

One Two East Fact Sheet



Project proposal

2 residential towers—one for seniors (55+) and one that is multi-family—471-472 units

6-7 townhomes wrapping Branch Street parking garage

~ 60,000 square feet of grocery store and drive-thru pharmacy

3 drives on Branch; 2 on IH-35

Applicant request

35-85 feet of additional height
up to 154,584 extra square feet of additional building space (F.A.R.)

Current entitlements—CS-MU-NCCD and CS-1-MU-NCCD

Tract 1: 150 feet of permissible height and 3.75:1 F.A.R.

Tract 2: 100 and 150 feet of permissible height and 3.75:1 F.A.R.

Developer claims that this is sufficient to build 465 residential units.

Original application request

Amend the NCCD to permit 200 feet of height and 5:1 F.A.R on both tracts.

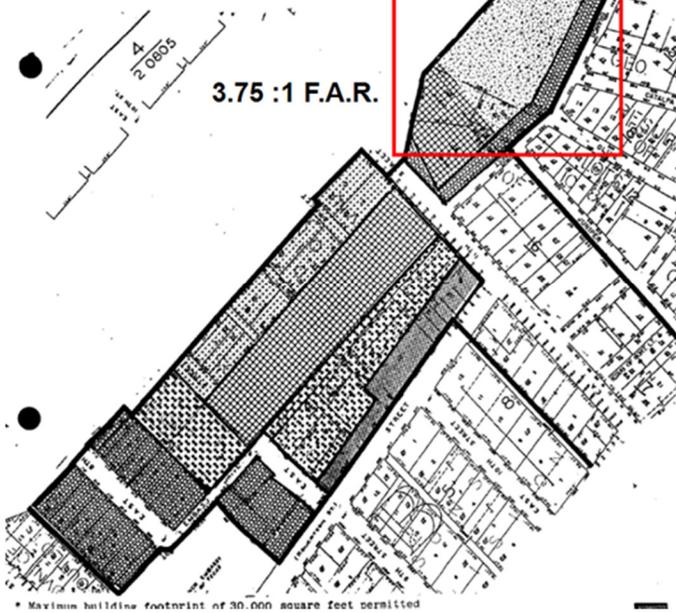
Staff recommendation—applicant concurs

185 feet of permissible height for both tracts, except where a Capitol View Corridor limits height on Tract 2 (Tract 2C); 5:1 F.A.R. for both tracts.

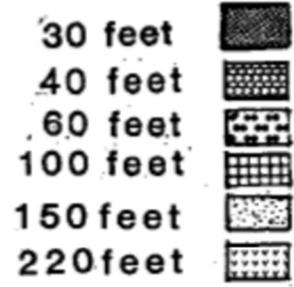
Current F.A.R. allows a total of up to 463,751 square feet of building.

5:1 F.A.R. will allow a total of up to 618,335 square feet of building.

East 11th Street NCCD



Height Zones for Sub District 3



MATHIAS
 COMPANY
 LAND PLANNERS
 DEVELOPMENT CONSULTANTS
 LANDSCAPE ARCHITECTURE
 1907 MEL CAVES RD. SUITE 313
 78759-1808 TX



The original/existing entitlements of Sub District 3 far exceed those of adjacent and nearby Central East lots and are the highest of any along the eastern IH-35 frontage road from Mueller to Town Lake.

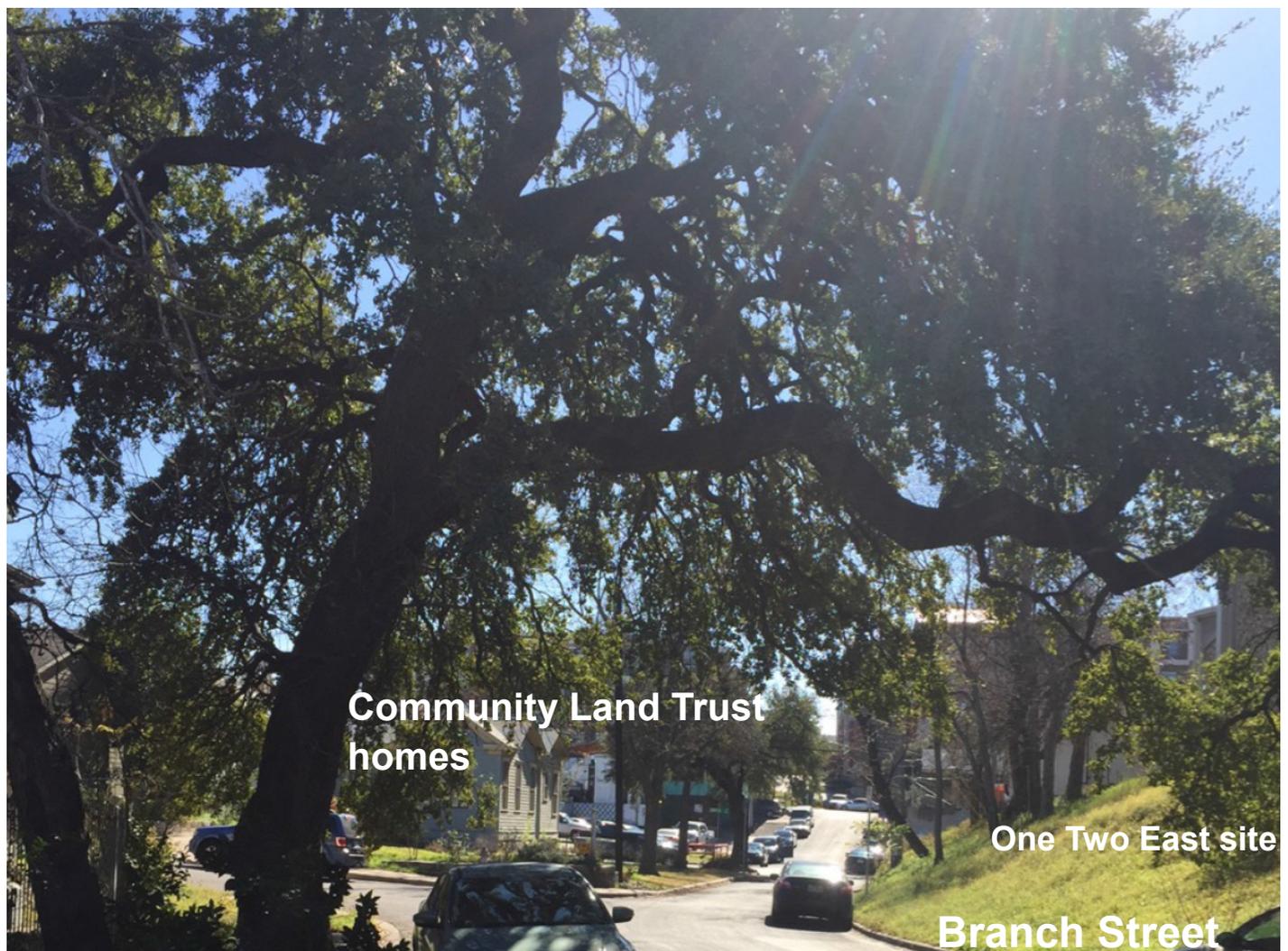


Table 3.
Summary of Unadjusted Daily and Peak Hour Trip Generation

	Land Use	Size	24-Hour Two-Way Volume	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Proposed	High-Rise Apartment	276 DU	1,159	21	63	61	39
	Residential Condominium	7 DU	64	1	5	5	2
	Senior Adult Housing – Attached	195 DU	671	13	26	26	22
	Supermarket	47,497 SF	4,856	100	61	229	220
	Pharmacy with Drive-Through	14,000 SF	1,357	25	23	69	69
	Total		8,107	160	178	390	352
Existing	Multipurpose Recreational Facility*	19,750 SF	39	0	0	0	0
	Pharmacy/Drugstore without Drive Through	8,000 SF	720	15	8	33	34
	Walk-in Bank (Cash Loan Facility)	1,964 SF	238	0	0	10	13
	High-Turnover (Sit-Down) Restaurant	6,112 SF	777	36	30	36	24
		Total		1,774	51	38	79
	Net Trips Added		6,333	109	140	311	281

* Bingo Hall produces zero peak hour trips due to hours of operation.

One Two East will generate eight thousand or more vehicle trips per day that will all have access to drives on Branch Street.

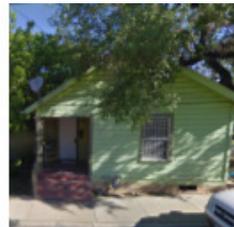




Architectural scale of Robertson Hill structures along East 11th and 12th Streets



Residential and commercial context of Robertson Hill neighborhood



Residential context within two blocks of One Two East

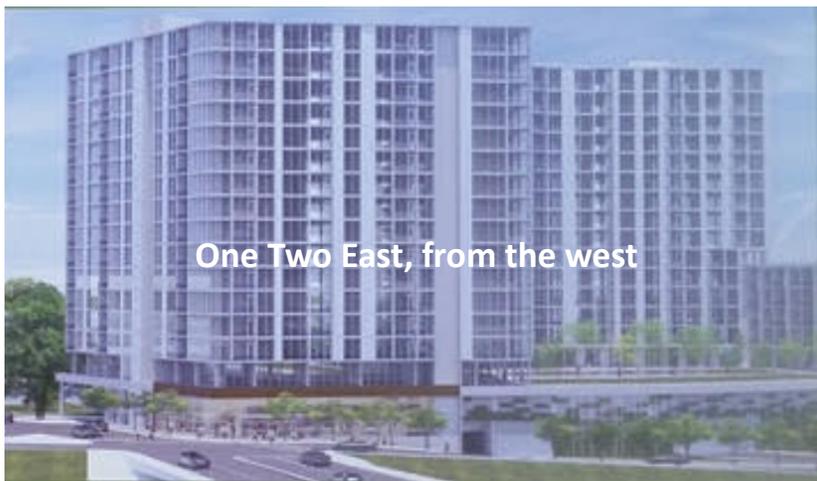


Increased entitlements conveyed by the East 11th Street NCCD came with a critical proviso.

COMMUNITY CONTEXT

Because of the ability of commercial projects to generate private capital infusion into the Corridor, the development of commercial projects should be encouraged. **The projects are expected to respect the existing community context and not detract from the viability of adjacent residential neighborhoods.**

The East 11th Street NCCD, P6



Respect?



One Two East will wall off Robertson Hill neighborhood and the core of the African American Cultural Heritage District from the western half of the city, loom over every nearby structure, bring thousands of cars to sub-standard neighborhood streets and cast shadows over single-family homes, Lott Park and half a dozen heritage oaks on Branch Street.

No More for One Two East!

Austin is a Community, Not a Commodity.

One Two East developers enjoy the greatest development entitlements available along the eastern frontage of IH-35, and the increases they seek will enable a project that is completely incompatible with the adjacent historic neighborhood of Robertson Hill, threatens the long-term viability of nearby single-family homes, disrespects African American cultural heritage sites and sets a dangerous precedent for other Austin neighborhoods. We call these requests “More for One Two East” and ask you to join Central East neighborhoods in urging Council to 1) deny any increase in development entitlements for this site, and 2) adopt protections and provisions that will mitigate the negative impact of its redevelopment on adjacent and nearby residential and civic neighbors.

- Two high-rise residential towers and intense retail up to 185 feet in height and up to 617,000 square feet in area are completely incompatible with Robertson Hill neighborhood and the African American Cultural Heritage District.
- The developer purchased one-fourth of this site for \$11.2 million, one week before filing a request to increase maximum height by 35 to 85 feet and floor-to-area ratio (“F.A.R.”) by 154,000 extra square feet. More for One Two East promotes the expectation that the city will underwrite exorbitant and speculative land acquisition with additional development entitlements.
- More for One Two East will set a dangerous precedent for all city neighborhoods near highways, regional centers and activity corridors.
- This site already enjoys more height and F.A.R. than any other parcel along the eastern frontage of IH-35 from Mueller to Town Lake. More is not needed to redevelop it to serve Imagine Austin and neighborhood plan goals.
- The original generous entitlements for this site were conveyed to revitalize a blighted area which has since redeveloped. And those entitlements came with a requirement that projects respect the existing community context and not detract from the viability of adjacent residential neighborhoods. This project does neither!
- 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. The scale and intensity of One Two East, its shadows and \$260 million project cost compromise the long-term viability of an existing residential neighborhood, undermine a historic cultural area and undercut diversity by accelerating displacement of low and moderate income renters and homeowners.
- More for One Two East violates city zoning principles, neighborhood plan priorities and the Imagine Austin promise to balance competing goals such as growth, preservation and quality of life issues. More for One Two East proves that no matter what entitlements a site has, the City will always give more!