

## RESOLUTION

### No More for One Two East

Whereas, the One Two East developer proposes to construct two high-rise residential towers and intense retail up to 185 feet in height and up to 617,000 square feet in area on a site located along the eastern IH-35 frontage road between East 11th and 12th Streets, directly adjacent to the Robertson Hill residential neighborhood;

Whereas, the developer purchased one-fourth of this site for \$11.2 million, one week before filing a request to increase permissible height by 35 to 85 feet across the site and floor-to-area ratio ("F.A.R.") by 154,000 extra square feet ("More for One Two East");

Whereas, More for One Two East promotes the expectation that the city will underwrite exorbitant and speculative land acquisition with additional development entitlements;

Whereas, More for One Two East will set a dangerous precedent for all city neighborhoods near highways, regional centers and activity corridors;

Whereas, this site lies within a sub district of the East 11th Street Neighborhood Conservation Combining District ("NCCD") that already enjoys more height and F.A.R. than any other parcel along the eastern frontage of IH-35 from Mueller to Town Lake, and more is not needed for this site to serve Imagine Austin and neighborhood plan goals;

Whereas, the original generous NCCD entitlements for this site were conveyed to revitalize a blighted area which has since redeveloped while this site sat fallow;

Whereas, those entitlements came with a requirement that NCCD projects respect the existing community context and not detract from the viability of adjacent residential neighborhoods;

Whereas, Robertson Hill is the historic core of the African American cultural legacy in central east Austin, and its current residents reflect the socio-economic and racial diversity to which Imagine Austin aspires;

Whereas, the scale and intensity of One Two East stands in stark contrast to and will loom over all that the community has preserved and rebuilt in this area, and the \$260 million project cost will accelerate displacement of low and moderate income renters and homeowners;

Whereas, More for One Two East violates city zoning principles and neighborhood plan priorities, compromises the long-term viability of an existing residential neighborhood, undermines a historic cultural area, and undercuts diversity;

Therefore, Be It Resolved that the Austin City Council deny any increase in development entitlements for this site and adopt protections and provisions that will mitigate any impact of its redevelopment on adjacent residential neighbors.