

## **Approved Planning Documents Addressing One Two East Site**

### **East 11th Street Neighborhood Conservation Combining District Ordinance (June 1991)**

Adopts existing zoning entitlements (150' in height, 3.75 FAR).

"By encouraging mixed-use development along the commercial corridors and increased density along IH-35, more people representing an economic mix will be able to live and work in the District. This expanded mix will provide a base that will support community self-development. This will be accomplished by providing more intense development along the District's downtown interface."

"Projects which foster a managed increase in density, commensurate with the transitional qualities of a mixed-use transition zone, will be given a favorable review. Higher densities and building heights shall be permitted along IH-35 as an interface with downtown development."

### **New Visions of East Austin: Central East Austin Master Plan (January 1999)**

Recognizes "the importance of IH-35 properties as major redevelopment sites."

GOAL #3 (Economic Development); OBJECTIVE #4: "Promote rehabilitation of existing neighborhood commercial facilities or the construction of new facilities that provide the needed basic goods, business support services and personal services to the residents of the community, i.e. a grocery store, bank, bakery, restaurants, and cleaners."

GOAL #4 (Public Improvement, Crime Reduction/Safety, and Transportation); OBJECTIVE #2: "Develop the interstate frontage and commercial corridors in a way that eliminates the interstate barrier and links the neighborhood with the State Capitol, Central Business District, and University of Texas at Austin."

"Properties adjacent to IH-35 offer possibilities for higher-density mixed use, which could include multi-family housing, retail/commercial and office."

"The major redevelopment projects proposed along the IH-35 Frontage Road include a Community Services Node between East 11th and East 12th Streets...including approximately 50,000 square feet of retail to include a grocery store."

"A particularly important potential redevelopment resource is the State Service Center property along the IH-35 frontage south of East 12<sup>th</sup> Street, formerly occupied by an obsolescent supermarket. If the State is willing to relocate the current operations, the site could be used...for private land assemblage and development of a mixed-use center facing [the State Capitol]."

### **Central East Austin Neighborhood Plan (December 2001)**

Designates subject tracts as Neighborhood Urban Center Special Use on FLUM.

OBJECTIVE 3.1: "Recognize that this is an urban area and identify areas for increased residential density." ACTION 15: "Permit additional residential development as stated in other Action Items related to allowing...mixed-use development along commercial corridors, and new multi-family as noted on the FLUM."

OBJECTIVE 3.3: "Increase mixed-use opportunities where appropriate on commercial corridors.JJ

"The consensus of participants in the Central East Austin Neighborhood Plan, most of whom also had input in creation of the ARA's Master Plan, have expressed support for the CEAMP's land use vision for the IH-35 frontage property."

"In addition, the NPT decided to express support for the land use vision and development standards in the ARA's CEAMP, because the development envisioned in the NCCD has not yet been built on most of the IH-35 frontage properties. Despite NCCD provisions for more intense development, the "Bennett Tract" and other IH-35 frontage properties have remained vacant or under-developed over the last decade since the NCCD was originated. The NPT also recommends allowing Smart Growth Infill Special Uses for those properties that would give additional options for mixed-use development without requiring an amendment to the NCCD.

### East 11<sup>th</sup> and 12<sup>th</sup> Street Development Strategy (January 2012)

"Dedicate resources to attract a grocery store to anchor the area's businesses. The Study Area has no grocery store, is described as a "food desert," and most community members indicate they travel well outside the neighborhood to get their groceries. In addition to serving the community, a grocery store could anchor more extensive community retail and services."

"Staff resources should be devoted to pursuing [a grocery store] – potentially incorporated into a mixed-use development that takes advantage of the NCCD's higher-density allowances –

and financial incentives such as New Markets Tax Credits should be explored as necessary."

ISSUE B-1: "The Study Area does not feature many of the goods and services used regularly by local residents. The EPS Team believes the primary opportunity site for a "mid-sized" grocery store (20-25,000 square feet) in on the "hinge" site between East 11th and East 12th Streets (where the Safeway used to be) . . . . The zoning for the site allows for a mixed-use development that may offer financial opportunity to support the grocery store through the value of residential space above or alongside."

STRATEGY H-3b: "Provide financial support for the development of a senior housing facility in the Study Area. The senior population in the Study Area neighborhoods diminished dramatically as the area's gentrification continued between 2000 and 2010. During the same years, housing accessible to seniors . . . were identified as major areas of need throughout Austin, according to the Comprehensive Housing Market Study conducted for the City. The private properties at the "hinge" site next to IH-35 may be a viable candidate for such a project. Offering City subsidy or other funding assistance for such a project could help to spur redevelopment of the catalytic site, and could also serve to enhance the feasibility of ground floor retail components, such as the desired grocery store."