

Spirit of East Austin

Govalle/Johnston Terrace Proposal

June 22, 2016
Recommendation

We are requesting funding, resources and completion for the following:

1. Neighborhood Connectivity

A. Shady Lane/Jain Lane Improvements CIP No. 627211 Completion: Cost \$2.8 mm*

In 1988, during the construction of Shady-Jain Lane Improvements to upgrade a 1930's roadway, Coastal States jet fuel pipelines were ruptured halting the construction of this neighborhood connector. To date this roadway project still sits uncompleted. The existing roadway is 16 to 18' wide and impedes emergency vehicles, buses and safe 2-way travel. thinkEAST PUD gifts 1.32 acres to complete this roadway and pedestrian improvements to current City of Austin standards.

B. Govalle Park Northern Community Entrance: Cost \$500K

Currently, the entrance to Govalle Park is from the south off Bolm Road. thinkEAST PUD gifts a 1.3 acre Parkland Dedication to establish a northern pedestrian entrance off Jain Lane. A trail head with a pedestrian bridge over Boggy Creek Tributary 1 would create community access to Govalle Park, Southern Walnut Creek Hike and Bike Trail and the proposed Govalle Park swim facility.

C. La Loma Trail Neighborhood Connectivity: Cost \$350K Ea (Grade Crossing)*

For over 50 years, families, students and children have illegally walked across the former Southern Pacific rail lines (now CMTA Green Line) and climbed under parked freight trains as part of the La Loma trails to access Eastside Memorial HS (formally Johnston HS) to the south and Ortega Elementary School to the north. Also, these trails and railroad crossing provide the only pedestrian option for residents of the Springdale-Airport Communities to access afterschool programs at Southwest Key and local ball parks at Govalle Park. Capitol Metro and AISD have agreed to participate (fund) in this project. We ask the City of Austin to coordinate with these entities to fund a safe, accessible pedestrian solution.

D. CMTA Green Line "Rails-with-Trail": Cost TBD

Capital Metro has committed over \$7.2 million of its transit sales tax to pedestrian and bicycle trail development along the Red Line that serve adjacent neighborhoods and connect to MetroRail station Platforms. The Govalle and Johnston Terrace neighborhoods are separated by SH 111 (Airport Blvd). Johnston Terrace and the Springdale-Airport neighborhoods are separated by the CMTA Greenline (refer Item C above). Development of a Rail Trail along this corridor would link these separated neighborhoods and allow safe pedestrian/bike access from the Southern Walnut Creek Hike and Bike Trail to the Lance Armstrong Bikeway, Plaza Satillo Station, and downtown Austin.

2. Neighborhood Affordability

A. Shovel Ready - The Guadalupe-Saldana Net-Zero Subdivision

Approximately 3.5 acres of the Subdivision site, closest to Webberville Road, remain an overgrown dumpsite and is still in need of infrastructure improvements. In its current state, this area is a swampy mess, littered with debris and prone to and illegal campsites. Neighbors along Goodwin Avenue have expressed their support for the development plans and are frustrated that the City has not provided funding to complete the work. Once improved, the remainder of the Subdivision will support a 51 net-zero homes with a mix of rental and home ownership. The site plan and site

development permit are approved and 100% of the design work for the housing has been completed. Twenty eight of these units have been designated for home-ownership and 23 homes are planned as rental homes.

GNDC submitted applications to the Austin Housing Finance Corporation in March of 2010 and again in April of 2014, requesting approximately \$2.3 million to finance the infrastructure improvements for the remaining unimproved portion of the site. A no-interest funding source is essential for the remaining infrastructure work so that the homes can be affordable to a wide range of households, including those with incomes below 30% of the Austin Median Family Income.

GNDC will require approximately \$4.5 million for the remaining infrastructure improvements of approximately 3.5 acres and also a portion of financing for the development of 24 town homes as described below. This will assist GNDC in leveraging the remaining dollars for project completion.

	Total Project Cost	District 3 Funding Request	Detailed Description
Phase II Infrastructure Improvements for 3.5 acres	\$2,320,000	\$2,320,000	Private streets, sidewalks, wet and dry utilities, and the water quality controls (rain gardens and drainage) required for 51 units of housing to be located on the unimproved remainder of an 11-Subdivision
Construction of 24 net-zero units (\$150/sq. ft.) four buildings each with 7,266 sq. ft.	\$4,360,000	\$2,180,000	24 net-zero town homes (Four 2.5-story buildings with six units each)
Total Project Cost	\$6,677,950	\$4,500,000	Funding balance to be leveraged by GNDC: \$2,177,950

B. Long term - "Boggy Creek Track" Dedication for Affordable Housing

Guadalupe Neighborhood Development Corporation has been serving the Govalle-Johnston Terrace community for over 30 years as an affordable housing provider to families from East Austin. Currently, GNDC has over 500 families on their waiting list. Many have been on the GNDC list for up to 5 years waiting to find suitable, affordable housing in East Austin near their families and friends.

Request is for the City of Austin to sell (for \$1.00) to Guadalupe Neighborhood Development Corporation the City-owned 44 acres (zoned SF 3), known as "the Boggy Creek Track" for development of affordable housing, AND appropriate the necessary C.O.A. housing bonds to fulfill this request.

***Note:** Completion of the Shady/Jain Lane CIP and the intersecting La Loma Trails combined with the Green Line Rails-with-Trails will facilitate and enable neighborhood connectivity between the Govalle, Johnston Terrace, and Springdale-Airport neighborhoods by providing multi-modal options similar to all other areas of the City of Austin.