and established Community Development Corporations to promote information exchange and experience. (Chestnut Neighborhood).
36. The City's Department of Neighborhood Housing and Community Development, in partnership with the Chestnut Revitalization Corporation should coordinate infill housing and rehabilitation assistance in Chestnut over a seven year period. Specifically these efforts should address the housing needs and conditions identified in the Central East Austin Master Plan (CEAMP -ARA report), which references approximately 133 units needing improvements at an estimated average cost that could range from \$10,000 to \$25,000 per house. This effort should utilize collaborative, neighborhood based strategies which creatively seek to employ the area's residents and youth as part of these efforts. (NHCD).
37. Provide incentives such as fee waivers and flexible design and cluster standards to create affordable housing specifically designed for the elderly, especially for duplex type projects that can utilize the existing SF-3 zoning within Chestnut. (DRID).
38. Establish Chestnut as a pilot area for supporting efforts toward a City supported vacant land program, in conjunction with the Chestnut Neighborhood Revitalization Corporation and working with other non-profits. The intent of this strategy is to create a pilot for the City and the University of Texas School of Law to assist in efforts toward clearing lots with lien and title problems while promoting compatible, affordable residential infill opportunities, and housing for the elderly. (Chestnut Neighborhood).

Economic Development

Goal Four: IMPROVE THE BUSINESS CLIMATE OF THE CHESTNUT NEIGHBORHOOD.

Background: The clean-up of vacant lots and cars was cited in survey results as the single most important action that could be taken to attract more businesses to the Chestnut area (48%). This response was also upheld by non-residential property owners (80%) who cited this need as very important (second only to public safety). Accordingly, both residents and non-residential property owners perceive a direct relationship between this condition and the area's persistent crime problems. Actions related to these issues are listed in the Environment and Parks section of this plan (Goal 2).

The development of a Chestnut Business Coalition, will lead the way toward more business development in the Chestnut area. Survey results identified a number of businesses such as a community grocery store, laundry facilities, additional child care centers and services for the elderly that would be welcome and needed.

Objective 4.1: Establish the Chestnut Business Coalition.

39. Identify and share information on micro-loans and entrepreneurship. (Chestnut Neighborhood).
40. Develop a business resource guide for Chestnut area merchants, to be shared with area residents. (Chestnut Neighborhood).
41. Include these businesses as part of the newly created neighborhood newsletter. (Chestnut Neighborhood).

Objective 4.2: Establish a Community Center/Cooperative.

42. Monitor Citizens' Bond Committee recommendations as they relate to Chestnut; support all efforts toward the creation of a community center/police sub-station. (Chestnut Neighborhood).
43. Explore options for developing a community cooperative in Chestnut. (Chestnut Neighborhood).
44. Evaluate the potential of existing vacant buildings within Chestnut to serve as a site to serve for a community and cultural center, a location for police presence, or a daycare, after-school center, or a prevocational training center. (Chestnut Neighborhood, APD, PARD and HHS).

Objective 4.3: Attract new residents and businesses.

45. Work with local media outlets like the Villager, NOKOA, Capitol City Argus, Austin American Statesman, local radio and TV stations to better communicate opportunities that are available to the community (such as training and technical assistance for entrepreneurs), including the NAACP Community Development Resource Center, the Urban League and the National Business League and Businesses Investing in Growth. (Chestnut Neighborhood).

46. Solicit area businesses to partner with the Chestnut area for 1) volunteer placement, school-to-career, welfare-to-work and employment opportunities for area residents and 2) community development. (Chestnut Neighborhood).
47. Encourage public officials and businesses to establish one or more job training facilities in the Chestnut area or a nearby area that will enhance the employability and skills of the area residents. (Chestnut Neighborhood).
48. Encourage development of job and housing opportunities that will assist area residents. (Chestnut Neighborhood).
49. Encourage, through the use of incentives and other forms of support, neighborhood-serving businesses such as grocery stores, laundry facilities, neighborhood stores, cleaners, and assisted care for the elderly (businesses identified by residents in a January 1998 survey conducted by Health and Human Services Department). (DRID).

Public Safety

Goal Five: ADDRESS CRIMINAL ACTIVITY IN THE NEIGHBORHOOD AND PROMOTE PUBLIC SAFETY.

Background: The need for improved police visibility generated one of the highest survey responses (57%) by residents. In addition, non-residents identified public safety as the highest priority (89%). The area has experienced a constant high rate of arrests – 447 in 1996, 448 in 1997 and 120 in the first quarter of 1998. Arrest records indicate much of this activity is related to drugs. Over half of respondents indicated a willingness to learn more about identifying criminal activity, and there is an acknowledgment that the neighborhood also needs to reinvigorate its neighborhood watch. Residents participated in the Citizens' Bond Committee process, requesting a police sub-station. Although this request was not granted, residents have continued to work closely with police officials and are eager to see how the new police reorganization can impact their neighborhood in a positive way. Lack of investment, upkeep of vacant lots and an abundance of "junk" automobiles are also believed to contribute to public safety concerns because of the perception that there are portions of the neighborhood "abandoned."



Neighbors discuss crime and public safety.

Objective 5.1: Increase police visibility and presence.

50. Develop a location within Chestnut that is available for police to stop in, perform routine tasks and communicate with residents. (APD).
51. Establish a permanent police walking beat for the Chestnut neighborhood for the weekend time frame, Thursday through Sundays. (APD).

52. Use surveillance cameras to identify and discourage persistent criminal activity such as prostitution and drug dealing in high crime portions of the neighborhood. Areas identified thus far are: 13th and Chicon, 12th and Chicon, 12th and Cedar, and Chestnut and 12th. (APD).
53. Use unmarked police vehicles as another mechanism for identifying and discouraging criminal activity in Chestnut. (APD).

Objective 5.2: Develop neighborhood capacity to address public safety issues.

54. Use the new neighborhood newsletter to address public safety issues. (Chestnut Neighborhood).
55. Establish block captains to identify criminal activity and increase community participation in Neighborhood Watch. (Chestnut Neighborhood).
56. Send at least one neighborhood resident to the Citizens' Police Academy, Citizens' on Patrol and the People's Forum annually. (Chestnut Neighborhood).
57. Work with Austin Police Department to organize and coordinate a drug awareness and prevention program that encourages the reporting of drug trafficking. Develop a neighborhood-based support group within Chestnut to assist families impacted by these issues. (Chestnut Neighborhood).

Objective 5.3: Promote safety at home.

58. Obtain information about the availability of smoke detectors (from AFD), fans, air conditioning and other home health resources (from A/TC HHS). Disseminate this information in the newly created Chestnut newsletter. (Chestnut Neighborhood).
59. Educate residents about dangers of lead and measures to mitigate problems in the neighborhood's new newsletter. (Chestnut Neighborhood).
60. Use the newly created neighborhood newsletter to spread information about the City's animal control regulations. (Chestnut Neighborhood).

Youth

GOAL SIX: DEVELOP, PROMOTE, AND EXPAND YOUTH SERVICES.

Background: Survey results indicate that a major cause for concern related to youth are unsafe areas (17%), followed by lack of activities (15%), and outside negative influences (13%). Recreational activities (17%), clean up activities, part-time jobs and mentoring were recommended solutions. The residents of Chestnut believe that proven non-profit organizations hold great promise - offering housing construction and rehabilitation. A mentoring program could greatly benefit Chestnut, especially its older residents who may not be able to fully care for their homes.



Children bobbing for apples at the Chestnut Neighborhood Halloween celebration.

Objective 6.1: Improve the availability of information on youth services.

61. Develop a youth-related neighborhood guide. (Chestnut Neighborhood).

Objective 6.2: Improve neighborhood safety for youth.

62. Identify unsafe areas for children as a priority for vacant lot and car clean up and for police action. (Chestnut Neighborhood).
63. Make "Safe House" signs for children walking to and from school in the event they are bothered, and link this effort with any existing "Safe House" programs. (Chestnut Neighborhood).
64. Work with the Austin Police Department to develop and implement a strategy to reduce gang-related violence in the neighborhood. (Chestnut Neighborhood & APD).
65. Install signalized pedestrian crosswalks and other signs to improve traffic safety at Campbell Elementary School and Gonzalo Garza High School crossings (PW&T).

66. Increase enforcement of 20 mph school zone speed limits. (APD).

Objective 6.3: Organize outside youth activities.

67. Organize a Chestnut neighborhood orchestra. (HHS).
68. Explore and promote promising new youth opportunities, as they become available such as Central City Entertainment Center, the Yellow Bike and Bikes for Youth programs, Casa Verde and new offerings at the Gonzalo Garza High School. (Chestnut Neighborhood).
69. Work with Capital Metro to ensure there is safe bus and pedestrian access to the newly opened Central City Entertainment Center. (Chestnut Neighborhood).
70. Once a safe play area is developed within Chestnut, use this location as a base to promote and enhance other neighborhood-based youth activities. (Chestnut Neighborhood).
71. Develop collaborative, intergenerational projects and activities such as tree planting events, oral history projects, mentoring, part-time employment activities, African-American parenting programs and other parenting programs that meet the needs of the community. (Chestnut Neighborhood).

Objective 6.4: Increase employment opportunities for youth.

72. Publicize jobs and volunteer opportunities for youth in the neighborhood through a business resource guide or a youth resource guide. (Chestnut Neighborhood and HHS).
73. Explore the feasibility of collaborative efforts with the Parks and Recreation Department, Health and Human Services Department, Austin Public Library, Casa Verde, Gonzalo Garza High School, Campbell Elementary and other church and civic entities to involve and coordinate opportunities for the neighborhood's youth, such as expanded after school programs, mentoring and training youth for housing construction and rehabilitation, clean up and graffiti removal activities, and park and greenspace development programs. (PARD and AISD).

Objective 6.5: Expand youth recreational services.

74. Expand and improve access (safe transportation) to youth recreational services including: After-school enrichment, youth sports, tutoring, cultural and performing arts, educational workshops, exercise and fitness programs, and special events. (Capital Metro, neighborhood churches and other neighborhood organizations).
75. Develop a safe play area within Chestnut in conjunction with the City's Parks and Recreation Department and the Capital Improvement Project (CIP) process. (Chestnut Neighborhood).
76. Work with the Austin Independent School District (AISD) and Gonzalo Garza High School to ensure that their gym is handicapped accessible. (Chestnut Neighborhood).

Health

Goal Seven: DEVELOP A STRONGER HEALTH NETWORK FOR RESIDENTS OF THE CHESTNUT NEIGHBORHOOD PLANNING AREA.

Background: Research by subcommittee members showed that the Chestnut Neighborhood Planning Area falls into Census Tract 8.03 in which twenty-one percent of the Chestnut Neighborhood is 65 and over. The results of two neighborhood surveys done in September of 1997 and January 1998 showed that:

- 48% of neighborhood residents cited drug abuse as a neighborhood problem.
- 40% cited alcohol abuse.
- 26% described families or individuals in crisis.
- 24% mentioned physical health problems.
- 18% mentioned neglect of children or neglect of property, and
- 17% mentioned mental health problems in the neighborhood.

Also cited as health concerns were lead poisoning, and poor air and water quality. Of those surveyed 53% were unaware of support groups in the neighborhood such as halfway houses, drug/alcohol rehabilitation centers, churches, Miracles and Solutions, the Neighborhood Association and Neighborhood Watch. In addition, 41% cited a lack of community support for neighborhood initiatives.

Chestnut is fortunate to have nearby the Blackland Neighborhood Center and Rosewood Zaragosa Community Health Center. Unfortunately not all residents are aware of the many services offered by these City facilities. In addition, access to these facilities is sometimes discouraged due to transportation constraints.

Residents would like to increase information about health services offered nearby and likewise increase access to these facilities, particularly for the elderly.



Chestnut Neighborhood residents working on a quilt

Objective 7.1: Organize a campaign against drug and alcohol abuse in the neighborhood.

77. Work with police and neighborhood residents to increase surveillance and reporting of drug and alcohol abuse and related crime. (Chestnut Neighborhood).
78. Provide targeted outreach and education on the risks of alcohol/drug abuse: cirrhosis, infectious hepatitis, AIDS and sexually transmitted diseases, including one-on-one interventions and mobile services as available. (Chestnut Neighborhood, City of Austin/Travis County HHS, and State Department of Health).
79. Work together to educate the neighborhood about programs that help persons break the cycle of abuse. (Chestnut Neighborhood and ATC HHS).

Objective 7.2: Address issues of poor health in the neighborhood.

80. Gather and identify information on health needs of neighborhood residents. (Chestnut Neighborhood and ATC HHS).
81. Identify all information regarding existing health-related services and create a central inventory of health related information. As part of this work, Asset map opportunities for the elderly and include this information in the newly formed neighborhood newsletter. (Chestnut Neighborhood and ATC HHS).
82. Spread word about health care resources. (Chestnut Neighborhood and ATC HHS).

Objective 7.3: Address issues of mental health and child neglect and abuse in neighborhood.

83. Work together to educate residents regarding signs of families in crisis, domestic violence, child neglect or what to do when a child or adult is at risk. (Chestnut Neighborhood and ATC HHS).
84. Publicize existing neighborhood resources. (Chestnut Neighborhood).

Objective 7.4: Improve transportation services to health clinics/hospitals for the disabled, ill and elderly in the neighborhood.

85. Work with Capital Metro to publicize transit opportunities, including opportunities for the elderly and those with special needs, as a means of promoting mobility and access throughout the area. (Chestnut Neighborhood).
86. Work with Capital Metro on securing appropriate transit stop amenities (shelters and seating) for the Chestnut Avenue and 14th Street area of the neighborhood. (Chestnut Neighborhood).
87. Expand Parks and Recreation funded senior transportation services. (PARC).

Implementation

Neighborhood Implementation Ideas

The following ideas are actions the Chestnut neighborhood might undertake to help facilitate implementation:

1. Continue the Neighborhood Leadership Team to provide overall leadership to implementation. (Chestnut Neighborhood).
2. Designate a volunteer plan coordinator responsible for monitoring the status of the plan recommendations and serving as an official neighborhood point of contact. (Chestnut Neighborhood).
3. Request that the City of Austin designate a staff neighborhood planning coordinator to provide periodic technical assistance to the neighborhood leadership team and residents throughout plan implementation. (Chestnut Neighborhood).
4. Organize/identify a City neighborhood cross-departmental team that will ensure departmental collaboration on routine and special initiatives targeted by neighborhood. (Chestnut Neighborhood).
5. Every six months develop a plan status report in conjunction with residents, the neighborhood association and city staff as a result of ongoing neighborhood working group efforts. Prioritized areas of focus include working with the response team on clean up, sidewalk installation, public safety visibility, and coordination with the Central East Austin Master Planning Process, as well as overall plan implementation. (Chestnut Neighborhood).
6. Evaluate plan implementation noting successes, areas in need of more vigorous implementation and amending. (Chestnut Neighborhood).
7. Promote awareness about the Chestnut Neighborhood Plan to ensure both private and public actions and corresponding development are compatible with the Chestnut Neighborhood Plan. (Chestnut Neighborhood).

Plan Implementation

By adopting the plan, the City Council will demonstrate the City's commitment to the plan's implementation. However, every action item listed in this plan will require separate and specific implementation. Adoption of the plan does not on its own begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

City Boards, Commissions and Staff

The numerous boards and commissions of the City will look to the Chestnut Neighborhood Plan when they need guidance about the neighborhood. The Parks and Recreation Board will have a guide available stating the neighborhood's priorities for parks and open space. The Planning Commission will already know if a proposed zoning change in Chestnut would be appropriate and supported by the residents and businesses of the neighborhood. Additionally City staff will use the plan as a guidance document for review of projects and programs.

Department Budgets

Each year every City department puts together a budget that states the department's priorities for the coming year. By bringing the strengths and desires of the neighborhood to the attention of City departments, the Chestnut Neighborhood Plan will help them prioritize those projects that help safeguard the neighborhood's assets while addressing its needs.

Capital Improvement Projects

There may be issues in the neighborhood that require a major capital expenditure. In these instances the guidance provided by the plan will be critical to guarantee the project will proceed in a fashion that keeps in mind the overall long term interests of the neighborhood.

Other Agencies and Organizations

Other agencies and organizations outside City government will play a key role in the implementation of the Chestnut Neighborhood Plan. As these agencies look for public input, the Chestnut Neighborhood Plan will be available as a clearly articulated vision of the direction the neighborhood desires to go.

Direct Neighborhood Action

Some of the elements of the Chestnut Neighborhood Plan will be implemented by direct neighborhood action, possibly with some City support. Neighborhood clean-ups, graffiti abatement, and a citizens' crime watch are a few examples of projects that might best be accomplished by the neighborhood.

Attachment 1:

Historic Building Resources in the Chestnut Neighborhood

The Chestnut Neighborhood is located in East Austin and is defined by Martin Luther King Jr. Blvd on the North, East 12th Street on the South, Chicon Avenue on the West and the Austin & Northwestern Rail right-of-way on the East (see map below).

The following photographs provide a just a few examples of the Chestnut's historic buildings. Limited space does not permit inclusion of all of neighborhood's historically significant structures.

1903 East 16th Street (Poquito)

Although somewhat modified, this is one of the earliest residences surviving in the Chestnut area. Built at the turn of the century, this L planned cottage features Victorian style "fish scale" ornamentation in the front gable end.



2104 East 12th Street

Similar to 1810 Maple Street, this simple board & batten cottage is typical of houses built in East Austin at the turn of the century. The turned porch columns and hipped roofline are important stylistic features, as well.



2208 13th Street (corner of 13th and Chestnut)

This 1920's bungalow features Craftsman architectural details imported from California. The house includes characteristic low-pitched gable roof, exposed rafter ends, decorative brackets and large square shaped porch columns.



1201 & 1203 Chestnut

These hipped roof cottages, constructed c. 1910, are characteristic of the period and area. These small yet tidy houses feature tall pyramidal roofs that help to lift the steamy summer air out of the first floor living area.



1205 Cedar Street

Many examples of the hipped roof cottage, such as this one, are found in the central East Austin. Dating from c. 1915, this house is finished with Craftsman architectural details, such as broad overhanging roof eaves, squared porch posts, and flared wood skirting.



1601 Cedar (corner of 16th and Cedar)

This well-preserved residence is an excellent example of a 1920s Craftsman bungalow. The house features an unusual trio of miniature porch columns, as well as more typical bungalow details, such as a broad roofline, overhanging roof eaves and wood siding.



1810 Miriam Street

Austin's own Calcasieu Lumber Company erected many of these "standardized" cottages during the late 1920s. Relatively inexpensive to build, these tidy houses continue to provide efficient shelter for East Austinites.



1810 Maple Street

This one story board & batten cottage, constructed c. 1905, is a typical example of early housing in the Chestnut Area. The long front porch and north-south orientation of the house were designed to maximize air circulation in the interior living spaces.



1705 Cedar Street

East Austinites once patronized this small store in the heart of the Chestnut Neighborhood. The Mission style parapet (reminiscent of the Spanish missions in San Antonio) was a popular detail on Austin commercial building in the 1920s.



Attachment 2:
Summary of "Request for Support" Ballot Results
Chestnut Response Ballot Comments
I support

The following comments were included on the ballots received supporting the Chestnut neighborhood plan. Many people who were eager to get involved included their names, addresses and phone numbers. These new contacts were saved by the neighborhood, but have not been printed in this report.

100 responses were received, 55 from non-resident property owners and business, 45 from residents. Of the responses:

- 0 86 supported the plan,
- 1 8 supported the plan but had specific comments,
- 2 3 expressed overall support for the plan with some changes and
- 3 3 did not support the plan.

1. I completely support all Goals, Objectives, and Actions items for the Chestnut Neighborhood Plan. I represent 1 property in the area 2110 E. 12th Street. The Chestnut area has long been neglected. And for the good of the whole City of Austin it would be quite an asset.
2. Austin Habitat for Humanity owns 1 house and 1 vacant lot. It is our intention to continue to purchase lots to build additional houses in the Chestnut neighborhood.
3. I applaud the Neighborhood Plan! My only fear is the organization will become administrative as opposed to "action oriented". I hope the plan will lead to noticeable improvements in the area!
4. Keep up the good work.
5. I was reared in this neighborhood and I am pleased that this committee is making an effort to improve the environmental aspect of this East Austin Community.
6. I am only a phone call away.
7. I would like to help in the area of housing as a partner with the new CHDO and help out in any other capacity if possible. I have worked a lot with Gary Adrian in helping fix up properties I own.
8. I love the proposed improvements. How about planning for an office building or some type of center to be placed on the two lots at the corner of Maple and MLK.
9. The Eastside should be more selective in letting a lot of Hispanic people move in. They have 3 or 4 families living together and they aren't keeping the Neighborhood clean. Thanks.
10. Some of these neighbors need to clean their back yards, and stop piling junk.
11. I'd like to see some kind of ordinance governing the type of fences constructed in the area.

12. The stated goals and objectives reflect in-depth planning and crystallization of desirable outcome for our Neighborhood Plan. I pledge support; in any and every way possible. My "compliments and kudos" to the leadership team!
13. Very positive progress on the project as a whole. The creation of a 501© (3) might be a good incentive for housing rehab and infill projects. The 501 © (3) might be more desirable than the city/federal grants and "loans".
14. Good Job! Feel free to call on me if you have a need for stakeholder letters of support.
15. Residents should have "Safe House" signs in windows of homes for children walking to and from school in the event some one bothers a child. That child could run to the "Safe House" for protection! Also lights in alleys.
16. Yes, I am for anything we can do to help the Chestnut Neighborhood Plan I am familiar with all that is to take place with Chestnut Neighborhood
17. We need to address the issue of old car, trashing out of vacant lots and prostitution now. Because my property is vacant now and every time I clean it people throw wine bottle and can and trash right back on to it. They gamble there on 13th near Cedar every Friday out in the streets and the Motorcycles are over there blocking the street and riding on others property. I think the garage apt. is a good idea because that one unit I want to replace on my property as well as a house that's what was there. Business for the community is very good too.
18. Too long, too long has this neighborhood been overlooked. I support you heartily. Obj. 1.1: We have elderly/retired residents living next door to young renters. Obj. 2.3: Trees have covered ½ blocks of electric line wiring. Obj. 3.1: Older houses do not meet specifications. Obj. 4.4: attract businesses; new renters who will maintain properties.
19. I am a U. T. student (a white guy), living at 13th and Chestnut, I truly enjoy my house, my neighbors, and my neighborhood. Of course, there are things I don't like, but I think the city is putting together a great plan for addressing Chestnuts problems. As I am graduating in May with a Bachelor of Arts in Economics, and as I wish to attend graduate school for Urban Economics Development, I am, of course, very interested in getting involved with the economic development of Chestnut. The problem for me is that I already have one internship and I am taking a full load next spring. Therefore I can't promise any significant time investment. However, if there were deadline type work such as research, statistical analysis, or proposal writing, on which I could work independently, I would be very happy to volunteer my services. Either way, I think you've got a great plan. (Maybe you could try and convey it more plainly to the residents).
20. Get new money into area. Apartment and projects Developments.
21. I would like to see the lights and sidewalks as the 1st priority. Thanks for your effort.
22. Each goal and objective should have a target date for completion and a responsible person's name attached to it.
23. It would probably be wise to situate a large disposal bin at different locations as to discourage illegal random dumping on vacant lots, which would in turn facilitate easier pick up. Inform residents of these locations while warning possible punishment for deviance from the pre set sites.

24. My concern is that having too many goals will result in few or none being achieved. While all the stated goals are worthy and desirable, it would be better to prioritize and choose a few that should be pursued vigorously. First and foremost safety and crime prevention should be emphasized. If the area is considered safe, its natural attractions, (proximity to downtown and U.T. natural beauty, trees, etc.) will attract private investment in small business and house ownership
25. I won't support Objective 4.3 because it amounts to harassment of people who work on their own and other neighborhood resident's vehicles and working class folks who want to have a project vehicle, keep one for their kid (s). Lot clean-ups (i.e. trash) would be a great improvement though.
26. I do not support objective 3.2 (Non profit organ). I do not support objective 4.2 (Community Center). I do not support objective 5.2, #2 (Required compatible design). I do not support objective 6.5 (Employment). I do not support objective 7.5 (Transit Services). The City of Austin needs to focus on Basic Services; Public Safety, Public Health, Sanitation, Streets, Sewer, Fire Protection, etc., Public Safety should be the top priority!
27. Half of a big tree on a vacant lot next door at 1704 Poquito St. blew down about six weeks ago. It makes the neighborhood look bad.
28. As a homeowner in the targeted area it's nice to see others taking an interest in the neighborhood. In 1999 I will be looking at what my options are toward some major home improvement on my home in particular. I plan on calling for more information concerning the housing objectives before I make any decisions regarding my home improvement. Thanks.
29. I am especially elated to read of the objective 1.1 "Improve police visibility and presence." The development of a location within Chestnut, such as a community service center, is tantamountly welcomed and comforting. This location could well be placed in a storefront facility. THE PROPOSED LEFT TURN SIGNAL LIGHTS ARE OVERDUE – CERTAINLY LIFE SAVING! THANK YOU! THANK YOU! FOR EACH. . . Thank You! Thank You! !
30. I would like to see the property at 2204 East 14th Street be used as a "Vest Pocket Park". Our family has owned this property since my great-grandfather was freed from slavery. It means a great deal to me.
31. I agree with all goals with the exception of a proposed sidewalk on the south side of East 13th Street. I live in and own the house at 2205 E. 13th Street and have done extensive improvement to both the house and landscape. If someone would please look at my property (as I do not have a photo with me) and verify my claim that: One, I have dramatically improved the landscape of the front of my house by making a stone retaining wall, steps and walk way; Two, a city made walkway would not be nearly as attractive as the work I have already completed; and Three, there is no reason (that I can think of) that would prevent a sidewalk from being built on the North side of the street.
32. We must be included in the final decision making. When money is appropriated for a diversion, we need input of where it is spent; not salaries. We still need the area to get rid of JUNK all around.
33. I agree 100% for the improvement of our neighborhood.

34. As a new member to the neighborhood, I agree wholeheartedly with all the items contained in the Chestnut Neighborhood Plan. We've been open to our students for one year, and we've been made to feel at home by our neighbors. We plan to continue this relationship and to support (actively) any and all endeavors to strengthen this bond.
35. It's clear from reading the drafted neighborhood plan that a lot of great work has gone into this. My compliments to all the folks who worked on this plan!
36. I would support making anyone living in rental property cleaning up their yards. If not fined. The expense of the landlords is too much.
37. Please place more emphasis on historic preservation and try to reclaim old Emancipation Park.

Attachment 3:

Summary of Community Centers and Services Provided in or Near the Chestnut Neighborhood

Youth

A. Rosewood Park and Recreation Center- PARD- 2300 Rosewood -

- 0 Swimming pool, recreation area, picnic area, summer camp program, youth activities, playground programs, special events, community events.
- 1 Doris Miller Auditorium – (at Rosewood Park) –
- 2 Gym programs, dance studio, stage, meeting rooms, special events, preschool, after school program, vocational, daycare.

B. Alamo Recreation Center- PARD - 2100 Alamo-

- 0 Summer Day Camp
- 1 Playgrounds Program
- 2 Free Lunch Program (summer)
- 3 Teen Outreach Program
- 4 Teen Club Program
- 5 After school program
- 6 Baseball field, Volleyball
- 7 Basketball court, playscape
- 8 Teen arts program
- 9 Outdoor picnic area

C. Summer Teen Recreation Academy-1600 Chicon -

- 0 Youth free lunch program, recreation, art, nature activities, sports, table games, field trips. Teen education sessions: alcohol/drugs, academic achievement, personal safety, peer counselors, gang awareness

Drug and Alcohol Abuse Treatment

A. Austin Recovery Center at 1900 Rio Grande, ph. 477-7776

Accepts uninsured, indigent persons, has a 1-2 week waiting list for admission to its alcohol/drug detox program and a 2 to 3 week waiting list for its inpatient rehab/counseling program.

B. Oak Springs Treatment Center at 3000 Oak Springs Drive, 472-5357

Accepts persons who are uninsured or indigent. It does not have a detox program, but does have a five week outpatient rehabilitation program for persons with substance abuse, including persons with mental health problems. There is a 2-3 week waiting list for an intake interview and another 2 week wait to actually start the rehab classes. Oak Springs also runs a methadone treatment program.

Address health issues related to drug and alcohol addiction: Hepatitis, Aids, and Sexually Transmitted Diseases.

Health and Aging

A. Central East Austin Caregivers, ph. 708-8586.

Is an organization of volunteers who help persons of 60 years and older with transportation, and "care visiting."

B. Services for the Elderly, ph. 477-3796,

Provides help to elderly and disabled persons with housekeeping, cooking, cleaning, bathing, dressing, toileting and exercising at a low cost.

C. Rosewood Zaragosa Health Clinic and Neighborhood Center, 2808 Webberville Road, 404-1500

Services – Basic assistance including food, clothing, transportation, outreach and case management, health promotion and education, neighborhood health assessments, asset mapping, neighborhood meeting space and special events.

Co-located programs or departments:

- 0 Women Infants and Children (WIC) – monthly supplemental foods, food coupons, immunizations, breast-feeding and peer counseling.
- 1 Medical Assistance Program- eligibility services. Child incorporated daycare for low to moderate-income families.
- 2 City of Austin Utility Service- customer service and utility bill assistance
- 3 Medical care, including pharmacy and laboratory, to the general public who are sick or chronically ill on a sliding fee basis.
- 4 Long term management of children with special health care needs.
- 5 Child Incorporated – Affordable Child Care Services.

E. Conley Guerrero Senior Activity Center, 808 Niles street, ph. 478-7695

Provides nutritious meals, daily activities, exercise programs and social events for seniors older than 55.

F. Blackland Neighborhood Center, 2005 Salina, ph. 472-6882

Services – Basic assistance including food, clothing, transportation, outreach and case management; health promotion and education, neighborhood health assessments, asset mapping, neighborhood meeting space and special events.

Access – Adult literacy classes, computer classes, Blackland transitional housing.

G. Alamo Recreation Center, 2100 Alamo, ph. 474-2806

Provides a senior luncheon program and a gardening program.

Mental health and Child neglect and abuse

A. Child Protection Services Hotline ph. 1-800-252-5400.

B. Child and Family Service/Lifeworks 2001, ph. 478-1648.

Attachment 4

Abbreviations Used in This Report

City of Austin City Departments:

APD - Austin Police Department
ATCHHS - Austin/Travis County Health and Human Services
DRID - Development, Review and Inspection Department
KAB - Keep Austin Beautiful
NHCD - Neighborhood Housing and Conservation Department
PARD - Parks and Recreation Department
PECSD - Planning, Environmental and Conservation Services Department
PW&T - Department of Public Works and Transportation
SWS - Solid Waste Services

Other Organizations

AISD - Austin Independent School District
ARA - Austin Revitalization Authority
NAACP - National Association for the Advancement of Colored People

Zoning Codes

CO - Conditional Overlay
CS - Commercial Services
GR (MU) - General Retail (Mixed Use)
TND - Traditional Neighborhood District

Other Abbreviations

AIDS - Acquired Immunity Deficiency Syndrome
CEAMP - Central East Austin Master Plan
CDBG - Community Development Block Grants

