

ECC Meeting Minutes

January 17, 2018

Present: Susan Benz, Kristen Heaney, Shawn Sommerville, Leslie Thompson, Mark Rogers
Pam Coloff, Sara Pedrosa

1. Call to Order & Introductions/ Roll Call

2. Citizen Communication

Michael Casias – District 3 Rep for Park & Recreation Board

Jan 8, 2017 APD Plan for Nash Hernandez Building

New Site plan with gated Park Patrol Parking Area. Michael suggests that this looks like a new police sub-station. Michael would like to propose that the parks dept. should have a say. Top floor for community uses, and they can have ground level for bike repair stations, check in station, but not stationed at.

Parks board meeting – land facilities and programs meeting of Jan 8 for full proposal.

Proposes new parking on parkland.

If you have opinions email bc-michael.casias@austintexas.gov

Michael would like to halt it or slow it down a bit.

Elena Rodriguez, Community Engagement Team for RBJ

December COA approved right of roadway to provide access to the site for emergency vehicles during construction.

Chapter 26 payment.

Expecting site development permits for roadways and infrastructure to come in any day.

Anticipating getting bids for the site work this month and the team is looking for neighborhood contacts (512) 298-1700. Dave Stauch Office. Bid for site work = John Duke (512) 298-1700

Adam Greenfeld, willow street resident– Interested in working on 2 projects. New to Austin. Community organizer, urban design writer and critic.

1. Improving food access in this neighborhood.
2. CodeNext – concerned that it says nothing about the quality of the buildings that we are going to create. Generic. No regional style or sense of place.

3. Reading and approval of the November 15, 2017 General Meeting minutes and December 17, 2017 General Meeting minutes.

Move to postpone. Leslie and Kristen to coordinate on past meeting minutes and get them posted.

4. Officer's Reports

No reports.
Shawn Sommerville is departing the team.

5. Standing Committee/Sector Rep Reports

6. Unfinished business / General Orders

Cielo – Tyler Buchler

Additional fee in leui. Sitting at 72', backing off the 90'.

Fee in leui – at 60' \$350,000 to go over the 2:1 FAR already approved by staff.

Asking for one additional floor, 72' and willing to provide additional \$550,000 fee in leui.
\$11/sf x 2. We doubled it. So total fee in leui is \$900,000.

The great thing is that these dollars are there to help cover the housing gap. Must be used within ½ mile of the TOD in the neighborhood.

Neighbor asks about specific projects that use fee in leui. It seems abstract.
Mark Rogers notes that it is not clear. Neighborhood Housing knows.
Everything that should be going back into the neighborhood is because they just haven't gotten funded yet. They get lots of requests for those dollars here.
Mark Rogers explains how the funds get used immediately.
There is a high need but we don't know exactly where it's going.

City Council knows that fee in lieu is not actually adequate to the amount for take the developers are getting. Cielo is showing good faith effort by doubling it.

Sandra Harking at Housing Department could tell us where the funds are going.
Mark Rogers – Shares that there are types of TODS. Saltillo designated neighborhood TOD.
Least dense to respond to their communities.
Most dense would be 60' and other areas around it are 40'.
Mark demonstrates FAR.

Tyler reviews updated renderings. Bringing in an element of public art.
Susan points out some inaccuracies in the context of the surrounding buildings. Chalmers will be built to 48' but is shown at 60'.
Neighbor asks about access to the park. Tyler says nothing has been committed to. Lance Armstrong bikeway infrastructure has been allotted to.

Susan asks would anyone like to make a motion to support, the request. No Motion made.
Susan makes a MOTION to oppose the 72'. Sara P. seconds that motion.

Sara P. - My voice is to help influence the pace of this change. Until we really see what happens with Endeavor, RBJ, Chalmers, I can't say yes to an office building in the neighborhood that is 72' tall.

Shawn S. – Observations. I hope the parking will still be underground, that building will still look nice. Concerned about traffic. Another one to watch will be where the soup kitchen is now. 910 Willow and the gated portion is all owned or under contract. I would not dig my heels in and say no extra height anywhere in the neighborhood. I don't think it's all or nothing.

Mark R – I was intrigued by the step-back at the top floor, but it opens up the question that you can bring office buildings in at 72' but when we look at the big picture it's the idea of dying by a thousand cuts. The fee in lieu is nice but when you look at 4 rental units that have been affordable for years and years, how would you replace that? Estimated 1.3M to replace those homes. \$900,000 doesn't get us there.

Susan asks would Tyler consider additional step-backs or fee in lieu.

Tyler – would love to explore what else they can do. \$1.3 for fee in lieu doesn't work. Tyler says design revisions can be done.

ALL in favor of motion to OPPOSE 72'.

Shawn Sommerville abstains.

7. New Business

Habitat for Humanity

Leah Bojo with Drenner Group – law firm, consulting firm
Council passed a resolution in Aug – super density bonus for TOD.
Density Bonus that could be made available to another project.

Sara P. requests copy of this presentation.

Our project will go in after the ordinance is passed.

If we build a super affordable project can we have some entitlements.

REQUEST:

Resolution asked for 85'. Current proposal asks for 70' (eligible for 60')

Resolution says consider waiver. Current proposal asks for 95% parking reduction.

What we do know is there are folks out there that don't have cars. The parking we do have, 12 spaces for 50 units on site, will be for sale, when they are used up Habitat will be working with nearby property owners for parking leases.

50 units – 34 one bedroom, 8 two bedroom, 8 three bedroom. Market rate units will be proportional. 25% will be market.

Resolution says consider waiver. Current proposal asks for reduce from 30' to 25'.

This is a new sub-district in the TOD.

Habitat gets 800 – 1,000 calls per month. Getting more than 10% owners below 40%MFI will be very challenging.

Wayne Gerami – runs the program qualifications and banking side of Habitat. 30 year loan at 0% interest.

Community Land Trust would provide for permanent affordability on units and restrict the tax assessment or a deed restriction that would do the same.

Asking to support 10' height addition to the 60' allowable, the parking reduction and the front yard setback.

Susan asks about waiting list. Wayne - The people on the waiting list are transitioning to final single family 67 unit project in North Austin. Likely Habitat's last single family housing project in Austin.

Susan requests more info about the demographics so that we can have more confidence in the parking reduction.

Huge number of hotels coming into downtown. What we know is that those workers make under \$40K per year which makes them great candidates for these units. We're not guaranteeing that they won't have a car.

Salaries for hotel workers looks to be under \$40K.

We're at a unit mix that works financially and offers a mix of incomes.

Average home goes to 45 – 50%.

Height – 5 floors on top of one floor of parking. We don't have a fully designed building.

Mark MOTION to support. Shawn seconds.

In FAVOR – Mark, Kristen, Susan, Leslie, Shawn

ABSTAIN Pam and Sara P.

Mark will right the letter.

8. Announcements

Susan Benz – The Trail Foundation is going to build a new set of toilet rooms at Fiesta shores near I-35.

9. Adjournment

Motion to adjourn – Shawn. Mark seconds.

All in favor!

8:10