

RESOLUTION NO. 20160616-033

WHEREAS, the Austin Music and Creative Ecosystem Omnibus Resolution No. 20160303-019 states that, “all creatives in Austin are facing the same challenges and issues related to affordability, lack of space, permitting, and other related needs, that are impediments to their ability to prosper;” and

WHEREAS, one of the goals of the Imagine Austin Master Plan is to “improve access to affordable living to include housing, healthcare, and effective transportation in order to develop and retain Austin’s creative organizations, industries, and individuals;” and

WHEREAS, thinkEAST is a 24 acre Planned Unit Development in East Austin on former heavy industrial property whose community plan combines the arts with deeply affordable living spaces and an innovative community health center; and

WHEREAS, thinkEAST is contracted with Fusebox to develop an Arts Complex Cultural Trust that would create up to 240,000 square footage of permanently affordable space for arts, culture, creative industries, and healthcare; and

WHEREAS, thinkEAST will also include 182 units that are owned by the Austin Housing Finance Corporation with 100% of the units at 60% MFI or below; and

WHEREAS, thinkEAST will also be home to 145 units owned by the Cesar Chavez Foundation. These units are located on Jain Lane. 8% of units will be priced at 30% MFI, 22% of units will be priced at 50% MFI, 50% of units will be

priced at 60% MFI, and 20% of the remaining units will be priced at 100% MFI; and

WHEREAS, according to the Staff Report for zoning case C1814-2012-0128, "due to hazardous material contamination during construction of the road, a portion of the Capital Improvement Project was uncompleted. This left a substandard roadway in a 30'-wide public access easement crossing the thinkEAST tract. This substandard roadway/access easement is located where Shady Lane transitions to Jain Lane;" and

WHEREAS, since the 1980's the City of Austin has planned improvements to Jain Lane. According to a City of Austin Memorandum released on November 25, 2014, City Staff summarized the most recent attempt at improving Jain Lane and stated that, "Jain Lane was originally planned to receive funding from Public Works from the 2012 Bond funds, however, because of the nineteen month gap between when Public Works identified potential funding that could be used for thinkEAST if directed, those funds have since been spent on other projects and are no longer available;" and

WHEREAS, the current condition of Jain Lane impedes safe two-way travel, especially for buses and emergency vehicles; and

WHEREAS, the development of the Cesar Chavez Foundation units, as well as the Arts Complex Cultural Trust and UT Medical Clinic, are contingent upon Jain Lane improvements being completed; and

WHEREAS, the cost of transportation infrastructure improvements necessary to achieve the proposed developments are considered to be cost prohibitive to the developers of thinkEAST to maintain these levels of affordability; and

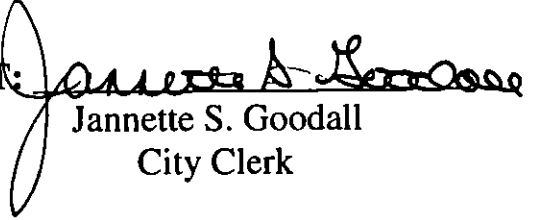
WHEREAS, Council could consider completing the Jain Lane Capital Improvement Project as a part of the upcoming budget process; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to explore the feasibility of the City completing the Jain Lane Capital Improvement Project and prepare an item for Council consideration during the Fiscal Year 2016-2017 budget process.

ADOPTED: June 16, 2016

ATTEST:


Jannette S. Goodall
City Clerk