

May 19, 2015

Maureen Meredith, Senior Planner
City of Austin - Planning & Development Review Department
505 Barton Springs Rd, 5th Floor
Austin, TX 78704

RE: FLUM amendment and zoning amendment for 21 Waller Street (RBJ Center)

Dear Ms. Meredith:

The East Cesar Chavez Neighborhood Planning Team is writing in support of an ECCNP FLUM amendment and a zoning amendment for 21 Waller Street, as part of the redevelopment of the RBJ tower. Austin Geriatric Center (the owner), their Board of Directors and Capital Project Management have worked with members of the ECCNPT since 2011 to help keep the community involved and adhere to the Neighborhood Plan. The guiding principles of the AGC are the inspiration for and have guided the planning for the redevelopment plan: Continue to provide safe affordable housing on site, Provide upgraded amenities, Expand affordable housing to the elderly, Add other affordable housing and mixed uses consistent with neighborhood plan, and Be good stewards of the land.

The current plan will include doubling the amount of affordable housing on site for seniors, adding market rate housing, adding retail elements specifically targeted to needs of seniors and the neighborhood, and restoring the Fish Hatchery on site.

At our March 18, 2015 meeting, the ECCNPT discussed the above redevelopment plan and voted in support of the following:

- Amendment of the ECCNP FLUM from Multifamily to Mixed Use
- Amendment to the zoning from CS-MU-CO-NP to CS-MU-V-CO-NP, allowing 60' height across the property.

The East Cesar Chavez Neighborhood Planning Team officially supports the ECCNP FLUM amendment and a zoning amendment for 21 Waller Street.

We hope that you will join us in support of this redevelopment and grant the requested amendments.

Sincerely,

Ken Johnson
Chair
East Cesar Chavez Neighborhood Planning Team



**CAPITAL
PROJECT
MANAGEMENT**

May 19, 2016

Ms. Bertha Delgado, President
Ms. Elisa Montoya, Vice President
Ms. Carol Stall, Secretary
East Town Lake Citizens Neighborhood Association
1705 Haskell Street
Austin, TX 78702

RE: Proposed Amendment C20-2015-019
Festival Beach Waterfront Overlay

Dear Ms. Delgado, Ms. Montoya and Ms. Stall:

Thank you for your letter of May 17, which was delivered to my attention during a meeting with the City. I am the project manager for Austin Geriatric Center ("AGC"), a 501(c)(3) nonprofit organization that has owned and operated the Rebekah Baines Johnson Center at its current location for more than 40 years. Its mission is to provide housing for **low income seniors**.

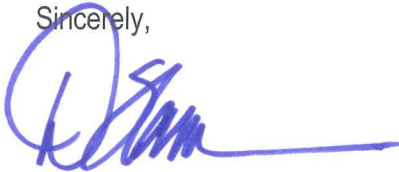
I appreciate your interest in our project and, to that end, I would like to offer some facts that might not have been available to you prior to your letter.

- The proposed amendment was initiated by the AGC on behalf of its current and future residents - not a developer as noted in your second paragraph. The positive outcome of such an amendment will be doubling the inventory of affordable housing on site for **low income seniors**.
- AGC's mission / goal includes doubling the number of affordable units on the property, but (as a nonprofit entity) AGC does not have the money with which to complete the project. Accordingly, it has entered into an agreement to sell a portion of its property to a private firm, and the proceeds of the land sale would be used to build new affordable housing and to renovate the existing tower for occupancy by **low income seniors**.
- If AGC is required to comply with the impervious cover requirements of the existing ordinance, its estimated net land sale proceeds (\$4 million) would be inadequate to provide needed equity for the project. If the ordinance is amended as proposed, the estimated \$12 million in land sale proceeds, together with other anticipated funds, should be sufficient to enable the project to move forward. All of the proceeds of the land sale would be used to construct new or renovate existing housing for **low income seniors** and none of the proceeds of the sale will be distributed to any private individual. The difference between \$4 million and \$12 million refers to the funding gap for AGC – not revenue to developers.

- The project(s) to be developed by the purchaser of the land parcels will be operated in connection with the affordable housing project of RBJ and operated under a common set of deed restrictions. The vision for the whole development is a diverse community that will complement and benefit the neighborhood, and has been discussed over a period of several years with the East Cesar Chavez Neighborhood and adjacent groups.
- The proposed amendment to the ordinance does not open up the entire FBWO to lower development or environmental standards as noted in your third paragraph. Indeed, anyone wishing to develop under the amendment to the ordinance would need to satisfy all of the following criteria:
 - Congregate care and retail uses on 15 or more acres
 - Adjacent to 1.5 or more acres of parkland or publically accessible open space
 - Deeply affordable housing
 - Enhanced water quality features
- Your fourth paragraph refers to the goals of the project, which remain exactly as originally “pitched” to the community. As chief pitcher, I can personally attest to that, as I typically lead each presentation with the 5 guiding principles that are noted on page one of our master plan:
 - Continue to provide safe, affordable housing on site
 - Provide upgraded amenities
 - Expand affordable housing to the elderly
 - Add other affordable / mixed income housing and mixed uses consistent with neighborhood plan
 - Be good stewards of the land

I hope the above clarifications will aid in your favorable perception of this project.

Sincerely,



David Stauch
Managing Principal



5/17/2016

East Town Lake Citizens Neighborhood Association

Dear Planning Commission Members,

ETLCNA is concerned about the proposed amendment to C20-2015-019: Festival Beach Waterfront Overlay (FBWO) that increases the amount of impervious cover allowed for development.

First, the developer states that the change was requested in part due to monetary concerns. (i.e. \$12 million dollars can be made instead of a mere \$4 million). While we sympathize with the developer's fiduciary concerns, we feel that request is excessive and sets a very bad precedent for the city's precious waterfront areas.

Second, the impervious cover requirements appear to apply to the whole FBWO area- which potentially opens the door for further development within that subsection.

The goal of the RBJ improvements was originally (and as pitched to the community) to improve the living conditions of elderly RBJ residents—not to provide developers with large profits.

Given that the Festival Beach Waterfront Overlay sub-district is one of the last unbroken, uncluttered vistas stretching from one side of the flood plain to the other, we would like to preserve that for all locals and for visitors. We feel this has value far beyond and more lasting than immediate monetary gain.

Please ask the developer to come up with some creative ideas for working within the current FBWO standards, instead of changing the rules for the entire area.

Sincerely,

Bertha Delgado, Pres. ETLCA. Elisa Montoya, Vice President, Carol Stall, Sec. ETLCA