

QUESTIONS FOR RBJ DEVELOPERS TO ASSESS ZONING CHANGE REQUEST

1. Please show a proposed site plan that indicates where the buildings will be located and the heights and total square footage of each building. Also show setback details especially distances single family residential. Recommend you showing shadow/shade study of effects of building heights on nearby homes.

(See preliminary site plan that was recently shared with the Board)

a. Please show a graphic that explains benefits/restriction of current zoning versus what you are proposing so neighborhood can see the difference.

(See attached graphic on trees v. compatibility)

[note from ECCN meetings 2.18 and 3.18.15: David has mentioned at the neighborhood meetings that once a updated site plan is ready, it will be shared with the neighborhood.] **This is that meeting.**

2. Please provide a proposed unit mix for each building, including #units, unit type, size, # bedrooms, and rents (e.g., 30% of AMI or less). Confirm whether any units will be sold and if so, at what price points.

(Still being developed)

3. Please provide a schedule for completion of each building and the project? If a portion of the project requires relocation per URA, PHA or RAD conversion units, or tax credits, how long do you estimate each process will take? Note: Paul Saldana listed 4 years at the time of selection of the developer.

(Refer to the preliminary schedule graphic).

4. What is your plan for the 5/6- acre non-parkland City-owned property and building?

The building has limited usefulness in its present condition. There have been early discussions about the City's intent, but not much progress since – perhaps due to the new Council, budget negotiations, etc. The balance of the land is parkland; untouchable.

[notes from ECCN 3.18.15 meeting: David explained that the building had not been included in the project at this time. Should this change he will gladly update the neighborhood with any pertinent information.]

Please include in overall site plan, unit mix, and schedule.

Unit Mix and schedule will be included in the site plan as it develops. The current presentation reflects the breakdown of affordable units.

5. Will you fully comply with the Heritage Tree Ordinance?

Yes. [also mentioned verbally at the ECCN meeting 2.18.15]

6. Will your development be LEED and Sustainable Sites certified? If not, to what extent will your development help the neighborhood environmentally?

We plan to have AEGC Certification.

7. Will you agree to park all uses on site and not seek any parking variances? Please show proposed location of parking structures, #parking spaces for each building/use and all access points surrounding the property.

The intent is to park all uses on site; no overflow in to the neighborhood.

[notes from ECCN 3.18.15 meeting: Board member Lori Renteria reminded the group that it was too premature and that those details could not be determined at this time. However she stated that in the master plan the site calls for grocery store, pharmacy, salon, etc. – all amenities that would benefit the seniors at RBJ.

She also reminded the group that the FLUM amendment had already been approved by ECCN in 2011 and would not recommend rescinding the vote on a previous action taken. She further noted that the master plan had held several community wide meetings and gathered input for numerous months. Both David and Will Schnier assured the group that the team would take into account parking needs of the project.]

8. Will you agree to renovate the Fisheries buildings for free community use? We have a list of nonprofits and community organizations unable to afford rising East Austin rents.

A program for the Fisheries buildings has not been developed at this time.

9. Please provide a list and indicate location on site plan all amenities that will be available for use by the surrounding neighbors, e.g., outdoor fitness playground for seniors, park benches, medical services, etc.

Outdoor amenities will be shown in future site plans, but the current site plan reflects adjacent parkland where such amenities will be located. [see ECCN notes from question #7]

10. Although RBJ is practically waterfront property, hardly any seniors from RBJ actually access the waterfront due to inaccessible crossings, non-ADA compliant bathrooms, and accessible trails to the water. Insufficient funding currently exists to pay for these upgrades for RBJ residents and the public. Will you agree to contribute \$_____ to Austin Parks Foundation and/or enter into a license agreement with PARD to build accessible routes, build new outdoor bathrooms for RBJ residents and the public to allow them to go to and from the waterfront, consistent with the Holly Shores Master Plan (PARD estimate: \$450,000)? Example: Milago Condominium next to MACC paid to improve the waterfront parkland and provide benches and other amenities in front of its building.

All available funding is going to AGC to provide affordable senior housing; we do not anticipate surplus funding for community improvements.

[notes from ECCN meeting 3.18.15: BM Casias continued by referring to one of the questions and asked for the following concession. He asked for the developer to agree to donate funds needed to make the routes to Lady Bird Lake (from RBJ) ADA compliant, improve the land, install bathrooms, etc. He explained that the Parks and Recreation Department does not have the money to pay for the improvements so therefore he would like the developer to agree to pay for these costs.

Councilmember Renteria explained that the Parks Department did in fact have money to pay for such costs because there was a budget of \$2.4 million dollars that had been set aside for these types of improvements. ECCN Board member Julio Perez mentioned that last August City Hall had made Holly Shores a priority in funding those improvements.

BM Casias stated that more money would be needed than what was available and asked that this developer be one source of income to cover those costs. He mentioned that the Trail Foundation would be another source. Will Schnier concurred that the Trail Foundation could possibly be a source of additional revenue for these types of improvements.

David reminded Michael Casias that he was present at this meeting representing the AGC and not the developer and thus could not speak on their behalf. However David reminded the group that any surplus fund would go to support affordable housing for RBJ residents first and foremost.]

11. The project you are building will, by virtue of it being new, and include mixed use and market rate components, invariably contribute to rising property values of nearby properties. Are you willing to donate \$_____ to a neighborhood nonprofit, Eastside Guardians, which has been assisting seniors pay their rising property taxes in the neighborhood for years (For those projects that have substantial affordable units, formula is \$500 per market rate unit (defined as any unit marketed to families above 60% MFI, e.g., \$500 X 400 units = \$200,000)?

All available funding is going to AGC to provide affordable senior housing; we do not anticipate surplus funding for other donations.

[notes from ECCN meeting 3.18.15: BM Casias asked if a commitment could be made by the developer to make a donation to the Eastside Guardians – a non-profit that helps seniors living in the neighborhood with property taxes. David again responded that all surplus funds would go to support affordable housing for the RBJ residents (in order to protect their rent structure), and that we wouldn't be taking money from that to fund other initiatives.]

12. Will you agree to affirmatively market at least 15% of the ground floor retail/restaurant space directly to East Austin businesses of the type of uses desired by RBJ, including providing a tenant improvement allowance and sliding scale rents similar to leases offered in the 2nd Street District (e.g., No rent Year 1, 50% of market rent Year 2, 75% of market rent Year 3).

We will market to local businesses and attempt to create a viable commercial component to the project.

13. Will you agree to include aesthetic elements consistent with Mexican American culture, including public art, murals, tile work and commitment to hire local artists and artisans for this work?

Any art used in the public realm will have input from the City, AGC and likely ECCNPT. Any art on AGC property will be within the purview of AGC. We will certainly consider local artisans for such work.

14. Regarding the construction project and permanent new jobs, will you commit to recruitment of and hiring preference for local (i.e. 78702) residents, and commitment to pay a living wage to all employees?

Where possible, we will hire local residents. Competitive wages will be paid.

15. Will you agree to affirmatively market all or a portion of new affordable units to elders within the community before marketing to the city in general?

All current AGC residents will be accommodated. New residents within the affordable components will be determined through AGC policy. Other residents in the market rate or workforce housing to be determined later.

16. As a condition to support for your zoning change, will you agree to a restrictive covenant between the Owner and ECCNPT listing these conditions and pay for the legal services to prepare the covenant?

No.