

Developers Are Requesting Changes That Affect Our Neighborhood

Several new development projects are being proposed for our neighborhood that will require altering or rewriting the development rules for the Plaza Saltillo Transit Oriented Development area (“Saltillo TOD”).

This area runs roughly from East 7th Street to East 4th Street, and from I-35 to Chicon.

Developers are asking to build **taller and denser** projects. How our community decides to grow will influence the character and spirit of the neighborhood we call home.

Q: *What do current regulations allow?*

A: Current Saltillo TOD regulations **cap building heights at 40 feet**. However, developers can add density and height by entering into an agreement with the City of Austin, called a Density Bonus Program. Under that program, developers can now build **up to 60 feet** if 10% of the square footage of their development is designated for affordable housing.

Q: *So what is changing?*

A: Last month, City Council directed city staff to rewrite the development rules for the Saltillo TOD to allow for more height and density. This action was in response to a proposed development on two lots—1409 and 1411 East 4th Street—which are owned by Austin Habitat for Humanity.

Q: *What is Habitat proposing?*

A: The condo development that Habitat is proposing on East 4th could extend as high as **85 feet** if Habitat designates 75% of the square footage for affordable housing.

Q: *Will the proposed rules only affect Habitat’s property on East 4th?*

A: No. **These changes would allow taller and denser developments on all properties located within the Saltillo TOD**, up to 85 feet under the Density Bonus Program.

Q: *Will these proposed rules increase height and density in TODs in other parts of the city?*

A: No. These height and density increases are specific to our East Austin neighborhood.

Q: *Has City Council signed off on these proposed rules?*

A: Not yet, but there will be opportunities to voice your opinion soon.

Q: *Are any other developers asking for more height and density?*

A: Yes. Private developer Cielo wants to build an office building on six lots along East 4th Street. The proposed project would be **90 feet**. See back for more details.

For more information about the East Cesar Chavez Neighborhood Planning Team—including your sector representative’s contact information and how to get involved—please visit www.eastcesarchavez.org.

Cielo Office Building Development

1600 through 1610 East 4th Streets

Private developer Cielo wants to build an office building on six lots in the Saltillo TOD that would extend beyond both the current **40 foot** development limit and the **60 foot** maximum height limit. Cielo's request is for **90 feet**.

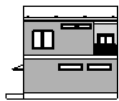
Please come to
A Community Meeting
to ask questions and hear more about the height and density changes being requested by Cielo.

Monday September 18, 2017
6:30-7:45 PM
Metz Recreation Center
2407 Canterbury Street

Please start thinking about your opinions on the changes coming to our neighborhood. Your input will be needed soon!



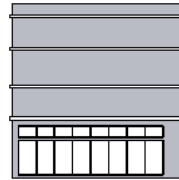
House 18'



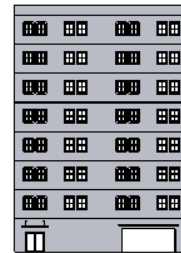
Max House 32'



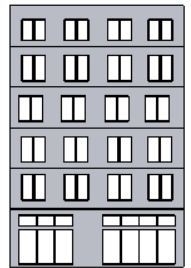
TOD Max 40'
(Mixed-Use)



TOD max 60'
(density bonus
for affordable housing)



Habitat Request 85'
(proposed new TOD
density bonus max
height)



Cielo
Request 90'